

E-AUCTION SALE NOTICE Dt. 27.03.2026

Whereas, the authorized officer of UCO BANK has taken possession of the following properties pursuant to the notice issued under section 13(2) of SARFAESI Act in the following loan accounts with right to sell the same strictly on "As is what is basis" & "Whatever there is basis" & "Without recourse Basis" for realization of Bank & dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues by the borrower(s)/ guarantor(s), the undersigned in Exercise of power conferred under section 13 (4) of the SARFAESI Act propose to realize the Bank & dues by sale of the said property. The Sale will be done by the undersigned through e-auction platform provided at the website - <https://baanknet.com>

Sr. No.	Name of Borrower & Guarantor	Description of Property	Amount Outstanding Rs. Possession Type	Reserve Price Rs. EMD	Branch Name IFSc code & Account No. Contact No.
01.	Ketan Ravjibhai Adroja Shilpaben Ketan Adroja	Residential House Plot No. 168, Raj Nandini Residency, Vibhag-2, Nr. Saurashtra Green City, Tal. Olpad, Dist. Surat - 394130.	Rs. 10,29,851.74 + unapplied interest & Other charges	Rs. 10,00,000/-	Salabatpura
			Physical	Rs. 1,00,000/-	UCBA0000177
					01771015020019 Mo. 9024968628
02.	Jitendra Dilip Chaudhary Shakubai Jitendra Chaudhary	Residential House Plot No. 44 Paiki, Mahadev Residency-2, Nr. V.K. Homes, Tatithaiya Gam Road, Moje Tatithaiya, Tal. Palsana, Dist. Surat.	Rs. 8,80,039.35 + unapplied interest & Other charges	Rs. 8,70,000/-	Bardoli
			Physical	Rs. 87,000/-	UCBA0002555
					25551015020019 Mo. 9898972287
03.	Satishbhai Kalubhai Kathiriya Vijayben Satishbhai Kathiriya	All that piece and parcel of Plot No. 212 (As Per KJP Block no. 47/B/212), which area admeasuring 77 sq. yards. i.e 64.39 sq. MTRS, together with undivided share in road/ways and C.O.P adm. 40.18 sq. Mtrs and its related all internal and external right, situated on the land known as "DHARA RESIDENCY" land bearing Block No. 47, Moje Village : Velanja, Sub-Dist. Kamrej, Dist. Surat.	Rs. 14,74,021.09 + interest & Other charges	Rs. 8,00,000/-	Muglisara Surat
			Physical	Rs. 80,000/-	UCBA0000345
					03451015020019
04.	Vijaybhai Parshottambhai Korat Sunitaben Vijaybhai korat	All the piece and parcel of Land and Building bearing Plot No. 98, admeasuring 70.27 sq. Mtrs. With undivided share of road and C.O.P. Adm. 23.19 Sq. Mtrs total 93.46 sq.mtrs in "AMRUT RESIDENCY" Vibhag-2, R.S. No. 81+86+81/1+85 Paiki, Block No. 94, Moje : Antroli, Tal. Kamrej, Dist. Surat.	Rs. 26,04,183.74 + interest & Other charges	Rs. 12,50,000/-	Mo. 9147404320
			Physical	Rs. 1,25,000/-	

Contact Details and website address of service provider any other property related query may Contact Zonal Office: Contact No. 0261-2797700, E-mail ID : zosurat.rec@uco.bank.in, during the working hours (10:00 AM to 05:00 PM) from Monday to Saturday except Bank Holidays.

Terms and Conditions of E-Auction Sale : 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. 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 4. The sale is subject to conditions prescribed in the SARFAESI Act/ Rules 2002 and conditions 5. The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid) immediately on closure of the E-auction Sale Proceedings on the same day of the sale. The Balance 75% of the purchase price shall have to be paid within 15 Days of acceptance/ confirmation of sale conveyed to them. In case of default of payment within prescribed period, the deposit shall be forfeited and the defaulting purchase shall be forfeit all claims to the property or to any part of the sum for which it may be subsequently sold mentioned above. 6. The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings. 7. The sale is subject to confirmation by the Bank, if the borrower(s)/ guarantor(s) pays the Bank in full before sale, no sale will be conducted. 8. This is also a notice to the Borrower(s)/ Guarantor(s) of the above said Loan about holding of auction sale on the above mentioned date, if their outstanding dues are not repaid in full before auction date. 9. Last date of submission of online bids is **Dt. 27.03.2026 at 5:00 PM**. 10. The bid price to be submitted shall be above the Reserve Price and Bidders shall improve Rs. 10,000/- respectively or it's multiple. 11. TDS if any applicable will be born by bidder.

Date - 20.02.2026

Sd/- Authorized Officer,

