

Civic Centre Branch (1492)
Appendix IV-A [See provision to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 provision 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)/guarantor(s) that the below described immovable properties mortgaged/charged to UCO Bank, Civic Centre Branch, the secured creditor, the possession of which has already been taken by the authorized officer of UCO Bank, Civic Centre Branch, the 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, Civic Centre Branch, the secured creditor from below mentioned Borrowers & Guarantors.

Sr.no.	Name of the Borrowers & Guarantors	Demand Notice Date	Description of Property & Name of Property Owner	Reserve Price
		Possession Notice		EMD
		Outstanding Amt.		Bid Increment Amt.
1.	Borrower:- Mr. Kaushal Kumar Yadav s/o Mr. Dhanpat Lal Yadav Co-Borrower:- Mrs. Nidhi Yadav w/o Mr. Kaushal Kumar Yadav	07-04-2026	All part & parcel of Residential house at LIG 154, Dhanwantri Nagar, Maharana Pratap Ward, Tehsil & Dist. Jabalpur M.P. Plot area 581 Sq.ft. Const area GF 405 sqft Owner- Mrs. Nidhi Yadav w/o Mr. Kaushal Kumar Yadav Boundary: North- Colony Road South- LIG161 East- LIG 155 West- LIG153	Rs.21,96,000/-
		19-06-2026		Rs.2,19,600/-
		Rs.12,11,237.00/- + Any unrecovered interest/expense & charges.		Rs.5,000/-

Last date for submission of online bids is 28/08/2026 upto 5:00 PM.

Date & Time of E-auction: 29.08.2026 between 11:00 AM to 5.00 PM as per (IST) with unlimited extensions of 10 minutes each.

For detailed terms and conditions of the sale, please refer to the link:<https://banknet.com>

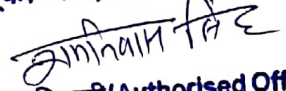
The borrower/guarantor are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered along with interest and cost. This is also treated as 15 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/items to be sold, before submission of the bid. Intending bidders/Purchasers can inspect the property put on e-auction on 15.08.2026 & 27.08.2026 between 12:00 PM and 4:00 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 acceptor 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

कृते यूको बैंक/For UCO BANK

प्राधिकृत अधिकारी/Authorised Officer

Dated: 29.07.2026
Place: Jabalpur

(Authorized Officer)
UCO Bank