

SALE NOTICE OF E-AUCTION SALE (FOR IMMOVABLE PROPERTY/IES)
DATE FOR INSPECTION OF PROPERTY/IES 23.01.2025 FROM 10:00 AM TO 05.00 P.M

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 properties mortgaged/charged to the Secured Creditor, the symbolic/physical possession of which has been taken by the Authorised Officers of UCO Bank (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 30.01.2025 and invite bids from the intending purchasers for purchase of immovable properties mentioned hereunder.

Sr. No.	Branch Name	Description of the Movable/Immovable Properties Mortgaged	a) Date of Demand Notice b) Amount due as per Notice c) Date of Possession Notice d) Type of Possession	Reserve Price	Date/ Time of E-Auction
	Name of Branch Head & Contact No.		Earenest Money		
	Name of Borrower's & Guarantor		Bid Increase Amt.		
1.	Ferozpur City Ms. Vaishali Pandita MOB: 6005296141	All that part and parcel of House measuring 5.04 Marla (1373.32 sq. feet) House No. ES 37/116-121 situated at outside Multani Gate, Khail Road, Ferozpur City in the name of Ravi Kant Chawla S/o Sri Hira Lal Chawla vide sale deed Wasika No. 7743 dattd 19.03.2013. Boundaries as under: East : Madan Lal & Sons & Others 36'-7" x 7'-3", West : Mandir Khatu Bhagat 16'-2" x 7'-3", North : Rasta & Kripal Singh & Others 10'-2" x 28'-7", South : Satish Kumar Chawla 50'-3".	a) 03.12.2022 b) Rs. 37,44,868.62 as on 31.07.2022 plus pending interest and charges c) 15.07.2023 d) Physical Possession	Rs. 35,97,210/- Rs. 3,59,721/- Rs. 10,000/-	30.01.2025 Between 1:00 P.M to 5:00 P.M
2.	ADAMPUR Mr. Dinesh Verma 94184-09878 Sh. Harjinder Singh S/o Sh. Balwant Singh, R/o H. No. 2066, Ward No. 7, Main Road, Adampur Doaba, Jalandhar, 144102	Property no. 1: All that part and parcel of residential property measuring 05 marlas comprised in khasra no. 471 (0-5) situated at house no. 2066, ward no. 6, hadbast no. 57, Main Road Adampur, Tehsil Adampur Doaba, Distt. Jalandhar, 144102. Title deed / wasika no. 413 dated 17.06.2016 of Mr. Harjinder singh S/o Balwant Singh Bound as under: East : Street, West : Kehar Singh, North : Mohinder Kaur etc., South : Narinder Kaur. Property no. 2: All that part and parcel of residential plot measuring 18 Marlas comprised in khata no. 784/946, Khasra no. 23/2/2(0-13) and 3/1(4-0) Hadbast no. 57 as per jamabandi for the year 2010-11 situated at Mohalla Kalrian, Adampur, Distt. Jalandhar, 144102. Title deed/ wasika no. 715 dated 24.08.2016 of Mr. Harjinder Singh S/o Balwant Singh Bound as under: East : Harbhajan Lal, West : Gali, North : Street & Amar Singh, South : Others. Property no. 3: All that part and parcel of commercial shop measuring 4 marlas 37 sq. ft comprised in Khasra no. 468/(0-9), Hadbast no. 57 situated at Adampur, Sub Tehsil Adampur, Distt. Jalandhar, 144102 Title deed/ wasika no. 2022-23/1/1/381 dated 22.07.2022 Mr. Harjinder Singh S/o Balwant Singh Bound as under: East : Balbir Singh, West : Kehar Singh, North : Jalandhar to Hoshiarpur Road, South : Balwinder Singh.	a) 16.11.2023 b) Rs. 1,22,82,224.90 with further Interest & expenses w.e.f. (01.10.2023), Less recovery if any. c) 25.01.2024 d) Symbolic Possession	For Property 1.: Rs. 77,67,000/- Rs. 7,76,700/- Rs. 10,000/- For Property 2.: Rs. 46,15,000/- Rs. 4,61,500/- Rs. 10,000/- For Property 3.: Rs. 90,00,000/- Rs. 9,00,000/- Rs. 10,000/-	30.01.2025 Between 1:00 P.M to 5:00 P.M
	3.		ADAMPUR Mr. Dinesh Verma 94184-09878 Mr. Iqbal Singh S/o Sh. Balwant Singh, H.no. 2066/8, Main Road Adampur, Jalandhar (applicant) and Sh. Harjinder Singh S/o Sh. Balwant Singh, R/o H.No. 2066, Ward no. 8, Main road, Adampur Doaba, Jalandhar, 144102 (Guarantor)	a) 08.09.2023 b) Rs. 88,12,318.58 with further Interest & expenses w.e.f. (01.09.2023), Less recovery if any. c) Property 1. (16.11.2023) and Property 2. (29.04.2024) d) Property 1. Symbolic and No. 2. Physical Possession	
