

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 : **27.06.2025** 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 **26.06.2025** 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 END Bid increment Amt.
<b>Agriculture College Rewa Branch (2098), Rewa (M.P.)-485001 Tel.: 9770577359, Email: acrw@ucobank.co.in</b>			
Borrower : <b>Mr. Abdul Rafik Khan s/o Abdul Rashid Khan</b> Co-Borrower : <b>Mr. Ashik Khan s/o Abdul Rafik Khan</b>	<b>18-01-2024</b> <b>09-05-2024</b> ₹ <b>15,31,191.09</b> +Any unrecovered interest/expense & charges.	Residential building having plot area of 1500 sq. ft. at Khasra No. 606/20, Arjun Nagar, Ward No.-24, (Shesh ward), Village-Rewa, Tehsil-Huzur, District-Rewa <b>Property Owner- Mr. Abdul Rafik Khan s/o Abdul Rashid Khan</b> <b>Boundaries:</b> East-House of other, West-plot of seller, North-6 mtr. Wide Road, South-House of other	₹ <b>58,05,000/-</b> ₹ <b>5,80,500/-</b> ₹ <b>10,000/-</b>
<b>UCO BANK, Ashok Nagar, Branch</b>			
Borrower : <b>M/s Ashu Collection (Prop. Dharmendra Singh Raghuwanshi)</b>	<b>11-09-2024</b> <b>02-01-2025</b> ₹ <b>10,15,613.83</b> +Any unrecovered interest/expense & incidental charges	The Property consisting having Area 65.43 SQ MT Situated ate Ward no. 1 Sadar Bazar Village Shadora, District- Ashok Nagar, Admeasuring: 65.43 sq.mt <b>Boundaries:</b> North- Gali Aam Rasta, South-House of Badri Prasad, East- House of Prithvii Singh, West- Sadar Bazar Aam Rasta	₹ <b>25,50,000/-</b> ₹ <b>2,55,000/-</b> ₹ <b>10,000/-</b>
<b>UCO BANK, SIDHI BRANCH, SIDHI M.P. Tel.: 8109878035</b>			
Borrower: <b>M/s Nisha Enterprises</b> Proprietor- <b>Mr. Ramesh kumar kushwaha</b>	<b>02.08.2023</b> <b>20.10.2023</b> ₹ <b>25,48,857/-</b> +Any unrecovered interest/expense & incidental charges	All that part and parcel of the property consisting of Residential Plot and building thereon situated at khasra no 755/7 at Kotarkala P.H. No. 30 J.N.175, Tehsil Gopadbanas District Sidhi (M.P) pin code 486661 <b>Area 1890 sq ft</b> <b>Property Owner- Mr. Ramesh Kumar Kushwaha</b> <b>Boundaries:</b> East- Plot of Subhash Sharma, West- BSNL & Govt. Land, North- Plot of Subhash Sharma, South- Sudha Mishra & 10 ft Wide Road	₹ <b>29,70,000/-</b> ₹ <b>2,97,000/-</b> ₹ <b>10,000/-</b>
<b>UCO Bank, Gwarighat (1171), Jabalpur Tel.: 9039260160</b>			
