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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) of the Security Interest (Enforcement) Rule, 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 property mortgaged / charged to the Secured Creditor, the SYMBOLIC/ PHYSICAL POSSESSION of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.

Branch: Station Road Akola

Dhagekar Complex, Opp. Akola Cricket Club, Station Road, Near Tower Chowk Akola- 444001 Mr. Shiv Dayal Mishra (B.M.), Mob. No. 8295474449

1. Name of the Borrower: Mr. Ansar Parvez Shaikh/ Ansar Parvez Abdul Sattar
Amount Due Rs. 4,40,266.84 and further interest cost & expenses.
- 1.1 Property No. 1 (Symbolic Possession)
All the piece & Parcel of property consisting of Flat No F-2, Mahek Apartment, part of Sr No 2 Akola Washim Road Ganga Nagar Mouje Taplabad Tal & Dist Akola.
Bounded as- East: Stairs- Case, West: Land of Fahimunnisa, North: Husainiya Madarsa, South: Flat no F-3.
Reserve Price: Rs. 8,50,000.00
Earnest money to be deposited: Rs. 85,000.00
2. Name of the Borrower: 1. Mohammad Rizwan Abdul Sattar, 2. Uzma Bi Abdul Quader
Amount Due Rs. 32,67,400.24 and further interest cost & expenses.
- 2.1 Property No. 1 (Physical Possession)
All the piece & Parcel of property consisting of Flat no 201 Second Floor, Mohammad Height Field Sr No 3/1, Layout Plot No 82 Husaini Layout Ganga Nagar Mouje Taplabad Akola Maharashtra. Bounded: On the East by- layout plot no 83, On the West by- Layout plot no 81, On the North by- Road, On the South by- Flat no 202.
Reserve Price: Rs. 18,60,000.00
Earnest money to be deposited: Rs. 1,86,000.00
3. Name of the Borrower: Mr. Nisar Khan Idris Khan
Name of the Co-Borrower: Mrs. Kalnat Tabassum Nisar Khan
Amount Due Rs. 25,56,732.75 and further interest cost & expenses.
- 3.1 Property No. 1 (Physical Possession)
All the piece & Parcel of property consisting of Flat No 301, Third Floor, Mohammad Heights FS no 3/Lplot no. 82, Mouje - Taplabad, Hussaini layout, Ganga nagar, Akola, Maharashtra- 444001. Bounded: East: Layout Plot no 83, West: Layout Plot no 81, North: Road, South: Flat no 302.
Reserve Price: Rs. 18,19,000.00
Earnest money to be deposited: Rs. 1,81,900.00

Branch: Amravati

1st Floor Tank Complex, Rajkamal Square, Amravati Maharashtra 444601. Mr. Suraj Singh (B.M.), Mob. No. 8982024733

