

Sale Notice For Immovable Properties "APPENDIX - IV-A [See Provision Rule 6 (2) and Rule 8 (6)]

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 proviso to Rules 6(2) and 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), Mortgagor (s) and Guarantor (s) that the below:

Described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of UCO Bank, Secured Creditor, will be sold on "As is where is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor(s)/Guarantor(s)/Secured Asset's/Dues / Reserve Price/e - Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Date & Time of Auction: 11.09.2026, 11.00 AM to 05.00 PM

Last Date for Acknowledgment of EMD/Bid Price: 10.09.2026

Sl. No.	Name & Address of Borrowers/Guarantors	Amount Outstanding	Description of the Property(ies)	Reserve Price/Earnest Money/Bid Increase Amt./Type of Possession	Date of Demand Notice/ Possession Notice/ Sale Notice
Branch: Sitapur (1017)					
1	1. M/s Rafiq Ahmad & Sons (Prop. Mohd. Rizwan S/o Late Rafiq Ahmad), 2. Mohd Rizwan S/o Late Rafiq Ahmad (Proprietor of M/S Rafiq Ahmad & Sons) Both as Borrowers, 3. Mrs. Saliha Begum w/o Late Rafiq Ahmad, 4. Ms. Sadiya Begum D/o Late Rafiq Ahmad (legal heirs of Late Rafiq Ahmed), 5. Mohd. Rizwan S/o Late Rafiq Ahmad (legal heirs of Late Rafiq Ahmed) & 6. Mohd. Riyan S/o Late Rafiq Ahmad (legal heirs of Late Rafiq Ahmed) All as Gurantor.	Rs. 5,02,215.37 + Overdue Interest + Cost + other expenses	All the part and parcel of plot no. 10 constructed on 1/3rd southern part of Nagar Palika plot no.860 situated at Nazool no. 714, Mohalla Tamsenganj. Pargana Khairabad, District Sitapur admeasuring 236.25 Sq. Feet Original Sale deed registered vide Book No. 1, Volume No. 1517, Page no:- 309-332 at Serial no. 92 dated 06.01.2004 at Sub-Registrar Office Sitapur. Property Bounded By: East: Plot No. 9B (Shop of Anil Jaiswal), West: Gurdwara Road, North: Rasta Kaccha 14 feet wide, South: House of Prakash Ji.	Rs. 18,71,000/- Rs. 1,87,100/- Rs. 20,000/- Type of Possession Symbolic	04.11.2025 13.02.2026 07.08.2026
2	1) M/s. Wadhwa Electric Company (Proprietor: Charanjeet Kaur W/o. Mr. Hardeep Singh) R/o Cycle Wali Gali, Thompsonganj, Sitapur (U.P.) 261001 and 2) Mrs. Charanjeet Kaur W/o. Mr. Hardeep Singh (Proprietor: M/s. Wadhwa Electric Company) R/o 287, Arya Nagar, Sitapur, (U.P.) 261001 both as borrower and 3) Mr. Hardeep Singh S/o. Mr. Gyan Singh R/o 287, Arya Nagar, Sitapur, (U.P.) 261001 and 4) Mr. Gurneet Singh S/o. Mr. Hardeep Singh R/o 287, Arya Nagar, Sitapur, (U.P.) 261001 as guarantor.	Rs. 13,89,176.48 + Overdue Interest + Cost + other expenses	All the part and parcel of the Residential Property situated at a portion of Nazul no 805,806,808/1,808/1A,810,811,812 measuring 258.34 sq ft. Owner: Mrs Charanjeet kaur w/o Sri Hardeep Singh r/o 287, Arya nagar, Sitapur. Original Sale Deed registered vide Book No. 1, Volume No. 3653, Page no: - 261-284 at Serial No. 8132 dated 11.11.2010 at Sub-Registrar Office Sitapur. Property Bounded By (As per Sale Deed): East: Rasta Cycle Mandi, West: Plot of Sanjay Agarwal, North: Shop of Sanjay Agarwal, South: Shop of Sanjay Agarwal. Property Bounded By (As per actual): East: Rasta Cycle Mandi, West: Plot of Bissan Chappal wale, North: Shop of Katiyal, South: Shop of Taranjeet Singh.	Rs. 31,40,000/- Rs. 3,14,000/- Rs. 20,000/- Type of Possession Symbolic	17.12.2025 28.04.2026 07.08.2026

Note: This notice is also to be treated as 30 days statutory sale to borrower & guarantor (L/Rs.) under Rule 6(2) and Rule 8(6) Rules, 2002. 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 & e-mail on zolucknow.rec@uco.bank.in and Branch Manager Mob no. 9230501017 and e-mail on sitapu@uco.bank.in for Sl. No. (1) and (2).