

Appendix-IV-A [See provisio 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 : **26.03.2026 between 1.00 PM to 5.00 PM**
as per (IST) with unlimited extensions of 10 minutes each.
Last date for submission of online bids is **26.03.2026 upto 12.00 P.M.**

Name of the Borrower & Guarantor	Demand notice Dt. Possession Notice Present Outstanding Amount	Description of Property & Name of Property Owner	Reserve Price
			EMD Bid Increment Amt.

UCO Bank, Badhkhedha Katni (1560) Tel.: 7717763780

Borrower : M/s Mohan Dayal & Sons Proprietor: Mrs. Sangeeta Bhargav w/o Mr. Mahesh Bhargav	22.07.2024	All part & parcel of Residential House at Plot No.-160,161,162 & 163, Patwari Halka No.-29, Khasra No.-275/1 (cha), Shri Krishna Dham Colony, Katayghat Road, Village- Amkuli, Ward No. 45, Maharana Pratap Ward, Katni, District- Katni (M.P.) Area- 4000 Sq. Ft. Owner- Mrs. Sangeeta Bhargav w/o Mr. Mahesh Bhargav Boundaries: East: Road, West: Plot No.-152,153,154 & 155, North: Plot No.-159, South: Plot No.-164 Symbolic Possession	₹
	17.10.2024		1,27,57,500/-
	₹ 37,19,570.74 +Any unrecovered interest/expense & incidental charges		₹ 12,75,750/- ₹ 50,000/-

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	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 Physical Possession	₹
	03.06.2024		34,65,000/-
	₹ 50,95,358.62 +Any unrecovered interest/expense & incidental charges		₹ 3,46,500/- ₹ 10,000/-

UCO BANK, Sidhi Branch (3228), 11, Mahavir Road, Near Manas Bhawan, Main Road Sidhi MP-486661

Borrower : Mr. Vidyakant S/o Bhuvneshwar Prasad Dwivedi Guarantor : Mr. Sukhendra Prasad Dwivedi S/o Bhuvneshwar Prasad Dwivedi Mr. Kuldeep Kumar Dwivedi S/o Mr. Vidyakant	07.09.2024	Residential House at Khasra No 154/1/1/2 Ward no 19, PHN 72 RIC Sidhi Grid I, Tehsil Gopadbanas District- Sidhi (486661), Area- 3200 sq ft, Owner:- Mr. Vidyakant S/o Bhuvneshwar Prasad Dwiedi Boundaries: North: Plot of Devendra dwivedi, East: 20 ft road, South: House of Dilip Tiwari, West: Sellers balance land Symbolic Possession	₹
	13.02.2025		28,62,000/-
	₹ 25,54,311.56 +unrecovered interest/expense & charges		₹ 2,86,200/- ₹ 10,000/-

Bhind (0013) Bhind Phone : 7007464026

Borrower : M/s Om Sai Footware Proprietor: Mr. Hari Shivhare s/o Ram Bharose Guarantor: 1.Mrs. Rekha Devi Shivhare w/o Hari Shivhare	03.04.2021	All part & parcel of Land & Building measuring 750 sq. ft at House No. 787, Ward No. 36, Govind Nagar, Tehsil & District- Bhind (MP) Owned by- Mrs. Rekha Devi Shivhare W/o Shri Hari Shivhare. Boundaries : East: Road 8 Feet Wide West: Road 15 Feet Wide North: House of Dashrath Kushwaha South: House of Ram Bharose Shivhare Physical Possession	₹
	18.11.2021		22,99,500/-
	₹ 31,99,152.96 +Any unrecovered interest/expense & incidental charges		₹ 2,29,950/- ₹ 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 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 23.03.2026 between 12:00 PM and 04:00 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.

Dated: 06.03.2026
Place: Gwalior

(Authorized Officer)
UCO BANK