



**UCO Bank Zonal Office, Chandigarh - SCO 55-56-57, Bank Square, Sector 17-B, Chandigarh - 160017,
Phone: 0172-5037339, 5037340, E-mail: zochng.rec@uco.bank.in**

SALE NOTICE OF E-AUCTION SALE (FOR IMMOVABLE PROPERTY/IES)

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 and invites bids from the intending purchasers for purchase of immovable properties mentioned hereunder.

Sr. No.	Name of the Branch & Borrower / Guarantor	Details of Immovable Properties	Possession Date / Status of possession (Physical or Symbolic)	Demand Notice Date & Amount	Reserve Price	Details of Officer Concerned	Date and Time of Auction
					EMD Bid Increase Amount		
1.	PATRAN BRANCH Borrower(s):- (1) Mr. Davinder Singh, Address:- Ward No. 2, Near Kuker Factor, Patran, Tehsil Patran, Distt. Patiala (2) Mrs. Aarti, Address:- Ward No. 2, Near Kuker Factor, Patran, Tehsil Patran, Distt. Patiala. Guarantor(s):- Mr. Harmesh Singh S/o Fakir Chand, Address:- Ward No. 2, Near Kuker Factor, Patran, Tehsil Patran, Distt. Patiala	All that part and parcel of Property measuring comprising in Khata No. 598/1492 to 1495 Khasra No. 2/20(4-7), 21(8-0), 22/3 Min (6-11), 19(4-11), 22/1(0-10), 22/3(0-8) Total Land 24K-17M in which applicant 9-3/4/497 share i.e. 00K-9-34M, as per Jamabandi for the Year 2011-12 situated at Sangrur Road to Truck Union Patran, Tehsil Patran, Distt. Patiala 7 Vide Transfer Deed No. 2018-19/83/1/1615 Book No. 1, Zild No. Page No. 0 Dated 26.02.2019 in the name of Mr. Davinder Singh S/o Harmesh Singh. Bounded as under:- East: Prop. of Harbans Singh 175'-4"; West: Prop. of Maddi 175'-4"; North: Sangrur Road 15'-0"; South: Prop. of Puran Singh 15'-0".	31.05.2023 / Physical	14.10.2022 / Rs. 16,70,092.27 * Less repayments made after NPA	Rs. 26,13,000/- Rs. 2,61,000/- Rs. 20,000/- E-mail: patran@uco.bank.in	Mr. Sahil Choudhary, M.: 9888962296	11.09.2026 11:00 A.M. to 05:00 P.M.
2.	SANGRUR BRANCH Borrower(s):- (1) Tarsem Singh, Address:- Bhatal Colony, Hareli Road, Kartarpura, Sangrur - 148001 (2) Kiranpal Kaur, Address:- Bhatal Colony, Hareli Road, Kartarpura, Sangrur - 148001	All that part and parcel of Residential Property situated at Village Kartarpura, Hareli Road, Bhatal Basti, Distt. Sangrur, Punjab - 148001 measuring 61.24 Sq. Yards i.e. 1.25/30 Marla being 55/2370 share out of total measuring 3 Kanal 19 Marlas comprised in Khata No. 1101/1608 (Old) Khata No. 1177-1178/1710 (New) having Khasra No. 65/8/3/1/1-6, 9/1/2-13, Regd. in the Office of Sub-Registrar, Sangrur vide sale deed no. 2163 dated 08.09.2009 in the name of Sh. Tarsem Singh S/o Labh Singh & Smt. Kiran Pal Kaur W/o Tarsem Singh. Butted & Bounded by:- East: House of Balwant Singh; West: House of Paramjit Kaur; North: Vacant Land; South: Street.	26.07.2024 / Symbolic	11.11.2019 / Rs. 4,41,182.56 * Less repayments made after NPA	Rs. 8,78,000/- Rs. 87,000/- Rs. 10,000/- E-mail: sangru@uco.bank.in	Ms. Ankita Jaykaria, M.: 9817086520	11.09.2026 11:00 A.M. to 05:00 P.M.
3.	NABHA BRANCH Borrower(s):- (1) Whisky Kumar, Address:- Guru Teg Bahadur Nagar, Chaudhary Majra Road, Nabha, Patiala - 147201; (2) Jasbir Kaur, Address:- Guru Teg Bahadur Nagar, Chaudhary Majra Road, Nabha, Patiala - 147201.	All part and parcel of residential house measuring 150 sq. yds. situated at Guru Teg Bahadur Nagar, Chaudhary Majra Road, Alhoran Khurd, Gali, Nabha, Patiala. Registered vide deed No. 2022-2377/11/168 dated 13/07/2022 in the name of Smt. Jasbir Kaur W/o Whisky Kumar, mortgaged with UCO Bank Nabha dated 13.07.2022. Boundary of the Property such as:- Butted & bounded by: On the East: Street (27'-0"); On the West: Joginder Singh (27'-0"); On the North: Vacant Plot (50'-0"); On the South: Kamaljeet Singh (50'-0").	01.02.2025 / Symbolic	16.11.2024 / Rs. 14,80,000/- * Less repayments made after NPA	Rs. 17,15,000/- Rs. 1,71,500/- Rs. 10,000/- E-mail: nabha@uco.bank.in	Ms. Rasu Jain, M.: 9877819492	11.09.2026 11:00 A.M. to 05:00 P.M.
4.	NABHA BRANCH Borrower(s):- (1) Balwinder Kumar S/o Krishan Kumar, Address:- Baldev Colony, Alhoran, Tehsil Nabha, District Patiala - 147201; (2) Kamaldeep Kaur S/o Balwinder Kumar, Address:- Baldev Colony, Alhoran, Tehsil Nabha, District Patiala - 147201. Guarantor(s):- (1) Harmanjeet Singh S/o Balwinder Kumar, Address:- Baldev Colony, Alhoran, Tehsil Nabha, District Patiala - 147201; (2) Amandeep Kumar S/o Balwinder Kumar, Address:- Baldev Colony, Alhoran, Tehsil Nabha, District Patiala - 147201.	Residential House measuring 102.22 sq. yards situated at Defence-III, Alhoran, Nabha District, Patiala, registered vide title deed No. 3256 dated 04.02.2022. Mortgaged to UCO Bank Nabha dated 07.02.2022. Boundaries as per Deed: East: Amarjeet Kaur (46'-0"); West: Puran Singh (46'-0"); North: Street (20'-0"); South: Vacant Plot (20'-0").	11.11.2025 / Symbolic	18.08.2025 / Rs. 15,24,297/- * Less repayments made after NPA	Rs. 15,78,000/- Rs. 1,57,800/- Rs. 10,000/- E-mail: nabha@uco.bank.in	Ms. Rasu Jain, M.: 9877819492	11.09.2026 11:00 A.M. to 05:00 P.M.
