Rule-8(6)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization & Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 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/or Guarantor(s) that the below described immovable property mortgaged/ charged to the UCO Bank (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" & "Whatever There Is" basis on **17/11/2026** for recovery of **₹ 3,47,814.18 (Rupees Three Lakh Forty Seven Thousand Eight Hundred Fourteen and Paisa Eighteen only)** as on **12/10/2026** (inclusive of interest up to **30/09/2026**) plus unapplied interest, charges, cost and expenses etc due to UCO Bank (Secured Creditor) from Mrs. Rajiya sultana W/o Late Choudhury Sirajaul Haque **(Legal Heir of Late Choudhury Sirajaul Haque)**

Names of the Borrower(s) & Guarantor(s) along with their respective addresses	a) Date of Demand Notice b) Amount Claimed	a) Date & b) Type of Possession	a) Reserve Price (in Lakh) b) Earnest Money (in Lakh) c) Bid increase amount (in Lakh)	Recoverable Amount	Description of Property(ies)
Account No. 17110510003848 Account Name: Choudhury Sirajaul Haque Legal Heir(s): Mrs. Rajiya Sultana Address: W/o Late Choudhury Sirajaul Haque Village –Sikarpur Post –Sikarpur, P.S. -Panrui Birbhum, West Bengal PIN: 731124 Mob: 9064988246	a) 03/06/2026 b) ₹3,97,734.18 (Rupees Three Lakh Ninety Seven Thousand Seven Hundred Thirty Four and Paisa Eighteen only) as on 25/05/2026 (inclusive of interest up to 30/04/2026) plus unapplied interest, charges, cost and expenses etc	a) 01/09/2026 b) Symbolic	a) Rs. 15.72 b) Rs. 1.57 c) Rs. 0.10	₹ 3,47,814.18 (Rupees Three Lakh Fourty Seven Thousand Eight Hundred Fourteen and Paisa Eighteen only) as on 12/10/2026 (inclusive of interest up to 30/09/2026) plus unapplied interest, charges, cost and expenses etc	All that piece and parcel of Land and building admeasuring Area 5 Satak, Situated at Village-Sikarpurr & Post-Sikarpur, P.S.-Panrui, District Birbhum, West Bengal, PIN :731124 having Plot No. 470 Khatian No. 37,58,160,182,25, HAL Kh. No.-306, JL No. 161, Mouza Sikarpur, registered vide Deed No. I-9044/2015 in favor of Mr. Choudhury Sirajul Hoque within A.D.S.R. Suri, Birbhum **Boundaries of the property** **North:** Road & Own Land **South:** House of Nasr Md **East:** Common Passage **West:** Common Passage

Suri HO 731101
EW057497021IN, IVR No1: 6987057497021
15-10-2026 12:37:53, Counter No: 8
To: MRS RAJIYA SULTANA
SIKARPUR, BIRBHUM, 731124
From: UCO BANK
SURI BR, BIRBHUM, 731101
Base Amt: 47.00
Wt:20gms(Phy.)
P.Mode: Cash
PMR:No, www.indiapost.gov.in



Date & Time of E-Auction Sale
17th day of November, 2026 between 1:00 P.M. to 5:00 P.M.
(with unlimited auto extension of 10 minutes each and bids shall be in multiples of Rs 0.10 Lakh)
Last date & time of Submission of Bid along with EMD: 17th day of November, 2026 at 12:00 Noon

Details of known encumbrances: **NIL as per Bank Record**

Terms and Conditions:

1. The sale shall be subject to the Terms & Conditions as prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal:
I) https://baanknet.com
II) https://www.uco.bank.in

2. The property(ies)is/are being sold on **"As is Where is" & "As is What is" & "Whatever There is" basis.**

3. The particulars of Secured Assets specified in the "Description of the Property(ies)" hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

4. The Sale will be done by the undersigned through e-auction platform provided at the Website with the URL: **https://baanknet.com** and start **at 1:00 PM on 17/11/2026**

5. It is open to the Bank to appoint a representative **for placing self-bid in order to participate** in the auction.

Date: 12/10/2026
Place: Birbhum

CM and Authorized Officer
UCO Bank (Secured Creditor)

AUTHORISED OFFICER
&
CHIEF MANAGER
UCO BANK

interest. In case of default in payment by the highest and successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.

10. **Payment of sale consideration by the successful bidder to the Bank will be subject to 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 and this will be above the sale consideration amount.**
11. **The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or vary the terms of the auction or postpone/cancel/adjourn/discontinue the auction at any time without assigning any reason and without any cost or compensation whatsoever therefor and the decision of the Authorized Officer in this regard shall be final and conclusive.**
12. The sale certificate shall be issued in favor of successful bidder only, not in favour of his/her nominee(s) or representative(s),on deposit of full bid amount in compliance with the provisions of the SARAESI Act,2002 and the Rules made there under.
13. The purchasers shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government, Society, Builder and other authorities, taxes and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidders.
14. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, fees, cost & expenses specified under known encumbrances etc. shall have to be borne by the purchaser himself/herself. **Such amounts will be above the sale consideration amount.**
15. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The intending purchaser can inspect the property on or before **16/11/2026 between 11 am to 4 pm with prior appointment. Please contact Mr. Rakesh Kumar Mobile No: 9877609869 E-mail – banasa@uco.bank.in**
16. To the best of knowledge and information of the Authorized Officer, **there is no encumbrances on property affecting the security interest*****. However, the intending bidders should make their own independent inquiries/inspection and satisfy themselves regarding the title of property, claims /rights/dues/encumbrances etc. affecting the property, prior to submitting their bid. **The e-Auction advertisement does not constitute and will not be deemed to construe any commitment or any representation on the part of the Bank or the Authorized Officer. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party rights/claims /charges/liens/dues/encumbrances in any manner whatsoever.**
17. The bidder should ensure proper internet connectivity, power back-up etc. before bidding for the property put in e-auction. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reason(s)/contingencies affecting the e-auctions.
18. In case date and time of e-auction is changed due to any administrative exigencies or any event necessitating such change, Bank will endeavour to intimate the bidders through the service provider at the registered email addresses or through SMS on the mobile number/email address given by them/registered with the service provider.
19. **It is open to the Bank to appoint a representative for placing self-bid in order to participate in the E-Auction.**
20. The Notice is also to the Borrower(s), Guarantor(s) in particular and the public in general.

Date: 12/10/2026
Place: Birbhum

CM and Authorized Officer
UCO Bank (Secured Creditor)

AUTHORISED OFFICER
&
CHIEF MANAGER
UCO BANK