4.	ADAMPUR Mr. Dinesh Verma 94184-09878 M/s Karwal Gas Service Prop. Mr. Harjinder singh S/o Balwant Singh Main Road Adampur Doaba Distt Jalandhar, Punjab (applicant) and Sh. Iqbal Singh S/o Sh. Balwant Singh, Mohalla Kalrian, Adampur Doaba, Jalandhar, Punjab (Guarantor)	Property no. 1: All that part and parcel of godown property measuring 80 Marlas comprised in khasra no. 321/2(14-4) situated at village Khurdpur, Adampur, Distt. Jalandhar, 144102 Title deed / wasika no. 1105 dated 05.03.2001 of Mr. Harjinder singh s/o Balwant singh bound as under: East : Seller, West : Road, North : Seller, South : Seller. Property no. 2: All that part and parcel of open plot measuring 5.5 Marlas comprised in Khasra no. 10/7(3-18) situated at mohalla kalrian, adampur, Distt. Jalandhar, 144102 Title deed/ wasika no. 1250 dated 29.01.2014 of Mr. Iqbal Singh S/o Balwant Singh bound as under: East : Mahinder Singh, West : Road, North : Iqbal Singh, South : Darshan Singh.	a) 28.08.2023 b) Rs. 1,36,16,792.49 with further Interest & expenses w.e.f. (01.08.2023), Less recovery if any. c) 07.11.2023 d) Symbolic Possession	For Property 1.: Rs. 77,81,000/- Rs. 7,78,100/- Rs. 10,000/- For Property 2.: Rs. 18,81,000/- Rs. 1,88,100/- Rs. 10,000/-	30.01.2025 Between 1:00 P.M to 5:00 P.M
5.	ADAMPUR Mr. Dinesh Verma 94184-09878 Mrs. Sandeep Kaur W/o Sh. Harjinder Singh, House no. 2066 Ward no. 6, Adampur Doaba, Distt. Jalandhar (applicant) and Sh. Harjinder Singh S/o Sh. Balwant Singh, R/o H.No. 2066, Ward no. 6, Main road, Adampur Doaba, Jalandhar, 144102. (Guarantor)	Property 1. All that part and parcel of Commercial property measuring 6 Marla comprised in Khata No. 783/945 Khasra no. 267/1/2 (0-6) as per jamabandi 2010-11 HB no. 57 situated at Railway Road, Adampur, tehsil and Distt. Jalandhar. Title deed/ wasika no. 426 dated 24.06.2016 of Mrs. Sandeep Kaur W/o Harjinder Singh, Bound as under: East : Other, West : Bus Stand, North : Bhogal, South : Passage., Property 2. All that part and parcel of Residential plot measuring 8 Marla comprised in Khata no. 783/945 Khasra no. 23/4/1/2 (1-14) as per jamabandi 2010-11 situated at Mohalla Kalrian, Adampur Tehsil and Distt. Jalandhar. Title deed/ wasika no. 892 dated 03.10.2016 of Mrs. Sandeep Kaur W/o Sh. Harjinder Singh Bound as under: East : Karnail Singh etc, West : Passage 20', North : Balraj Singh etc., South : Karnail Singh etc. Property 3. All that part and parcel of Residential Property measuring 7.5 Marla comprised in Khata No. 324/347, 894/996, 805/894 khasra no. 29/1/2 (4-13), 28/5/3 (2-7), 28/8/1 (1-8), 29/2/2 (1-10), 29/10(8-0), 29/27(0-11), 29/11/1(1-3) as per jamabandi 2012-13 HB no. 199 situated at village and Post office Sham Chaurasi, Tehsil and Distt. Hoshiarpur-144105. Title deed / wasika no. 4591 dated 07.11.2017 of Mrs. Sandeep Kaur W/o Harjinder Singh Bound as under: East : Madan Lal, West : Satnam Singh, North : Bhushan Lal & others, South : Street 20'.	a) 09.10.2023 b) Rs. 1,15,55,663.90 with further Interest & expenses w.e.f. (31.08.2023), Less recovery if any. c) Property 1. & 3. (19.12.2023) and Property 2. (29.04.2024) d) Property no. 1 & 3 Symbolic and no. 2. Physical Possession	For Property 1.: Rs. 1,04,25,000/- Rs. 10,42,500/- Rs. 10,000/- For Property 2.: Rs. 22,50,000/- Rs. 2,25,000/- Rs. 10,000/- For Property 3.: Rs. 18,10,000/- Rs. 1,81,000/- Rs. 10,000/-	
6.	ADAMPUR Mr. Dinesh Verma 94184-09878 Mr. Joginder Pal S/o Sh. Maher Chand, H. No. 3650/12, Mohalla Gazipur, Adampur Doaba, Distt. Jalandhar (Applicant) and Mrs. Kamaljeet Kaur W/o Sh. Joginder Pal, H.No. 3650/12, Mohalla Gazipur, Adampur Doaba, Jalandhar, Punjab-144102 (Being Co-Borrower).	All that part and parcel of residential property measuring 4 Marla comprised in khewat no. 161/146, 185/170, khatoni no. 170, 194, khasra no. 2/18/1/1/2/18/3, Hadbast No. 142 as per jamabandi for the year 2014-15 situated at Gazipur, Sub- Tehsil Adampur, Teh & Distt. Jalandhar vide Wasika No. 2018 - 19/1/527 Dated 26.06.2018 in the name of Smt. Kamaljit Kaur W/o Joginder Pal, Bounded as under: East : Property of Surinder Pal, West : Rasta, North : Property of Sohan Lal South: Rasta.	a) 27.12.2023 b) Rs. 18,93,809.00 as on 26.12.2023 with further Interest & expenses w.e.f. (31.10.2023), Less recovery if any. c) 06.03.2024 d) Symbolic Possession	Rs. 22,50,000/- Rs. 2,25,000/- Rs. 10,000/-	30.01.2025 Between 1:00 P.M to 5:00 P.M