5.	SECTOR 22-D, CHANDIGARH BRANCH Borrower(s):- (1) Anurag Mohila, Flat No. 104 A, Gulmohar heights, Khanpur-Kharar (PB) - 140301; (2) Sushma Kumari, Flat No. 104 A, Gulmohar heights, Khanpur - Kharar (PB)-140301	All part and parcel consisting of immovable property being flat no. 104 A, 4th Floor Gulmohar Heights, Khanpur, Kharar, SAS Nagar Mohali (Punjab-140301). Allotment letter dated 14-04-2017. (a) Title Deed(s) No. 5068 & Dated 08-09-2017. (b) Anurag Mohila S/o Sh. Lachhu Ram. (c) Boundary of the property: Butted & bounded by: On the East: As per site; On the West: As per site; On the North: As per site; On the South: As per site.	17.09.2024 / Symbolic	01.07.2024 / Rs. 23,03,659.65 * Less repayments made after NPA	Rs. 36,94,000/- Rs. 3,69,400/- Rs. 20,000/- E-mail: chas38@uco.bank.in	Mrs. Gurpreet Singh, M.: 8196950111	11.09.2026 11:00 A.M. to 05:00 P.M.
6.	SECTOR 22-D, CHANDIGARH BRANCH Borrower(s):- (1) Sai Document Centre, H. No. 656/5 Sector 8, Kharar, Distt. SAS Nagar, Mohali Punjab - 140301; (2) Raj Kumari (Prop), H. No. 897/B, Ward No. 9, Kharar, Distt. SAS Nagar, Mohali Punjab - 140301. Guarantor(s):- Himanshu Malhotra S/o Sunil Kumar Malhotra (Guarantor), H. No. 656/5, Sector 8, Neermwala Chowk, Kharar, SAS Nagar, Mohali Punjab - 140301.	All part and parcel consisting of immovable property being H No. 656-651/5 Neerwala Chowk, Abadi Upper Bazar Sector 8 ward no. 5 Near Jwala Ji Temple Hadhast no 184, Tehsil Kharar, SAS Nagar Mohali. (a) Transfer Deed(s) No. 5002 & Dated Book no. 1 Dated 26.11.2013; (b) Himanshu Malhotra S/o Sunil Kumar Malhotra (c) Boundary of the property:- Butted & bounded by: On the East: House of Anil Gupta; On the West: Street 13 Feet; On the North: Anil Gupta; On the South: House of Bimal Singla & Street.	30.07.2019 / Symbolic	29.10.2015 / Rs. 6,42,798.14 * Less repayments made after NPA	Rs. 22,00,000/- Rs. 2,20,000/- Rs. 20,000/- E-mail: chas38@uco.bank.in	Mrs. Gurpreet Singh, M.: 8196950111	11.09.2026 11:00 A.M. to 05:00 P.M.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 1961

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 E-mail 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. +91-8291220220, 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. For any property related query may contact the Authorised Officer for Sr. No. 1 - -----, M: -----; for Sr. No. 2 - Mr. Satyam Kumar, M.: 9817086520; for Sr. No. 3 & 4 - -----, M.: -----; for Sr. No. 5 & 6 - Ms. Prabhgeet Kaur, M.: 9815244554. 8. The Sale Notice containing the General Terms and Conditions of sale is available / published in the websites / web page portal: <https://baanknet.com>. 9. 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>. 10. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 11. 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. 12. 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. 13. After finalization of E-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS / E-mail. (On Mobile No. / E-mail Address given by them / registered with the service provider). 14. 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. 15. The sale certificate shall be issued in favor of successful bidder on deposit of full bid amount as per the provisions of the act. 16. 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. 17. The Authorized Officer of the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to 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. 18. 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. 19. The successful bidder has to bear the TDS of 1% if the property value exceeds 50 Lacs. 20. This notice is also to be treated as 30 days statutory sale notice to borrower and guarantor under Rule 9(1) Security Interest (Enforcement) Rules 2002. 21. In case 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. 22. 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.

Date: 21.08.2026

Place: Chandigarh

AUTHORIZED OFFICER