



E-AUCTION SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

DATE & TIME OF E-AUCTION ON 29.12.2025 BETWEEN 11:00 AM TO 05:00 PM (WITH 10 MINUTES UNLIMITED AUTO EXTENSIONS)

EMD SHALL BE DEPOSITED AND LINKED/MAPPED WITH THE PROPERTY ID BEFORE THE EXPIRY OF AUCTION TIME PRIOR TO PLACING THE BID

Whereas, the Authorized Officer of UCO Bank, Respective Branches as under had taken possession of the following properties to the notice issued under Section 13(2) of the SARFAESI Act in the following loan accounts with right to sell the same strictly on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" & "WHATEVER THERE IS BASIS" & "WITHOUT RECOURSE BASIS" under section 13(4) of the (SARFAESI) Act 2002 propose to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the website.

Name of the Branch/ Borrower(s)/ Guarantor(s)	Details of the Immovable Properties	Date of Demand Notice Outstanding Amount (Secured Debts)	Date of Symbolic/ Physical Possession Details of Officials concerned	25% Deposit Account No. & IFSC CODE	Reserve Price EMD Bid Increase Amount	Date & Time Of E-Auction
B/O : NIGAM VIHAR						
Ambika Beverage Company	Land and Single Storey Building named "Ambika Beverage Company" having Floor area of 376.06 sq. meters constructed upon area measuring 3749.00 sq. meters bearing Khata Khatoni No. 36/61min, Khasra No. 14/16/17 and Khata Khatoni No. 11min/14min, Khasra No. 4/5/18/19 up Mohal Majhar, Tehsil and District Shimla.	19.05.2022 Rs. 65,95,480.68 + incidental costs+ cgtmse claim	18.07.2022/ Symbolic Authorised officer Kulwant Rai, Mob. No. 8628883920, Branch Head Varun Marwari 7018165387, E-Mail : Nigamu@ucobank.co.in	Account No. 09811030080161 IFSC UCBA0000981 Name of Account : No Lien Account	Rs. 1,11,00,000/- Rs. 11,10,000/- Rs. 25,000/-	29.12.2024 11.00 AM to 05:00 PM (with unlimited auto extension of 10 minutes each)
Branch Office : Rampur	All that part and parcel of the property consisting of land and building measuring 00-05-06 Bigha comprised in Kh.Kh/ No. 232 min/274 Khasra No. 259, 1/20th share situated at Mohal Poshna, Tehsil Nirmand, District Kullu, HP-172001 in the name of Sh. Mast Ram S/o Sh. Gyaru Ram.	28.04.2022 Rs. 17,06,245.26 with further interest and incidental charges costs etc.	14.07.2022 (Symbolic) Authorised officer & Branch Manager Sandeep Sharma Mob. : 91474-04255, E-Mail : ramahr@ucobank.co.in	Account No. 15431030080161 IFSC CODE UCBA0001543 Name of Beneficiary : No Lien Account	Rs. 19,96,000/- Rs. 1,99,600/- Rs. 25,000/-	29.12.2025 11.00 AM to 05:00 PM (with unlimited auto extension of 10 minutes each)
Branch Office : Shimla Main	Flat having 3 Bed Rooms, Drawing Cum Dining room, One Kitchen, Two Toilet and One Balcony situated at third floor measuring 69.19 sq. mtrs with attic floor now converted into a residential unit measuring 120 sq. mtrs. (Total area of 189.19 sq. mtrs) of four story building completed towards Mashobra side, Located at Mohal Lambirdhar, Tehsil and District Shimla, H.P. build upon land comprised in Khata/ Khatauni No. 181/197 min & 126/142 min Khasra No. 325/191, 326/191 in the name of Sh. Ram Lal.	19.03.2020 Rs. 73,20,009.24 with further interest and incidental charges costs etc.	20.03.2021 (Physical) Authorised Officer Mahesh Mangla 94679-43464, Branch Manager Avijit Mukherjee 99039-08543 E-Mail : simla@ucobank.co.in	Account No. 00781030080161 IFSC CODE UCBA0000078 Name of Account : No Lien Account UCO Bank Shimla Main	Rs. 59,50,000/- Rs. 5,95,000/- Rs. 25,000/-	29.12.2025 11.00 AM to 05:00 PM (with unlimited auto extension of 10 minutes each)

TERMS AND CONDITIONS OF E-AUCTION SALE : 1. Bids should be submitted only ONLINE in the prescribed form. Online bids can be submitted by accessing the <https://baanknet.com>. 2. Bids should be submitted along with a copy of identity document as an attachment to the bid form. Original identity Document must be produced on demand. 3. 10% of the Upset Price/Reserve Price must be remitted towards EMD through RTGS/NEFT/ Money Transfer to the Account Details Mentioned Against each account or the EMD can also be deposited to e-walled of Auction Provider by accessing the website mentioned in the point No. 6, in case of sole bidder, bid amount quoted must be one Bid higher than Reserve Price. The Authorised Officer reserve absolute right to accept or reject any one or more bids or to postpone/cancel the auction without assigning any reasons. 4. On sale of immovable property, the Successful Bidder shall immediately pay a deposit of Twenty Five percent (25%) of the amount of the sale price through RTGS/ NEFT / Money Transfer to the Bank A/c as mentioned above against each account, to the authorized officer conducting the sale failing which the Earnest Money Deposit shall be forfeited and property shall forthwith be sold again. 5. The successful bidder shall remit the balance bid amount within 15 (fifteen) days of confirmation of sale in his favor. If the successful bidder fails to remit the balance bid amount within the said period, deposit shall be forfeited and the property shall be resold. 6. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter-se Bidding etc., may visit Website <https://baanknet.com>, Helpline No. +91 82912 20220, Helpline E mail id : support.baanknet@psballiance.com. For any property related query may contact the Authorised Officer or Branch manager, As details of Authorised officer/s/ Branch Manager/s mentioned above against each account. Sale will not be confirmed if the borrower tenders to the Bank contractual dues along with other expenses prior to the Authorized Officer issuing Sale Confirmation Letter to the successful bidder(s). In such case, the Bank shall refund without interest the entire amount remitted by the successful bidder. 7. Statutory dues / liabilities etc., due to the Government / Local Body, If any, shall be borne by the Successful bidders. The Successful Bidder has to bear the TDS of 1% if the property value exceed Rs. 50 Lacs. Bidders are advised to go through the service provider's website <https://baanknet.com> or Contact respective Branch Manager before participating in the auction. All participating bidders shall be deemed to have read and understood all the conditions of sale given on website and be bound by all the conditions. The Auction sale is subject to confirmation of the secured creditor Bank. Further inquiries, if any, in particular details of the properties, verification of documents and / or terms and conditions of sale can be obtained from the respective Branch Managers as mentioned above during office hours. 8. The Property will be sold on "As is where is and what is where" basis and the intending bidder should make discreet enquiries as regards to the property of any authority besides the bank's charges and should satisfy themselves about the title, extent, quality and quantity 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 other matter etc. will be entertained after submission of the online bid.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT-2002

The borrowers/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before confirmation of sale failing which the properties will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 10.12.2025

AUTHORISED OFFICER