

Sale Notice For Immovable Properties "APPENDIX - IV-A [See Provision Rule 6 (2) and Rule 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read with proviso to Rules 6(2) and Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below:

Described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of UCO Bank, Secured Creditor, will be sold on "As is where is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor(s)/Guarantor(s)/Secured Asset's/Dues / Reserve Price/e - Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Date & Time of Auction: 27.03.2026, 11.00 AM to 05.00 PM

Last Date for Acknowledgment of EMD/Bid Price: 26.03.2026

Sl. No.	Name & Address of Borrowers/Guarantors	Amount Outstanding	Description of the Property(ies)	Reserve Price/Earnest Money/Bid Increase Amt./Type of Possession	Date of Demand Notice/ Possession Notice/ Sale Notice
Branch: Kishunpur Ramchandra, Raebareilly (2960)					
1	M/s. Shubh Enterprises (Prop.: Mr. Akhilesh Kumar S/o. Dashrath Ram) R/o. House No. 38/1, Saraswati Nagar, Post Ahiyarpur, Lucknow Road (Near Shiv Filling Petrol Pump), Raebareilly as borrower and Mr. Ashok Kumar Maurya S/o. Mr. Dashrath Ram R/o House No. 38/1, Saraswati Nagar, Post Ahiyarpur, Lucknow Road (Near Shiv Filling Petrol Pump), Raebareilly as guarantor.	Rs. 67,66,768.80 + Overdue Interest + Cost + other expenses	All the part and parcel of the Non Agricultural Plot situated at Gata no. 360 of Khata no. 356, Village Kishunpur Ramchandra, Pargana, Tehsil and District Rae Bareilly Owner: Mr. Dashrath Ram S/o. Mr. Ramfer and Mrs. Naurangi W/o. Mr. Dashrath Ram R/o. Village Pauni, Post Nai Bazar, Pargana Narvan, Tehsil Sakaldiha, District Chandauli admeasuring 2700 Sq. Feet or 250.92 sq. mtr. out of 0.443 Hectare. Original Sale Deed registered vide Book No 1, Volume No. 2083, Page no:- 199-234 at Serial No. 3339 dated 21.10.1999 at Sub-Registrar Office Sadar Rae Bareilly. Now, the said property is transferred in the name of Mr. Ashok Kumar Maurya, Mr. Akhilesh Kumar both S/o. Mr. Dashrath Ram and Mrs. Naurangi W/o. Mr. Dashrath Ram after the death of Mr. Dashrath Ram S/o. Mr. Ramfer vide transfer order dated 20.11.2019 by way of Varasat. Property Bounded By: East: House of Chandrakanti Devi and Santosh Kumari, West: Proposed Way 20 Feet, North: Land of Seller, South: Land of Seller.	Rs. 62,01,000/- Rs. 6,20,100/- Rs. 20,000/- Type of Possession Symbolic	05.06.2023 16.09.2023 06.03.2026
Branch: Munshipulia (3480)					
2	(1) M/s Rang Mahal Hardware and Paints, (Proprietor: Mohammad Tahir Husain S/o Late Mohammad Idris R/o SK-3, Naveen Market, Munshipulia, Indira Nagar. Lucknow-226016 (Uttar Pradesh), (2) Mohammad Tahir Husain S/o Late Mohammad Idris, Flat No-206. Surva Enclave, Old Picnic Spot Road, Sector-12, Indira Nagar, Lucknow-226016, (Uttar Pradesh) being borrowers, (3) Mrs. Rahila Imtiyaz W/o. Mohammad Tahir Husain R/o Flat No-206, Surya Enclave, Old Picnic Spot Road Sector-12, Indira Nagar, Lucknow-226016, (Uttar Pradesh) being guarantor.	Rs. 1,67,55,692.83 + Overdue Interest + Cost + other expenses	All the part and parcel of Flat no- 206 having covered area measuring 100.8 sq. mtr. on the first floor along with undivided proportionate land of the building known as "Surya Enclave" situated at 129 at Old Picnic Spot Road, Ismailganj, Lucknow (now Sector-12, Indira Nagar, Lucknow) Owner: Mohammad Tahir Husain s/o late Mohammad Idris and Smt. Rahila Imtiyaz w/o Mohammad Tahir Husain both R/o 68, Narain Nagar, Faizabad road, Lucknow. Original Sale Deed No. 5059 registered vide Book No 1, Volume No. 4693, Page no: - 339 - 376 dated 20.08.2004 at Sub-Registrar Office Sadar (3rd) Lucknow. Property Bounded By: East: Corridor, West: Open Space of Khasra No. 129, North: Open Space of Khasra No. 129, South: Stair and Lift Lobby.	Rs. 72,52,000/- Rs. 7,25,200/- Rs. 20,000/- Type of Possession Symbolic	30.07.2025 03.12.2025 06.03.2026

Note: This notice is also to be treated as 15 days statutory sale to borrower & guarantor (L/Rs.) under Rule 6(2) and Rule 8(6) Rules, 2002. For details terms and conditions of the sale, please refer to the link provided in UCO Bank, Secured Creditor's website i.e. <https://www.uco.bank.in>, <https://baanknet.com>. Also prospective bidders may contact the Authorized Officer Mobile no. 9984910213 & e-mail on zolucknow.rec@uco.bank.in and Branch Manager Mob no. 8319193545 and e-mail on kisram@uco.bank.in for Sl. No. (1) and Authorized Officer Mobile no. 9984910213 & e-mail on zolucknow.rec@uco.bank.in and Branch Manager Mob no. 9807372010 and e-mail on munshi@uco.bank.in for Sl. No. (2)