

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) and Guarantor(s) and to their known and unknown legal heir(s) that the below described Immovable property/ies mortgaged / charged to the Secured Creditor, the constructive / symbolic / physical possession of which has been taken by the Authorized Officer UCO Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" & "WHATEVER THERE IS" basis on 29/07/2026 for recovery of below mentioned dues to the UCO Bank, Secured Creditor from below mentioned details of Borrower(s), Guarantor(s) and known and unknown legal heir(s). The Reserve price and EMD of Respective Immovable Asset is mentioned below. The TDS component shall be deemed to be exclusive of the purchase value and shall be borne by the purchaser, thereby rendering the sale absolute upon payment of the same.

The sale will be done by the undersigned through e-auction platform provided at the website: <https://www.bsanknet.com/eauction-psbix-login>.

LAST DATE & TIME OF DEPOSIT OF EMD AND SUBMISSION OF DOCUMENTS ON / BEFORE 28/07/2026 UP TO 4 PM IST FOR AUCTION TO BE CONDUCTED ON 29/07/2026 BETWEEN 1:00 PM AND 5:00 PM IST.

S NO., BRANCH NAME & TEL NO./EMAIL ID, NAME OF AUTHORIZED OFFICER,	NAME OF BORROWER/ GUARANTOR	DESCRIPTION OF PROPERTY	A)13(2) NOTICE DATE B)POSSESSION DATE C)BALANCE O/S (RS.)	A)RESERVE PRICE B)EARNEST MONEY C)INCREMENTAL AMOUNT, AMOUNT IN RS.,	DATE & TIME OF E-AUCTION (WITH UNLIMITED EXTENSION OF 10 MINUTES EACH)	STATUS OF POSSESSION
1	2	3	4	5	6	7
BRANCH:- DECCAN GYM KHANA (0687) AUTHORIZED OFFICER:- MRS. NIKITA MISHRA MOB-0390166338	BORROWER:- MR. SWAPNIL LAXMAN HUNNUR & MRS. SANDHYA SWAPNIL HUNNUR GUARANTOR:-NA	FLAT NO.105, 1ST FLOOR WING-B, JUAU HEIGHTS, S.NO. 8/31, AMBEGAON BK, DISTRICT-PUNE PIN-411046	A. 18/11/2021 B. 10/05/2022 C. 2871426.78/- UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	A. RS. 2200000/- B. 2200000/- C. RS. 10,000/-	29/07/2026 1:00 PM TO 5:00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	PHYSICAL POSSESSION
BRANCH:- KALAMB (0327) AUTHORIZED OFFICER:- MRS. ANITA BINDHAN MOB-0930853756	MR. RAVINDRA SUBHASH MAHASHABDE & MRS. PRATIBHA SUBHASH MAHASHABDE GUARANTOR:-NA	FLAT NO. 105 1ST FLOOR WING-A, SWAPANSHILPA RESIDENCY, S.R.NO. 481/2 OLD 450/2, P.O NARAYANGAON, TALUKA JUNNAR, DIST-PUNE, PIN-410504	A. 03/07/2018 B. 20/01/2020 C. 1770847.89 + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	A. RS. 2156400/- B. RS. 2156400/- C. RS. 10000/-	29/07/2026 1:00 PM TO 5:00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	SYMBOLIC POSSESSION
BRANCH:- KALAMB (0327) AUTHORIZED OFFICER:- MRS. ANITA BINDHAN MOB-0930853756	MIS. SHRI RAM AGRO PRODUCTS (PROP. MOHINI RAJENDRA WAYAL) GUARANTOR:- MR. MOHINI RAJENDRA WAYAL & MR. RAJENDRA SHIVAJI WAYAL	GAT NO.354/15MKAT NO.1093, 1097, 1101, 1099, 1100 AT P.O KALAMB, TAL-AMBEGAON DIST-PUNE 410515	A. 03/11/2023 B. 04/01/2024 C. 3186623 + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	A. RS. 3060000/- B. RS. 3060000/- C. RS. 10000/-	29/07/2026 1:00 PM TO 5:00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	SYMBOLIC POSSESSION

Terms & Conditions: The intending Bidders/purchasers are requested to register with online portal <https://www.bsanknet.com/eauction-psbix-login> using their mobile number and email id. Further they are requested to upload requisite KYC documents within 3 days, the intending Bidders/purchasers have to transfer the EMD amount in their Global EMD wallet by 28/07/2026 i.e. before the e-auction date and time in the portal. The e-auction will be conducted on 29/07/2026 BETWEEN 01:00 P.M. IST and 05:00 P.M. IST with unlimited extensions of 10 minutes each. Payment of Earnest Money Deposit (EMD) by any other mode such as Cheques/Drafts/Cash will not be accepted. EMD amount as mentioned above shall be paid online or after generation of challan from the website (<https://bsanknet.com/eauction-psbix-login>) for depositing in bidders Global EMD wallet only NEFT / RTGS transfer can be done from any scheduled commercial Bank. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest. For detailed terms and conditions of the sale, please refer to the link <https://bsanknet.com/eauction-psbix-login>. The successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited, immediately on next working day and the remaining amount shall have to be paid within 15 days from the date of auction. In case of failure to deposit the amount within the time as stipulated, the amount paid will be forfeited by the Authorized Officer and Authorized Officer shall have the liberty to cancel the auction and conduct a fresh auction. All the statutory known and unknown dues viz municipal tax & electricity bills, to be paid by the successful bidder over and above the highest bid amount by successful bidder, in case if detailed description of the properties mentioned in the notice varies from the original records of title, in such case the records mentioned in the title to be treated as correct. Encumbrances of the property to be verified by the participating bidder, bank will not be responsible for other bank's charge. Bidders can take details of the property from the bank branch to check the authenticity of ownership, description and dimensions of the property offered. This publication is 15 days notice sale notice to all the borrowers/guarantors/ legal heir(s) required under Rule 8(6) of Security Interest Enforcement Rules 2002.