7.	Dev Samaj Moga (1850) Mr. Vivek Sharma 98161-64909 M/s Nanda Telecom, Partners Mr. Deepak Nanda & Mr. Sunil Nanda	All that is part and parcel of property measuring 5 Marlas Jadid approximately out of Khasra no. 4188, khewat no. 850, Ward No. 3619, Khatuni no. 4482 situated at House No. 850, Ward No 16, Gali Vaid Tirath Ram Wali, Tehsil & Distt Moga (Pb)-142001 as per the sale deed no. 8639 dated 20.02.2008 in the name of Smt. Satya Rani W/o Ashok Kumar. On Death of Smt. Satya Rani W/o Ashok Kumar the said property was transferred to Sh. Ashok Kumar S/o Kasturi Lal vide Registered will bearing Vasika No. 216 dated 05.08.2016 (Registered mutation No. 75321). Further on the death of Sh. Ashok Kumar S/o Kasturi Lal the said property was transferred to his two sons Sh. Deepak Nanda S/o Ashok Kumar and Sh. Sunil Nanda S/o Ashok Kumar vide Registered will bearing Vasika No. 283 dated 15.09.2016 (Registered mutation No. 80077).	a) 05.07.2024 b) Rs. 71,06,788.75 with further Interest & expenses Less recovery if any. c) 01.10.2024 d) Symbolic Possession	Rs. 49,10,000/- Rs. 4,91,000/- Rs. 10,000/-	
8.	Jalalabad (1437) Mandeep Kaundil 9817083766 M/s Shri Ram Trading Co. Baba Lal Dyal Mandir Wali Gali, Rayya, Prop. Rakesh Arora S/o Uttam Chand. Guarantor : Chanchal Arora W/o Rakesh Arora	Residential property measuring 1 Marla situated at VPO Rayya, Adjoining Baba Lal Dayal Mandir, Old Dr. Sharma Street, Rayya Tehsil- Baba Bakala Sahib, Distt. Amritsar, Punjab- 143112, Khasra No. 16/3/2 (4-14). Owned by Mrs. Chanchal Arora W/o Rakesh Arora vide Title deed/ Wasika no. 3382 Dated 26.03.2007.	a) 11.07.2024 b) Rs. 5,26,977.93 as on 28.05.2024 with further Interest & expenses Less recovery if any. c) 07.10.2024 d) Symbolic Possession	Rs. 5,94,000/- Rs. 59,400/- Rs. 10,000/-	30.01.2025 Between 1:00 P.M to 5:00 P.M
9.	CHHEHARTA Ms. Navdeep Kaur 6284361039 Ravi Karyana Store through its Prop. Ravi Kumar. Guarantor : Late Narinder Kaur W/o Sukhdev Singh	Single and half storey residential building, Situated in middle class residential area having plot No. 127 MCA No. F-9/127 Khasra No. 222min khewat No. 306/297 & 34, khatoni no. 566 & 583, Situated at Harkrishan nagar gali no. 1 GT Road chheharta.	a) 17.07.2024 b) Rs. 3,02,334.37 as on 20.09.2024 with further Interest & expenses Less recovery if any. c) 23.09.2024 d) Symbolic Possession	Rs. 27,63,200/- Rs. 2,76,320/- Rs. 10,000/-	
10.	TALWAN 0456 Sh. Barinder Singh 7589069550 M/s Judge Cloth House, VPO Talwan, Jalandhar, Punjab-144039. Proprietor : Hardeep Singh, Guarantor : Mr. Gurmit Singh	Land and building of Shop M/s Judge Cloth House, Talwan, Jalandhar, Punjab-144039 Area 252 Sq. feet Commercial Property.	a) 03.10.2023 b) Rs. 4,84,081/- Including interest upto 31.08.2023 with further Interest & expenses Less recovery if any. c) 03.07.2024 d) Physical Possession	Rs. 4,05,000/- Rs. 40,500/- Rs. 10,000/-	30.01.2025 Between 1:00 P.M to 5:00 P.M
11.	SOPORE-0354 Sh. Furqan Shafi 88033 13685 M/s Shalimar Group of Agencies Prop. Shafat Ullah Bhat S/o Anayat Ullah Bhat, R/o Tarzoo Sopore, Tehsil Sopore, District Baramulla.	Land measuring 10 Marlas along with Single Storied Residential House Constructed thereon Falling under Khasra No. 1042 min, Khewat No. 26, Khata No. 328 belonging to the Mortgagor Anayatullah Bhatt S/o Abdul Gani Bhat, R/o Tarzoo, Sopore, Tehsil & District Baramulla.	a) 27.02.2023 b) Rs. 9,15,807/- as on 16.07.2011 plus further interest and other charges thereon w.e.f. 01.11.2005 Less recovery if any. c) 08.06.2023 d) Symbolic Possession	Rs. 39,80,000/- Rs. 3,98,000/- Rs. 10,000/-	