Borrower : <b>Mr. Sandeep Kumar Verma s/o Late Shri Gulab Chand Verma</b> Co-borrower: <b>Mrs. Deepti Verma w/o Shri Sandeep Kumar Verma</b>	<b>11.06.2024</b> <b>28.08.2024</b> ₹ <b>44,59,000/-</b> +Any unrecovered interest/expense & incidental charges	Fourth Floor in Bhasin Arcade Apartment Flat no 605 PH no 24/2 Tehsheel Jila Jabalpur Diversion sheet no 289 Diverted plot no 501/2 after mutation new plot 501/2-U flat no. 404 george D/Silwa ward Residential building Bhasin arcade District- Jabalpur (M.P.) <b>Carpet area 550 sq ft and built-up area 825 sq ft with undivided share 105 sq ft.</b> <b>Owner- Mr. Sandeep Kumar Verma &amp; Mrs. Deepti Verma</b> <b>Boundaries:</b> East: Common passage & flat no 406, West: Open space, North: Flat no 405, . South: Flat no 403	₹ <b>32,10,000/-</b> ₹ <b>3,21,000/-</b> ₹ <b>10,000/-</b>
<b>UCO BANK, Bina Main Branch (2091), Bina</b>			
Borrower : <b>Mr Waseem Ali S/o Baseer Ali</b> Co-borrower : <b>Rasina Bee W/o Baseer Ali</b>	<b>11-07-2023</b> <b>19-09-2023</b> ₹ <b>07,54,343/-</b> +Any unrecovered interest/expense & incidental charges	Residential land and building measuring Khasra No. 82/3, New Khasra No. 82/12 situated at Hiranchapa, Patwari Halka No. 52, Tehsil Bina, Distt. Sagar, MP -470113. <b>plot area 50*15=750 sq ft</b> <b>Owner - Rasina Bee W/o Baseer Ali</b> <b>Boundaries:</b> East: House of Owner, West: Land of seller, North: Land of Sahni ji, South: Road	₹ <b>06,85,000/-</b> ₹ <b>68,500/-</b> ₹ <b>10,000/-</b>
Borrower : <b>Mr. Deepak Kumar Shrivastava s/o Shiv Charan</b> Co-borrower: <b>Mrs. Nivedita Shrivastav</b>	<b>31.10.2023</b> <b>04.03.2024</b> ₹ <b>8,19,191/-</b> +Any unrecovered interest/expense & incidental charges	Residential House Constructed on plot at Mouza-Gulava, PH No. 53, Khasra No. 13/2/6 (New 12/2/14) Rajeev Ward no. 20 behind Nirmal Jyoti convent School, Tehsil Bina, <b>Area- 480 Sq. Ft.</b> <b>Owner- Nivedita Srivastava</b> <b>Boundaries:</b> East: Open Land, West: Road, North: House of Anurag, South: House of Rafeeq Khan	₹ <b>8,93,000/-</b> ₹ <b>89,300/-</b> ₹ <b>10,000/-</b>
<b>UCO Bank, Chhatarpur Branch (3160) Chhatarpur</b>			
Borrower : <b>M/s Fashion Boot House</b> Proprietor: <b>Mohd. Raseed Saudagar</b> Borrower : <b>M/s New Hindustan Steel Works,</b> Proprietor: <b>Mohd. Javed Saudagar s/o Mohd. Ajij Saudagar</b>	<b>12.08.2024</b> <b>14.11.2024</b> ₹ <b>71,13,000/-</b> +Any unrecovered interest/expense & charges thereon	Residential Land situated at plot/house No 08, Khare ki Devi Marg ward No 28 (Old ward 14) tehsil and District Chhatarpur, MP 471001, vide Deed No MP06432015A1132807 dated 28.10.2015 <b>Plot Area- 1123.00 Sq. Ft.</b> <b>Owner - Mohammad Ajij s/o Ismail Saudagar</b> <b>Boundaries of the Site:-</b> East :- House of Najim Saudagar West :- House of Habib Bagaurah North:- House of Hanif Saudagar etc South:- 12 ft Road	₹ <b>64,31,000/-</b> ₹ <b>6,43,100/-</b> ₹ <b>10,000/-</b>

Name of the Borrower & Guarantor	Demand notice Dt. Possession Notice Outstanding Amount	Description of Property & Name of Property Owner	Reserve Price END Bid increment Amt.
