

SALE NOTICE Dt. 29.06.2026

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.
1.	Hiteshbhai Pragbhai Malani Nitinbhai Pragjibhai Malani Triveniben Pragjibhai Malani Pragjibhai Mohanbhai Malani	Immovable residential property situated at Plot No. 107, admeasuring 60.11 sq. meters together with undivided proportionate share admeasuring 31.34 sq. meters in the common road and COP (aggregating admeasuring 91.45 sq. meters with all appurtenances pertaining thereto, of the housing society known and named as " Shubham Residency" situated on the land bearing Block No. 193 (old Survey Nos 139, 140, 141 and 142) its Block No. 146/A admeasuring 21107.00 sq.meters Moje Village Jokha, Taluka : Kamrej, Dist. Surat.	Rs. 20,92,042.21 + unapplied interest & charges Physical	Rs. 8,00,000/- Rs. 80,000/-	SACHIN UCBA0002778 27781015020019 Mo. 9147404366
2.	Sudhir Pravinbhai Ramoliya	Plot No. 16 , Sahajanand Lake City, Nr. Sahjanand Residency , Nr. Atymiya Vidhya Mandir , Kamrej - Digas Road, Koli-Bharthana, Taluka Kamrej, Dist. Surat.	Rs. 28,28,078.64 + interest & Other charges Physical	Rs. 13,59,000/- Rs. 1,35,900/-	VESU UCBA0000345 03451015020019 Mo. 8094774400
3.	M/S Sencon Enterprise Pvt Ltd	Plot No. 61, 62 & 63 fatima Residency, Behind Mota Badyadev Temple, Besides Zham Zham Park, Vasad - Tarapura Road, Taluka Tarapur, Dist. Anand, Gujrat in the name of Mr. Nayan Somabhai Patel.	Rs. 1,96,01,096.82 + interest & Other charges Physical	Rs. 12,00,000/- Rs. 1,20,000/- Rs. 4,55,000/- Rs. 45,500/-	MID CORPORATE AKSHAR CHOWK VADODRA UCBA0002031 20311015020019 Mo. 7608988369
4.		Plot No. 92 fatima Residency, Behind Mota Badyadev Temple, Besides Zham Zham Park, Vasad - Tarapura Road, Taluka Tarapur, Dist. Anand, Gujrat in the name of Mr. Nayan Somabhai Patel.			

Contact Details and website address of service provider any other property related query may Contact Zonal Office: Contact No. Mob. 9770737222, 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-mailID 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. 29.06.2026 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 - 11-06-2026
Place - Surat**

**Sd/- Authorized Officer,
UCO Bank**