12.	SOPORE-0354 Sh. Furqan Shafi 88033 13685 M/s IDREES Pharmaceuticals Prop. Noorullah Bhat S/o Anayat Ullah Bhat, R/o Tarzoo Sopore, Tehsil Sopore, District Baramulla, Kashmir-193201.	Land measuring 2 Kanals & 01 Marlas along with single Storied Residential House Constructed thereon falling under Khasra No. 688 min, Khewat No. 26, Khata No. 317, (1 Kanal & 10 Marlas) and Khasra No. 1042 min, Khewat No. 26, Khata No. 328, (11 Marlas) belonging to the Mortgagor Anayatullah Bhat S/o Abdul Gani Bhat, R/o Tarzoo Sopore, Tehsil & District Baramulla.	a) 27.02.2023 b) Rs. 10,94,937/- as on 17.06.2022 plus further interest and other charges thereon w.e.f. 01.10.2005 Less recovery if any. c) 08.06.2023 d) Symbolic Possession	Rs. 58,20,000/- Rs. 5,82,000/- Rs. 10,000/-	30.01.2025 Between 1:00 P.M to 5:00 P.M

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Terms & Conditions: 1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002. 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 herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 4. The auction sale will be "online through e-auction" portal <https://baanknet.com>. 5. The intending Bidders / Purchasers are requested to register on portal <https://baanknet.com> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet ON before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 6. Platform <https://baanknet.com> for e-Auction will be provided by e-Auction service provider Help Desk No. o. +91 82912 20220, Help Desk E-Mail ID : support.baanknet@psballiance.com. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-auction service provider's website <https://baanknet.com>. 7. The Sale Notice containing the General Terms and Conditions of sale is available / published in the websites / web page portal: <https://baanknet.com>. 8. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from portal <https://baanknet.com>. 9. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 10. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as mention above to the last higher bid of the bidders. Ten (10) minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 11. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider <https://baanknet.com> Details of which are available on the e-Auction portal. 12. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/ email address given by them/registered with the service provider). 13. The secured asset will not be sold below the reserve price. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 14. The sale certificate shall be issued in favor of successful bidder on deposit of full bid amount as per the provisions of the act. 15. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provided. All statutory dues/ attendant charges / other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 16. The Authorized Officer of the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 17. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons / contingencies affecting the e-auctions. 18. The successful bidder has to bear the TDS of 1% if the property value exceeds 50 lacs. 19. This notice is also to be treated as 15/30 days statutory sale notice to borrower and guarantor under Rule 9(1) Security Interest (Enforcement) Rules 2002. 20. Incase of sole bidder the bid amount quoted in his/her bid form must be improved by at least one bid incremental value, lest the sale shall be cancelled/deferred. 21. Sale will not be confirmed if the borrower tenders to the bank contractual dues along with other expenses prior to the Authorised Officer issuing Sale Confirmation letter to the successful bidder, in such case the Bank shall refund without interest the entire amount remitted by the successful bidder. For any property related query may contact the Chief Manager (Recovery) Mr. JS Negi, Mob. No. 98167-46344, E-mail: zo.jlndhar.rec@ucobank.co.in.