

Appendix-IV-A [See proviso to rule 8(6) & 6(2)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 6(2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to **UCO Bank, Concerned Branch** the Secured Creditor the Possession of which has been taken by the Authorised Officer of **UCO Bank, Concerned Branch** Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is basis" for recovery of Amount mentioned below plus interest and other expenses due to **UCO Bank, Concerned Branch** the Secured Creditor from below mentioned Borrowers & Guarantors.

Date & Time of E-auction : **16.06.2025 between 11.00 AM to 5.00 PM**

as per (IST) with unlimited extensions of 10 minutes each.

Last date for submission of online bids is **15.06.2025 upto 5.00 P.M.**

Name of the Borrower & Guarantor	Demand notice Dt. Possession Notice Outstanding Amount	Description of Property & Name of Property Owner	Reserve Price EMD Bid Increment Aml.
UCO Bank, Satna (2153) Satna Tel.: 9691113917, E-mail : satna@ucobank.co.in			
Borrower : M/s Book Palace Proprietor: Mrs. Pooja Sharma w/o Mr. Sanjeev Sharma Guarantor: Mr. Sanjeev Sharma s/o Mr. Arun Sharma	21.02.2024 03.06.2024 ₹ 43,80,000/- +Any unrecovered interest/expense & incidental charges	All part & parcel of Residential Building in Gali No. 5, Sai Kripa colony, Malhan tola, Mouza- Dhawari, Kh. No. 658/4/4, Near Masan Baba & Brick Bhatta, Tehsil- Raghuraj Nagar, District- Satna, 485001 Plot Area-1218.75 sq.ft. Owner- Mrs. Pooja Sharma w/o Mr. Sanjeev Sharma Boundaries: East: CC Road, West: A/O Bal Bahadur mallah North: A/O Mira Tiwari, South: A/O Sushila Sharma Symbolic Possession	₹ 43,03,000/- ₹ 4,30,300/- ₹ 10,000/-
Jawaharganj Branch, Jabalpur Tel.: 0761-2406626, 9827254537, E-mail : jabalp@ucobank.co.in			
Borrower: M/s Lucky Collection Proprietor - Mrs. Nidhi Tiwari W/o Somesh Tiwari, Guarantor: Somesh Tiwari S/o Kailash Tiwari	23/07/2019 27/12/2019 ₹ 48,49,000/- +Any unrecovered interest/expense & incidental charges	Open diverted land situated at Mouza – Panagar, PH No. 8/19, Rajaswa Nirikshan Mandal – Panagar, Khasra No. 1394/1 & 1394/2, Azad Ward, nagar Palika – Panagar, District –Jabalpur (MP). Area- 0.40 Hactare i.e. 43563 Sq. Ft., Diverted area 39596 Sq Ft., owned by Mrs. Nidhi Tiwari w/o Sh. Somesh Tiwari. Boundaries: North – Land of kh. No. 1393, South–Land of Kh. No. 1400, East – Balance land of Kh. No. 1394/1, West – Common Road and balance land of Kh. No. 1394/2 & Kh. No. 1400 Physical Possession	₹ 47,05,000/- ₹ 4,70,500/- ₹ 10,000/-
Borrower : Mr. Govind Prasad Gupta s/o Late Sh. Kanchhedi Lal Gupta	05-10-2021 31-12-2021 ₹ 81,65,000/- +Any unrecovered interest/expense & incidental charges	All part & parcel of Single storied Commercial premises (Godownn) situated at N.B. No.- 264, Part of KH. No. 285 & 290, Near Aditya convent school, Mouza-Uprain-ganj, Teachers Colony, Dr. Rajendra Prasad Ward, Ward no.-37, Tehsil & District-Jabalpur (MP) Area- 2000 Sq.ft. Owner- Mr. Govind Prasad Gupta s/o Late Sh. Kanchhedi Lal Gupta Boundaries: North: House of Sh. Naresh Bajpeyi, South: House of Sh. R N Richhariya, East: House of Sh. Naresh Bajpeyi, West: Lane Physical Possession	₹ 61,56,000/- ₹ 6,15,600/- ₹ 10,000/-

For detailed terms and conditions of the sale, please refer to the link provided : <https://baanknet.com>

The borrower/guarantor are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered along with interest and cost. This is also treated as **15/30 days** statutory notice under SARFAESI Act.

Terms & Conditions of e-auction:

- 1.E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" & "WITHOUT RECOURSE BASIS" and will be conducted "On Line". Bank reserves its right for sale of the property either in one lot or separately. The auction will be conducted through service provider (PSB Alliance) at the web portal: <https://baanknet.com>
2. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/dues/encumbrances.
3. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property/item to be sold, before submission of the bid. Bidder has to make their own due diligence regarding property. Intending bidders/ Purchasers can inspect the property put on e-auction on **10.06.2025 between 12:00 PM and 4:00 PM.**
4. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
5. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
6. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
7. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. In case of bidding amount Rs.50.00 lakhs and above, The purchaser shall pay the applicable 1% TDS amount and submit original copy of TDS certificate to the bank.

Dated: : **31.05.2025**

Place: **Bhopal**

(Authorized Officer)

UCO BANK