

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 Authorized 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 : **16.06.2026 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 **16.06.2026 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, Badkheda Katni Branch, Katni, Tel.: 7717763780			
Borrower : Mr. Narayan Patel S/o Khoobchand Patel	27.11.2024 13.02.2025 ₹ 24,19,691/- +Any unrecovered interest/expense & incidental charges	Residential House measuring 1210.50 Sq Feet, situated at Senior M.I.G. 180 M.P Housing Board Mansarovar Colony, sant kanwar Ram ward no. 42 Madhav Nagar Katni Madhya Pradesh owned by - Mr. Narayan Patel S/o Khoobchand Patel Boundaries: East: Colony Road, West: Property of Housing Board, North: Property of Housing Board, South: Senior MIG 181 Physical Possession	₹ 44,50,000/- ₹ 4,45,000/- ₹ 10,000/-
UCO Bank, Chhatarpur Branch, Kishore Sagar Road Chhatarpur, E-Mail-Chhata@Ucobank.co.in			
Borrower : M/s Agrawal Agency Prop.- Darshan Agrawal Guarantor : Mrs. Usha Agrawal w/o Ram Kumar Agrawal	12/02/2025 13/05/2025 ₹ 4,34,055.03 +unrecovered interest/expense & charges	Residential House measuring plot area 720.00 sq.ft Infront of Panchmukhi Hanuman Mandir, Ward No 10, Bihari Marg, Kharya Mohalla Chhatarpur Owner: Usha Agrawal W/o Ram Kumar Agrawal Boundaries: East: Road, West: House of Jumman Khan, North: House of Mohanlal Agrawal, South: House of Monu Gupta Symbolic Possession	₹ 16,84,000/- ₹ 1,68,400/- ₹ 10,000/-
Borrower : M/s Sai Ram textile, Partner, Chirag Patni s/o Rajendra Patni and Rajendra Patni s/o Hansraj Patni	14.10.2025 07.01.2026 ₹ 37,54,877.90 +unrecovered interest/expense & charges	Part & parcel of Residential House land measuring area = 2477.75 Sq.Ft., situated at Ward no 04, House No.147/39 Siddh Ganeshan Marg, Tehsil & District Chhatarpur, Madhya Pradesh, owned by Shri Rajendra Patni s/o Sri Hansraj Patni Boundaries of the Site:- East: House of Sardar Amir Singh, West: House of Sardar Chandan Singh, North: Land of Govindi Munna Etc, South: Road Symbolic Possession	₹ 61,43,000/- ₹ 6,14,300/- ₹ 10,000/-
UCO Bank, Morar Gwalior Branch, Gwalior			
Borrower : Mr. Mukesh Parashar S/o Shri Kamlesh Parashar Co-Borrower- Mrs. Priyanka Parashar W/o Mukesh Parashar	09.04.2025 18.12.2025 ₹ 38,97,334.58 +unrecovered interest/expense & charges	Residential Flat in Flat No C 303, 3rd Floor, C Block, Nehru Residency, Nehru Colony, Thalpur, Gwalior- 474001 Area-900 Sq.Ft. Owner- Mukesh Parashar S/o Shri Kamlesh Parashar Boundaries : East: Open Below, West: Open Below North: Open Below, South: Common Passage & stairs Symbolic Possession	₹ 46,00,000/- ₹ 4,60,000/- ₹ 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 30 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 08.06.2026 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: 14.05.2026

Place: Gwalior

(Authorized Officer)

UCO BANK