

Appendix –IV-A [Rule-8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Dated : 29.06.2026 (Sl. 1 & 2) & 18.07.2026 (Sl. 3 & 4)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) read with proviso 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) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of UCO Bank (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on **29.06.2026 (Sl. 1 & 2) & 18.07.2026 (Sl. 3 & 4)** for recovery of outstanding balance along-with interest and other charges due to UCO Bank, the Secured Creditor from the borrower(s)/guarantor(s) mentioned herein. The reserve price and the earnest money deposit are listed below against each property(ies).

Name of the Branch & Authorised Officer with Mobile No.	Name of the Account	Details of Immovable Properties	1. Date of Demand Notice 2. Amount due as per notice 3. Date of Possession 4. Type of Possession	Recoverable Amount	a) Reserve Price (in Rs.) b) Earnest Money Deposit c) Bid Increment Amount
1. Machantala Branch Dist.- Bankura A/c No. 08201032200001 IFS Code : UCBA0000820 Mr. Kumari Puja (Authorised Officer) Mob. 9955440167	Borrower : M/s Joy Baba Bholenath Agritech Pvt. Ltd Director(s) : Mr. Avishek Ghosh Mr. Haradhan Mondal Mrs. Gopa Mondal Choto Bankadaha, P.O. Bankadaha, P.S. Bishnupur, Mouza- Choto Bankadaha, Dist.-Bankura, W.B., PIN- 722164 Guarantor(s) : 1. Mr. Avishek Ghosh S/o Mr. Tapan Kumar Ghosh Thanagra, Matukganj P.O. & P.S- Bishnupur, Dist.- Bankura, WB- 722122 2. Mr. Haradhan Mondal S/o Late Kinkar Mondal, Vill & P.O- Choto Bankadaha, P.S- Bishnupur, Dist.-Bankura, W.B- 722164 3. Mrs. Gopa Mondal W/o- Ranjit Mondal, Methani, Kenchak, Jharka, Chandrakona Paschim Medinipur, W.B- 721254	(Commercial Land & Building) :- All that part and parcel of immovable Property (Commercial land & building) of rice mill unit admeasuring 756 decimal (329313.60 Sq ft. or 457.38 Katha) Situated at Plot No. 255, 266, 267, 268 & 273, Khatian No. 1326, J.L. No. 148, Mouza-Chotobankadaha, PS- Bishnupur, Dist- Bankura, State- West Bengal, PIN- 722164 in the name of Joy Baba Bholenath Agritech Pvt. Ltd. Represented by its director 1. Mr. Abhishek Ghosh 2. Mrs. Gopa Mondal 3. Mr. Haradhan Mondal, Deed No. 71 Dated 09.01.2018, Regd at DSR, Bankura, Deed No. 120 and 121 both dated 18.01.2018 both Regd. At ADSR, Bishnupur.	1. 20.12.2019 2. Rs. 4,62,46,212.91/- as on 31.08.2019 (with interest charged up to 31.08.2019 with further interest and incidental expenses, costs as stated above in terms) 3. 11.03.2020 4. Physical Possession	Rs. 793.01 Lakh (as on 09.04.2026) inclusive of interest up to 31.03.2026	a) Rs. 2,89,43,000/- b) Rs. 28,94,300/- c) Rs. 50,000/-
2. Kalna Branch Dist.- Purba Bardhaman A/c No. 22341032200001 IFS Code : UCBA0002234 Mr. Brajesh Kumar Mob No- 8823065653 Mr. Ankit Kumar Mob no- 8273422000	Borrower : Mr. Sajahan Sk S/o Abdul Rahaman Sk East Satgachia, Kuledaha, Kalna, Dist.- Purba Bardhaman, PIN-712512, West Bengal. Guarantor(s) : Mrs. Tanuja Bibi Sekh W/o Mr. Sajahan Sk East Satgachia, Kuledaha, Kalna, Dist.- Purba Bardhaman, PIN- 712512, West Bengal.	All the piece and parcel of land and building measuring 05 (chattak) decimal, situated at plot no. 100 (03 decimal) and 108 (02 decimal), Khatian No. 319, J.L. no-169 at Mouza- Kuledaha, P.O- Purba Satgachia, P.S- Kalna, within Sub-Registrar office of kalna (A.D.S.R.O) Dist- Burdwan, Registered Gift Deed no- I-05264 of year 2012, Registered Book no-1, Volume no-16, Page from 2941 to 2951, date of registration 27.09.2012 in the name of property Sajahan Sekh S/o- Abdur Rehman Sk, at- East Satgachia, Kuledaha, Kalna, Dist- Purba Bardhaman, PIN- 712512. Bounded By:- North- Land of Relative, South- Common Passage, East- House of Anil Sk, West- 6th Gram Panchayat Road	1. 06.06.2025 2. Rs. 13,74,182.99 as on 30.04.2025 (inclusive of unapplied interest up to 31.01.2025) 3. 12.09.2025 4. Symbolic Possession	Rs. 14,08,757.69 as on 25.05.2026 (inclusive of unapplied interest up to 31.01.2025)	a) Rs. 25,23,000.00 b) Rs. 2,52,300.00 c) Rs. 25,000.00
