

**UCO Bank**

Zonal Office: Balasore
O.T. Road, Near Police Line
Chhak, Balasore, Odisha-756001

**E-AUCTION
SALE NOTICE**

(Under SARFAESI Act 2002)

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS: 30.10.2026 upto 10.00 PM**

Sale of Immovable Properties mortgaged to Bank under **Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (No. 54 of 2002)**. Whereas, the Authorized Officer of UCO Bank has taken possession of the following property/ies pursuant to the notice issued under section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan accounts with right to sell the same on "**AS IS WHERE IS**", "**AS IS WHAT IS**" and "**WHATEVER THERE IS**" basis for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of powers conferred under **Section 13(4)** of the said Act proposes to realize the Bank's dues by sale of the said property/ies.

Sl. No.	BRANCH & Contact No. / Name & Address of Borrower / Guarantor	Description of Immovable Property	Notice Amount	Date of Demand / Possession Notice	Reserve Price / EMD
1.	BHADRAK BRANCH, MOB.: 9230500439 / Borrower: M/s. New Zarda Store, Prop.: Sk. Azhar Mehmood, S/o- SK Noor Mehmood, At: Ananda Bazar, P.O./Dist.: Bhadrak, PIN-756100/ Guarantor: Gazala Kousar , W/o: Sk. Azhar Mehmood, Vill: Badasankarpur, P.O.: Puruna Bazar, Dist.: Bhadrak	All that part and parcel of the immovable property standing in the name of Sk. Azhar Mehmood , Tahasil: Bhadrak, Village/ Mouza- Sankarpur, Dist.: Bhadrak, Khata No.: 289/98 & 633/280, Plot No.: 727, 719 & 718, 621/1532, Area: Ac.0.010 Dec., Ac.0.010 Dec., Ac.0.060 Dec., Ac.0.015 Dec., Total Area: Ac.0.095 Dec., Property Type: Residential, Property Sub type: Individual Plot, Title Deed Type: Registered Sale Deed, Distance from Railway Station/ Bus Stand: 5 Km	₹18,93,522/- as on 30.06.2015 + Interest and other expenses	13.07.2015 / 22.09.2015	₹16,75,000/- / ₹1,67,500/-
2.	LANGALESWAR BRANCH, MOB.: 9230501197 / Borrower: Mr. Parsuram Rana, S/o: Banshidhar Rana, At: Sampatia, P.O.: Demuria, Dist.: Balasore, PIN-756034 / Guarantor: Mr. Arjun Charan Senapati, S/o: Raghunath Senapati, At: Jaleswarpur, P.O.: Langaleswar, Dist.: Balasore, PIN- 756034	All that part and parcel of the immovable property standing in the name of Mr. Radhakrushna Rana , S/o.: Krupasindhu Rana, Mr. Bansidhar Rana, Mr. Benudhar Rana, S/o.: Dinabandhu Rana, Mr. Muralidhar Rana, S/o.: Jagabandhu Rana, Mr. Srikanta Rana, Mr. Rajanikanta Rana, S/o: Kamalakanta Rana, Mouza: Sampatia, Thana: Jaleswar, Tahasil: Jaleswar, Dist.: Balasore, PIN - 756034, Khata No.: 202, Plot No.: 341, Area: Ac.0.580 Dec. i.e. 25264.8 sq.ft., Property Type: Residential, Property Sub type: Individual House, Title Deed Type: Registered Sale Deed, Distance from Railway Station/ Bus Stand: 15 Km / 1 Km	₹2,52,464.97 as on 30.06.2014 + Interest and other expenses	31.10.2017 / 13.02.2018	₹26,82,900/- / ₹2,68,290/-

Date & Time of E-Auction: 31.10.2026 between 11.00 A.M. to 5.00 P.M.

(With Unlimited Extension of 10 minutes each)

Terms & Conditions of Online E-Auction:

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

- The auction sale will be "online through e-auction" portal <https://baanknet.com> on 31.10.2026 between 11.00 AM to 5.00 PM.
- Interested bidder has to get themselves registered on the portal <https://baanknet.com>.
- The particulars mentioned herein above are as per available records and to the best of information of Authorized Officer. The Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation portal.
- 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 listed properties for auction, not known to the bank.
- The properties are being sold on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**" and the intending bidders should make discreet enquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. and should satisfy themselves about the title, extent and quality of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges, encumbrances over the property on any matter etc. will be entertained after submission of the online bid.
- The intending bidder or purchaser are requested to register through <https://baanknet.com> portal and Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through RTGS or NEFT. Last date of deposit of EMD is 30.10.2026 upto 10.00 PM.
- The bidder should improve their further offers in multiple of Rs.20,000.00 (Rupees Twenty thousand only) with unlimited extension of 10 minutes each.
- The successful bidder shall have to pay 25% of the bid amount (including EMD paid), immediately on closure of E-Auction sale proceedings on the same day or not later than the next working day and the remaining 75% amount shall be paid within 15 days from the date of acceptance/confirmation of sale conveyed to them in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, UCO Bank, Zonal Office Balasore payable at Balasore or through RTGS/NEFT bearing A/C No. 04620210002704, IFSC-UCBA0000462".
- The sale is subject to confirmation by the bank. If the borrower/guarantor pays the bank in full before sale, no sale will be conducted.
- 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./ e-mail address given by them / registered with the service provider).
- The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel/modify/discontinue the sale and change any terms and conditions of the sale without any prior notice and assigning any reason.
- The purchaser shall bear the stamp duty charges including those of sale certificate registration charges, all statutory dues payable to Government, taxes and rates and outgoing both existing and future relating to the property sale and possession. The sale certificate will be issued only in the name of successful bidder after depositing full bid amount.
- Payment of sale consideration by the successful bidder only at the time of deposit of TDS under Section 194- IA of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the BID amount/full deposit of BID amount.
- The intending purchaser or bidder can inspect the property before 7 working days of the E-Auction sale between 10.00 AM to 4.00 PM. It will start from 24.10.2026 to 30.10.2026.
- This is a statutory 15 days sale notice to the above mentioned borrowers/guarantors under Rule 9(1) of the SARFAESI Act, 2002 and all the properties are under Bank's Symbolic Possession.

Authorized Officer, UCO Bank, Zonal Office, Balasore

Place: Balasore, Date: 13.10.2026