यूको बैंक (भारत सरकार का उपक्रम) **UCO BANK** (A Govt. of India Undertaking) | **Zonal Office : Gwalior** | **MEGA E-AUCTION NOTICE**

Appendix-IV-A [See provisio to rule 8(6) & 6(2)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 6(2) 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 **UCO Bank, Concerned Branch** the Secured Creditor the **Possession** of which has been taken by the Authorised Officer of **UCO Bank, Concerned Branch** Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is basis" for recovery of Amount mentioned below plus interest and other expenses due to **UCO Bank, Concerned Branch** the Secured Creditor from below mentioned Borrowers & Guarantors.

Date & Time of E-auction : **17.11.2026 between 1.00 PM to 5.00 PM**
as per (IST) with unlimited extensions of 10 minutes each.
Last date for submission of online bids is **17.11.2026 upto 12.00 P.M.**

Name of the Borrower & Guarantor	Demand notice Dt. / Possession Notice / Present Outstanding Amount	Description of Property & Name of Property Owner	Reserve Price / EMD / Bid Increment Amt.
UCO BANK, Ashok Nagar Branch : Ashok Nagar Tel.: 8817616280 E-mail : ashokn@uco.bank.in			
Borrowers: **M/s Dev Spice Industries Prop Mr. Devdatt Sharma S/o Mr. Ram Laksman Sharma**	**15-04-2025** / **06-06-2026** / ₹ **34,70,427.67** +Any unrecovered interest/expense & incidental charges	**All that part & Parcel of Area of land measuring 0.105 Hectare (11250 Sq ft) in which Build up Area is 1600 Sq. Ft., Part of survey no. 230/1, P.H. No. 22, Gram Rusalla Khurd, Tehsil & Dist : Ashok Nagar (MP). Owner: Devdatt Sharma S/o Ramlaxman Sharma Boundaries :** East: Kacchi Gadvaat, West: Chanderi- Thubon Main Road North: Open Land of Mrs. Jevun Nisha South: Open Land of Nissar Ahmad, **Symbolic Possession**	₹ **50,51,970/-** / ₹ **5,05,197/-** / ₹ **10,000/-**
Mid Corporate High Court Road Branch, Old High Court Road Gwalior (M.P) Phone : 9999197470			
Borrower : **M/s H & S Associates Partner: Mr. Vivek Sharma s/o Shri Jai Kishore Sharma and Mrs. Radha Sharma w/o Vivek Sharma**	**06.04.2026** / **01.07.2026** / ₹ **64,15,618.59/-** +unrecovered interest/expense & charges	**All that part & Parcel of Lease Property having Commercial Shed on Plot No 102-U, At Industrial area, Malanpur, Teh- Gohad, Distt- Bhind Pin Code – 477117 Area- 1400 sq mtr (15064 Sq. Ft.) Owner: H and S Associates Boundaries :** East:- 30 M Wide Road, West: M/s Atlas Industries, North: 30 M Wide Road, South: Plot No. 103-U **Symbolic Possession**	₹ **79,05,000/-** / ₹ **7,90,500/-** / ₹ **10,000/-**

For detailed terms and conditions of the sale, please refer to the link provided : **https://baanknet.com**

The borrower/guarantor are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered along with interest and cost. This is also treated as **30 days** statutory notice under SARFAESI Act.

Terms & Conditions of e-auction:

1.E-Auction is being held on **"AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" & "WITHOUT RECOURSE BASIS"** and will be conducted "On Line". Bank reserves its right for sale of the property either in one lot or separately. The auction will be conducted through service provider (PSB Alliance) at the web portal: **https://baanknet.com**

2. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. 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 claims/ rights/dues/encumbrances.

3. **It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property/Item to be sold, before submission of the bid. Bidder has to make their own due diligence regarding property. Intending bidders/ Purchasers can inspect the property put on e-auction on 09.11.2026 between 12:00 PM and 04:00 PM.**

4. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

5. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

6. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

7. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Dated: 14.10.2026 **(Authorized Officer)**
Place: Gwalior **UCO BANK**