3. Balia Branch Dist.- Nadia A/c No. 33171032200001 IFS Code : UCBA0003317 Mr. Sarthak Ghosh Mob No- 7679092966 Mr. Preeti Suchanwala Mob no- 7003596061	Borrower : Dipankar Sarkar (Deceased) Silinda Uttarpara, Chakdaha, Dist- Nadia, W.B-741223 Co-applicant(s) Mrs. Susmita Majumdar W/o Late Dipankar Sarkar Silinda Uttarpara, Chakdaha, Dist- Nadia, W.B-741223	All the piece and parcel of land and building measuring area of 8.00 decimal situated at Village- Silinda Mathpara, Mouza- Balarampur, under P.S- Chakdaha, Dist- Nadia, W.B., PIN- 741223, vide Deed No. 2482 of 2019, in the name of Dipankar Sarkar, S/o Late Nitya Ranjan Sarkar, registered at A.D.S.R.O Chakdaha, Dist- Nadia, J.L. No- 171, touz no.-12, L.R Khatian no. 2082, Hal- 2361, R.S & L.R Dag no:10/1601. Land Bounded by:- North- House of Santiram Sarkar, South- 6th wide road, East- House of Samrajit Sarkar, West- House of Sripada Sarkar	1. 09.12.2025 2. Rs. 8,61,542/- as on 08.12.2025 (interest calculated up to 30.03.2025) with further interest and incidental expenses etc. 3. 18.03.2026 4. Symbolic Possession	Rs. 9,78,602/- as on 08.05.2026 (with accrued interest applied up to 29.04.2026.	a) Rs. 22,08,000/- b) Rs. 2,20,800/- c) Rs. 25,000.00
4. Uchalan Branch Dist.- Purba Bardhaman A/c No. 10101032200001 IFS Code : UCBA0001010 Mr. Sanjay Kumar Mob No- 7218498621 Mr. Raj Kumar Bhole Mob no- 9337902303	Borrower : M/s Kalyani Engineering Works Prop- Souvik Mondal Vill + P.O.- Eklakshmi P.S- Madhabdihi, Dist- Purba Bardhaman Guarantor(s) : 1. Mr. Chitta Ranjan Mondal S/o Sri ban Bihari Mondal Vill + P.O.- Eklakshmi P.S- Madhabdihi, Dist- Purba Bardhaman 2. Mrs. Gouri Mondal W/o Chitta Ranjan Mondal Vill + P.O.- Eklakshmi P.S- Madhabdihi, Dist- Purba Bardhaman	All the part & parcel of residential land & building/ Property measuring area 0.01 acre & 0.01 acre or 0.02 acre and 0.01 acre & 0.01 acre or 0.02 acre total area 0.04 acre as per LR record of Rights and 02 satak out of 17 satak and 02 satak out of 10 satak area 04 satak as per Deed of Sale No.1765 dated 20.03.1998 Mouza:- Eklaxmi J.L.no.135, L.R. Kh No- 495 & 496, RS plot no. & L.R Plot no- 358 & 359, P.S- Madabadihi, Dist- Purba Bardhaman, West Bengal classified as Sali converted to Bastu & Bastu. Land Bounded by:- North- House of Basudeb Rakshit, South- Village Road, East- Property of Buddhadeb Das, West- Property of Ramprasad Das	1. 24.08.2025 2. Rs. 10,00,157.02 as on 28.07.2025 (interest upto 31.03.2025) with further interest and incidental expenses etc. 3. 19.12.2025 4. Symbolic Possession	Rs. 11,15,458.02 as on 08.06.2026 (with accrued interest applied up to 31.05.2026.	a) Rs. 12,49,000/- b) Rs. 1,24,900/- c) Rs. 25,000.00

Details of known encumbrances : Not Known

Terms and Condition :

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal:

(i) <https://www.baanknet.com>.

2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

4. The Sale will be done by the undersigned through e-auction platform provided at the website <https://www.baanknet.com> on **29.06.2026 (Sl. 1 & 2) & 18.07.2026 (Sl. 3 & 4)** from 11.00 A.M. to 5.00 P.M. It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

Date : 12.06.2026 Place : Durgapur

Authorised Officer, UCO Bank