

यूको बैंक UCO BANK



सम्मान आपके विश्वास का

Honors' your trust

Piplani (0663)

Appendix IV-A [See provision to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 provision to 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)/guarantor(s) that the below described immovable properties mortgaged/charged to UCO Bank, Piplani Branch, the secured creditor, the possession of which has already been taken by the authorized officer of UCO Bank, Piplani Branch, the 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, Piplani Branch, the secured creditor from below mentioned Borrowers & Guarantors.

Sr. No.	Name of the Borrowers & Guarantors	Demand Notice Date	Description of Property & Name of Property Owner	Reserve Price
		Possession Notice		EMD
		Present Outstanding Amt.		Bid Increment Amt.
1.	Borrower- M/S Trade Link Partners /Guarantor - 1. Mrs. Snehlata Tiwari w/o Tarun Tiwari 2. Mrs. Minali Kapoor w/o Raman Kapoor 3. Mr. Mukesh Garg s/o Jagdish Prasad Garg	27.08.2025 11.11.2025 Rs 46,28,793.00 + plus unapplied interest, charges, cost and expenses etc from 01.06.2026	1.Equitable Mortgage of Residential property measuring area 1489.00 Sq. Ft. at Flat No.301, 3rd floor, Block-14C, Dwarkadham Heights Prime, Ward No.-75, Village-Badwai, Part of Kh. No. 279/3/2, 279/3/1, Tehsil-Huzur, District-Bhopal in the joint name of Mrs. Snehlata Tiwari w/o Tarun Tiwari, Mrs. Minali Kapoor w/o Raman Kapoor & Mr. Mukesh Garg s/o Jagdish Prasad Garg. Sale Deed Number- MP059692019A1849410 dated 17.12.2019 Correction Sale Deed Number- MP059692020A1135166 dated 20.02.2020 Mortgage Deed- MP059712020A1744809 dated 10.11.2020 Boundaries: On the North by: Circulation Area,	Rs.42,30,000.00 Rs 4,23,000.00 Rs. 10,000.00





			On the South by: Flat No.-302, Block-14C On the East by: Circulation Area, On the West by: Flat No.-303, Block-14C	
			2. Equitable Mortgage of Residential property measuring area 800.75 Sq. Ft. at Plot No. 135, Kasturi Vatika, Part of Kh. No. 130/1/2, 137/1, 143, 144, 145, 146, Village-Diwanganj, PH. No.-09, Vikaskhand-Sanchi, Tehsil & District-Raisen in the name of Mrs. Snehlata Tiwari w/o Tarun Tiwari. Sale Deed Number- MP299912018A1824633 dated 22.12.2018 Mortgage Deed - MP059712020A1744809 dated 10.11.2020 Boundaries: On the North by: Plot No. 106, On the South by: 7.5m wide colony road On the East by: Plot No. 136, On the West by: Plot No. 134	Rs. 4,50,000.00 Rs 45,000.00 Rs. 10,000.00
			3. Equitable Mortgage of Residential property measuring area 800.75 Sq. Ft. at Plot No. 136, Kasturi Vatika, Part of Kh. No. 130/1/2, 137/1, 143, 144, 145, 146, Village-Diwanganj, PH. No.-09, Vikaskhand-Sanchi, Tehsil &	Rs. 4,50,000.00 Rs 45,000.00 Rs. 10,000.00



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			District-Raisen in the name of Mrs. Minali Kapoor w/o Raman Kapoor. Sale Deed Number- MP299912018A1824558 dated 22.12.2018 Mortgage Deed - MP059712020A1744809 dated 10.11.2020 Boundaries: On the North by: Plot No. 105, On the South by: 7.5m wide colony road On the East by: Plot No. 137 On the West by: Plot No. 135	
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Last date for submission of online bids is 28.06.2026 up to 5.00 PM.

Date & Time of E-auction: 29.06.2026 between 11:00 AM to 5:00 PM as per (IST) with unlimited extensions of 10 minutes each.

For detailed terms and conditions of the sale, please refer to the link:

1. <https://baanknet.com>
2. <https://www.ucobank.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 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

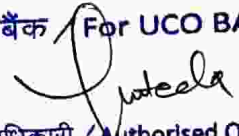




Bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/dues/encumbrances.

3. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property/items 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 working days before 29.06.2026 between 11:00 AM and 4:00 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

कृते यूको बैंक For UCO BANK


प्राधिकृत अधिकारी / Authorised Officer
(Authorized Officer)
(PRATEEK)
UCO BANK

Dated: 10.06.2026

Place: Bhopal Piplani