

E-AUCTION SALE NOTICE
(UNDER SARFAESI (Act 2002))

सम्मान आपके विश्वास का

Honours Your Trust

ZONAL OFFICE, RECOVERY DEPARTMENT, 1ST FLOOR, 5, PARLIAMENT STREET, NEW DELHI-110001,
PH:011-23753827, 011-49498261, 011-49498285

E-Auction Sale of Immovable Property mortgaged to the bank under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with rules 5,6,7,8 & 9 of the Security Interest (Enforcement Rules, 2002). Possession of the following property has been taken over by the Authorised Officer(s), pursuant to the Notice issued u/s 13(2) of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 in the borrower accounts mentioned below with a right to sell the same on "AS IS WHERE IS" AND "WHAT IS WHERE IS" basis for realization of Banks Dues. **Date and time of E-Auction:- 18th July 2026 Between 01.00 P.M to 05.00 PM** with unlimited extensions of 10 minutes each.

DESCRIPTION OF IMMOVABLE PROPERTIES

S. NO.	NAME OF BRANCH IFSC NO; A/C NO, TEL NO & E-MAIL	NAME OF BORROWER & GUARANTOR	AMOUNT DUES [RS /LAKHS]	IDENTIFIED PROPERT-IES	POSSESSION	NAME OF OWNER OF PROPERTY	MRP (RS LAKH) EMD	DATE OF INSPECTION OF PROPERTIES & CONTACT PERSON	O/S GOVT DUES IF ANY
1.	Mid Corporate Noida Sec 3 Branch IFSC UCBA0000951, A/C No 09510210002087	Borrower(s) Kunal Sharma, Mamta Rani and Tushar Sharma	Rs.115.12 Lacs as on 29.08.2025 + further interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.)	EMTD of immovable property in the form of land & Building situated at Plot No. 8, House no- RZ-8-B, First and Second Floor, Land measuring 99 sq yards, Khasra no 12/14, Village Dabri, Dabri Extension; represented by Deed being no.1002-1003 of 2003 for the year 2003 regd. At Noida , Dist- Gautam Buddha Nagar.	Physical	Mamta Rani	Rs 109.13 Lacs Rs 10.92 Lacs	17/07/2026 Authorised Officer Mr. Devendra Singh Mob No- 9147403925	NOT KNOWN
2.	Mid Corporate Noida Sec 3 Branch IFSC UCBA0000951, A/C No 09510210002087	Borrower(s) Mr Mohit Jain Mrs. Rohit Jain Mr Geeta Jain	Rs. 8.44 Lacs as on 18.09.2025 + further interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.)	EMTD of immovable property in the form of land & Building situated at Plot No. 8, House no- RZ-8-B, Ground Floor, Land measuring 99 sq yards, Khasra no 12/14, Village Dabri , Dabri Extension; title deed no. 11902 book no-1 vol-8512 in favour of Geeta jain W/O Giriraj Prasad jain represented by Deed being no.11902 for the year 2015 regd. At New Delhi.	Physical	Geeta Jain	Rs 88.74 lakhs Rs. 8.88 lakhs	17/07/2026 Authorised Officer Mr. Devendra Singh Mob No- 9147403925	NOT KNOWN

For further queries and details you may contact to Ms. Rahul Surya (Chief Manager) 8517922037 or Mr. Ankur Singh Gurjar (Senior Manager) 7053198870

Terms And Conditions:

- The auction sale will be "Online E-Auction"/Bidding through Baanknet web portal invariably. URL for Prospective buyers: <https://BAANKNET.com>. Auction to be held on 18.07.2026 between 01.00 P.M to 05.00 PM as per time mentioned above against above property (IST) with unlimited extension of 10 minutes each.
- All intending bidders shall register with the e-auction portal to create their user ids and passwords. Bidders have to register online by providing their KYC documents and registration fees as prescribed by Service Provider(<https://BAANKNET.com>). Once the KYC documents are verified by <https://BAANKNET.com>, the registration will be activated within a period of maximum two working days from the date of submission of all KYC documents and registration fee.
- Intending bidders are required to register themselves with the portal and obtain login ID and Password well in advance which is mandatory for e-bidding from <https://BAANKNET.com> Helpdesk : +91 8291220220, support.BAANKNET@psballiance.com
- Intending bidders are advised to go through the website <https://BAANKNET.com> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.
- Bids shall be submitted through online only in the prescribed format with relevant details.
- Earnest Money Deposit (EMD) for the above property shall be deposited through Fund transfer by NEFT/RTGS only to the Wallet of Service Provider (<https://BAANKNET.com>) after registration on the portal.
- A copy of the bid form along with the enclosure submitted online (mentioning UTR No) shall be handed over to the Authorised Officer/Branch Manager, UCO Bank, respective branches or soft copies of the same be forwarded by E-mail to: zonewdelhi.rec@ucobank.co.in
- The bid price shall be more than the Minimum Reserve Price (MRP) but must be in multiples of Rs.10,000/- (Rupees Ten Thousand Only). Please note that the first online bid (H1) that comes in the system during the online forward auction can be one increment higher than the highest of the bids received upto last date of submission of the bids i.e. higher than the start price by one increment or higher than start price by multiple of increments. During auction, the subsequent bid that comes in to outbid the H1 rate will have to be higher than the H1 rate by one increment value or in multiple of the increment values.
- The successful bidder shall have to pay 25% of the bid amount (including earnest money already paid) immediately on closure of the E-auction Sale process on the same day of the Sale in the same mode as stipulated in Clause 7 above. The balance 75% of the purchase price shall have to be paid within 15 days of acceptance/confirmation of sale by the undersigned to the successful bidder.
- If the successful bidder failed to deposit the bid amount as per schedule noted above, the amount deposited by bidder shall be forfeited.
- The EMD of unsuccessful bidder(s) will be returned on the closure of the e-auction sale proceedings.
- The sale is subject to confirmation by the Bank, if the borrower/guarantor pays the bank in full before sale, no sale will be conducted.
- The property will be sold on "As is where is and what is where is" basis and the intending bidder should make discreet enquiries as regards to the property of any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges, encumbrances over the property on any other matter etc. will be entertained after submission of the online bid.
- 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 reason.
- The purchaser shall bear the stamp duties, charges including those of sale certificate registration charges, all statutory dues payable to Government, taxes/GST and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidder.
- The sale is subject to conditions prescribed in the SARFAESI Act/Rule 2002 and the conditions mentioned above.

This publication is also 15 days sale notice to the above mentioned borrowers/guarantors/mortgagors under SARFAESI Act 2002.

DATE: 23/06/2026

PLACE: New Delhi

Authorized Officer, Uco Bank

SIZE : 20CM X 23CM