

(UNDER SARFAESI ACT-2002)

PUBLIC NOTICE FOR SALE OF ASSETS UNDER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS ON / BEFORE 02.06.2025 up to 4 PM.

Sale of Immovable Properties mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Whereas, the **Authorized Officer of UCO Bank**, has taken symbolic/physical possession of the following property/ies pursuant to the notice under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same strictly on **"AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" & "WHATEVER THERE IS BASIS" & "WITHOUT RECOURSE BASIS"** for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the SARFAESI Act propose to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

S. No.	Branch	Name of the Borrowers	Amount due in the borrowal account (₹)	Date of Demand Notice / Possession Notice	Outstanding dues of local self government bodies	Descriptions of Property/s	Reserve Price vis-a-vis Earnest Money Deposit	EMD Account No. Branch & IFSC Code No.	Date & Time of e-Auction
1.	MTCM Branch, Indore	M/s Modern Copy House, Prop.: Mr. Sanjay Lalwani S/o Suresh Lalwani	7,92,683.68 Plus Interest & Other Charges	30.08.24 29.04.25	Not Known	Stocks and goods hypothicated by the bank are stored in the borrower's shop or warehouse situated at Shop No. 7, Ganesh Complex, Khajuri Bazar, Indore - 452002	Rs. 6.50 Lac Rs. 65,000	22830210001462 Anand Bazar, Indore UCBA0002283	04.06.2025 from 01.00 AM to 5.00 PM (With Unlimited Extension as above)

Terms & Conditions of Online Tender/Auction: (1) Bidders are advised to go through the website <https://baanknet.com> (Also on for detailed terms and conditions of auction sale before submitting their bids and taking part on e-auction sale proceeding. (2) Intending Bidder shall hold a valid active E-mail ID and PAN. (3) 10% of the Upset price / Reserve Price must be remitted towards EMD to virtual wallet created by service provider and the remittance details must be clearly indicated in the bid form. (4) The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reasons. (5) The sale is subject to conditions prescribed in the SARFAESI Act/ Rules 2002 and conditions. (6) Successful bidder shall remit 25% (Twenty five percentage) of the bid amount (Including EMD) immediately on the sale being knocked down in his / her favour, through RTGS / NEFT / Money Transfer to **Account No. 22830210001462 of Uco Bank Anand Bazar Branch, Indore, IFSC Code UCBA0002283.** (7) The successful bidder shall remit the balance bid amount within 15 (fifteen) days of confirmation of sale in his favour. If the successful bidder fails to remit the balance bid amount within the said period, the stock shall be resold, in which case he shall forfeit the amount already remitted by him. Also, he shall have no right to claim over the stock or on the amount for which the property is subsequently sold. (8) Stock can be inspected on or **before 30.05.2025 between 10.00 AM to 4.00 PM** with prior appointment. Further stock details, if any required, can be obtained from **UCO Bank, Zonal Office, Indore, Phone: 0731-2438331, 2438305.** (9) There shall be no fresh sale notice if the sale is postponed for a period less than 30 (thirty) Days. (10) Bidders are advised to go through the service provider's portal / web site (viz., <https://baanknet.com>) before participating in the auction. All participating bidders shall be deemed to have read and understood the conditions of sale and be bounded by the conditions. The auction sale is subject to confirmation of the secured creditor Bank.

Place : Indore, Date: 04.05.2025

Authorised Officer, UCO Bank