Appendix IV-A
[Rule - 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of 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 **26.11.2026**, for recovery of **Rs. 72,15,462.55 (Rupees Seventy Two Lakh Fifteen Thousand Four Hundred Sixty Two and Paisa Fifty Five Only) + Interest + Cost + other expenses** due to the Secured Creditor from **M/s. Shubh Enterprises (Prop.: Mr. Akhilesh Kumar S/o. Dashrath Ram)** R/o. House No. 38/1, Saraswati Nagar, Post Ahiyarpur, Lucknow Road (Near Shiv Filling Petrol Pump), Raebareli as borrower and **Mr. Ashok Kumar Maurya S/o. Mr. Dashrath Ram** R/o House No. 38/1, Saraswati Nagar, Post Ahiyarpur, Lucknow Road (Near Shiv Filling Petrol Pump), Raebareli as guarantor.

The reserve price will be **Rs. 62,01,000/- (Rs. Sixty Two Lakh One Thousand Only)** and the earnest money deposit will be **Rs. 6,20,100/- (Rupees Six Lakh Twenty Thousand One Hundred Only).**

Description of Immovable Properties

All the part and parcel of the Non Agricultural Plot situated at Gata no. 360 of Khata no. 356, Village Kishunpur Ramchandra, Pargana, Tehsil and District Rae Bareli in the name of Mr. Dashrath Ram S/o. Mr. Ramfer and Mrs. Naurangi W/o. Mr. Dashrath Ram R/o. Village Pauni, Post Nai Bazar, Pargana Narvan, Tehsil Sakaldiha, District Chandauli admeasuring 2700 Sq. Feet or 250.92 sq. mtr. out of 0.443 Hectare.

Original Sale Deed registered vide Book No 1, Volume No. 2083, Page no:- 199-234 at Serial No. 3339 dated 21.10.1999 at Sub-Registrar Office Sadar Rae Bareli.

Now, the said property is transferred in the name of Mr. Ashok Kumar Maurya, Mr. Akhilesh Kumar both S/o. Mr. Dashrath Ram and Mrs. Naurangi W/o. Mr. Dashrath Ram after the death of Mr. Dashrath Ram S/o. Mr. Ramfer vide transfer order dated 20.11.2019 by way of Varasat.

Property Bounded By: -

East: - House of Chandrakanti Devi and Santosh Kumari	**West:** - Proposed Way 20 Feet
North: - Land of Seller	**South:** - Land of Seller

For details terms and conditions of the sale, please refer to the link provided in UCO Bank, Secured Creditor's website i.e. https://www.uco.bank.in, https://baanknet.com. Also prospective bidders may contact the authorized officer mobile no. **7903866639** or branch manager mobile no. **8319193545** and e-mail on zolucknow.rec@uco.bank.in and kisram@uco.bank.in

यूको बैंक/UCO BANK
प्राधिकृत अधिकारी/Authorized Officer

Date: - 02.11.2026
Place: - Raebareli

Authorized Officer
(UCO Bank)