<b>UCO BANK, Satna Branch, Satna</b>			
Borrower : <b>Mr. Raj Bahadur Pandey S/o Chunwad Pandey</b>	<b>31.07.2012</b> <b>01.03.2013</b> ₹ <b>11,33,962/-</b> +Any unrecovered interest/expense & incidental charges	Residential Plot in Ward no. 2 Mauza Amoud-hakala Satna, Kh. No. 248/1/ka/6/8 Tahsil. Raghuraj nagar Satna 485001 <b>Plot Area- 825 sq.ft. Built up area: NA</b> <b>Owner -Raj Bahadur Pandey</b> <b>Boundaries:</b> East: house of Poonam Dwivedi, West: Arazi of Gupta ji, North: Road, South: Arazi of Ramdhani Chamar  Residential Plot in Ward no. 2 Mauza Amoud-hakala Satna, Kh. No. 248/1/ka/6/5 Tahsil. Raghuraj nagar Satna 485001. <b>Plot Area- 720 sq.ft. Built up area- NA</b> <b>Owner -Raj Bahadur Pandey</b> <b>Boundaries:</b> East: Arazi of Nirmala Singh, West: Arazi of Pushpendra Pandey, North: Road, South: Arazi of Dilip	₹ <b>3,34,000/-</b> ₹ <b>33,400/-</b> ₹ <b>10,000/-</b> ₹ <b>2,92,000/-</b> ₹ <b>29,200/-</b> ₹ <b>10,000/-</b>
<b>UCO Bank, Sarafa Bazar, Gwalior</b>			
Borrower : <b>M/s N R Enterprises Prop. Arvind Mangal</b> Guarantor: <b>Arvind Mangal</b>	<b>24.04.2024</b> <b>21.09.2024</b> ₹ <b>8,30,000/-</b> +Any unrecovered interest/expense & charges thereon	Registered Mortgage of the 6 shops are a part of north side of ground floor of Mangal Complex multistorey building bearing Municipal Corporation No.2/1267, situated at Dahi Mandi, Daulatganj, ward No.43, Lashkar, Gwalior, District- Gwalior registered sale deed no A-1 /631 and Volume No.6287 dated 22/05/1989 <b>Owner - Mr. Arvind Mangal</b> <b>Total Area 52.20 sq mtr.</b> <b>Boundaries:-</b> North: Property of Gopal Das, South:Property Sh. Narendra & Santosh Mangal East Road Nigam, West: Property of Shri Gopal Das.	₹ <b>94,00,000/-</b> ₹ <b>9,40,000/-</b> ₹ <b>10,000/-</b>
<b>UCO Bank, Kolar Road Branch, Bhopal</b>			
Borrower : <b>M/s ND Studio Prop. Deepak Shrivastava</b>	<b>21.10.2024</b> <b>13.01.2025</b> ₹ <b>27,13,000/-</b> +Any unrecovered interest/expense & charges thereon	Residential Flat No. T-01 at Plot No. DK-5/270, i.e., 776 Sq. Ft. Situated at Plot No. DK-5/270, Danish Kunj Colony, Kolar Road, Ward no.-82 Tehsil Huzur, Distt Bhopal, MP- 462042 <b>Area-776 Sq.Ft.</b> <b>Owner- Mr. Deepak Shrivastava</b> <b>Boundaries:-</b> North: Plot no.DK-5/281 South: Colony road, East: Flat no.T-02 West: House no.DK-5/269	₹ <b>22,35,000/-</b> ₹ <b>2,24,000/-</b> ₹ <b>10,000/-</b>
Borrower : <b>M/s N.P. Foods Prop. Neha Kumre</b>	<b>10.09.2024</b> <b>22.11.2024</b> ₹ <b>32,79,000/-</b> +Any unrecovered interest/expense & charges thereon	Residential Flat No. S-02, Second Floor situated at part of Khasra No. 17/1, 14/2, Plot No. 01 and 12, Amaltas Apartment, Swarnkunj Colony, Village Katara, Tehsil Huzur Distt. Bhopal M.P. <b>Area - 587.62 Sq Ft.</b> <b>Owner- Ms. Neha Kumre</b> <b>Boundaries:-</b> North : Nala and Road, South: Common Passage, East : Other Plot, West : Flat No. S-01	₹ <b>22,50,000/-</b> ₹ <b>2,25,000/-</b> ₹ <b>10,000/-</b>
Borrower : <b>M/s Unitech Aqua Solutions Prop. Vinod Kumar Sharma</b>	<b>21.10.2024</b> <b>13.01.2025</b> ₹ <b>45,45,000/-</b> +Any unrecovered interest/expense & charges thereon	Plot No. 191-B, Commercial Shop No. 12, Ground Floor, Manas Parisar, M.P. Nagar Zone-I, Tehsil Huzur, Distt Bhopal (M.P.)462027 <b>Area- 178 sq.ft.</b> <b>Owner- Mr. Vinod Kumar Sharma</b> <b>Boundaries:</b> North: Common Passage and Shop No.5, South: Plot No. 191/A, East: Shop No. 13 & 14, West: Shop No. 11 and Common Passage,	₹ <b>23,93,000/-</b> ₹ <b>2,39,300/-</b> ₹ <b>10,000/-</b>
For detailed terms and conditions of the sale, please refer to the link provided : <a href="https://baanknot.com">https://baanknot.com</a>			
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 <b>15/30 days</b> statutory notice under SARFAESI Act.			
<b>Terms &amp; Conditions of e-auction:</b>			
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: <a href="https://baanknot.com">https://baanknot.com</a>			
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 and 20.06.2025 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: : 27.05.2025 Place: Bhopal			
			(Authorized Officer) <b>UCO BANK</b>