4. Name of the Borrower: Mr. Nilesh Vijay Potdar
Amount Due Rs. 20,28,418.64 and further interest cost & expenses.
- 4.1 Property No. 1 (Symbolic Possession)
All that Piece and Parcel of the Flat No 405 Fourth Floor A Wing Shri Ballaleswar Residency Bearing Plot No 16 to 201 S No 7/2 B Mouza Mahajanpur Pragane Badnera Parvati Nagar Amravati, Maharashtra 444001. Bounded: On the East By- Open Aerial Space, On the West By- Flat No A-404, On the North By- Passage And Flat No A-406, On the South By- Open Aerial Space.
Reserve Price: Rs. 22,27,000.00
Earnest money to be deposited: Rs. 2,22,700.00
5. Name of the Borrower: Mr. Amit Ropchand Shadi
Amount Due Rs. 12,84,310.00 and further interest cost & expenses.
- 5.1 Property No. 1 (Symbolic Possession)
SCHEDULE-1
i) All that piece and parcel of the land bearing layout converted amalgamated Plot Nos. 1 to 25, total admeasuring 4577.75 Sq. Mtrs. (4992.03 Sq. Fts.), which are amalgamated as per order no. 0139 dated 24/11/2020 from file survey nos. 21, 28/1-A, 28/1-B and 28/1-C of Mouje Peth Amravati, Pragane Badnera, Tal and Dist. Amravati, converted as per Revenue Case No. NAP-34/Peth Amravati-58/1988-89 dated 15/12/1989, situated within the limits of Amravati Municipal Corporation, which is bounded as under: Towards East: -9 Mtrs wide Road, Towards West: -15 Mtrs wide Road & Drainage for Water, Towards North: -12 Mtrs wide Road, Towards South: -9 Mtrs wide Road.
ii) T.D.R. (rights) admeasuring 650.55 Sq. Mtrs (7002.52 Sq. Fts.) out of total rights admeasuring 3690 sq mtr of TDR Certificate bearing No. 144 Issued by Amravati Municipal Corporation vide folio No. AMC/ADTP/TDR/144/2019 dated 07/10/2020 from out of field survey No. 24/3 of Mouje Khasbag, Tq. and Distt. Amravati acquired by Amravati Municipal Corporation, Amravati for reservation No. 18.0 in wide O. Road.
SCHEDULE- FLAT/ APARTMENT
All that piece and parcel of Building: A2- B2 Wing: B2 Floor No: First Floor, Flat/ Apartment No: B2-102, Carpet Area: 40.85 Sq. Mtrs. Build up Area: 43.58 Sq. Mtrs. Super Build Up Area: 59.72 Sq. Mtrs. Consisting of Living Hall, One Bed Room, Kitchen, Toilet and exclusive Balcony and Terrace areas of the Flat/ Apartment which is bounded: Towards East: - by Flat No. B2-103, Towards West: - by Flat No. B2-101, Towards North: - by Open Space, Towards South: - by Common Flat No. B2-105.
Reserve Price: Rs. 15,47,000.00
Earnest money to be deposited: Rs. 1,54,700.00
6. Name of the Borrower: Mrs. Paridhi Vicky Shadi
Amount Due Rs. 11,08,695.00 and further interest cost & expenses.
- 6.1 Property No. 1 (Symbolic Possession)
All that Piece & parcel of Flat No. 205, On Second Floor, A2 Wing of "Vandan Park", Bearing Plot Nos 1 To 25, Field Survey Nos 21, 28/1A, 28/1B & 28/1C, Mouza - Peth Amravati, Pragane - Badnera, Within the Limits of Amravati Municipal Corporation, Shreenath Wadi, Gadgareshwar Temple Road, Old Akoli Road, (Admeasuring Carpet Area 411 Sq Ft) Tah & Dist- Amravati, Having Boundaries as Under: East: 15 Mtr Road, West: 9 Mtr Road & Drainage, North: 12 Mtr Road, South: 9 Mtr Road.
Reserve Price: Rs. 15,47,000.00
Earnest money to be deposited: Rs. 1,54,700.00

Branch: Mangaladevi

At Post Mangaladevi, Tah- Ner, Dist- Yavatmal PIN-445102. Mr. Mohan Range (B.M.), Mob. No. 79 7269 5505.

7. Name of the Borrowers: Yashraj Dairy Udyog Proprietor Shri Gajanan S/o Shridharrao Tale
Name of the Guarantors: 1) Archana W/o Gajanan Tale, 2) Geeta W/o Manoj Kumar Khilchi, 3) Suhas Bharat Kale, 4) Gajanan S/o Shridharrao Tale
Amount Due Rs. 82,97,714.88 and further interest cost & expenses.
- 7.1 Property No. 1 (Physical Possession)
All that piece and parcel of the 54 Non Agriculture Plots, Sy no. 140/2, admeasuring 7678.01 Sq. Mt, situated at Bodegaon, Tq. Darwha, Dist- Yavatmal. Boundaries: East: Area of remaining Gat no 140/2, West: Bodegaon to Lohi Road, North: C-Class Land, South: Karanja Road.
- | SN | PLOT NO | Admeasuring area | Area | UNIT | SN | PLOT NO | Admeasuring area | Area | UNIT |
|----|---------------|------------------|--------|--------|----|--------------|------------------|--------|--------|
| 1 | Plot No. 18b | Admeasuring area | 140.00 | SQ. MT | 28 | Plot No. 56a | Admeasuring area | 140.00 | SQ. MT |
| 2 | Plot No. 20a | Admeasuring area | 140.00 | SQ. MT | 29 | Plot No. 57a | Admeasuring area | 140.00 | SQ. MT |
| 3 | Plot No. 21a | Admeasuring area | 140.00 | SQ. MT | 30 | Plot No. 57b | Admeasuring area | 140.00 | SQ. MT |
| 4 | Plot No. 21b | Admeasuring area | 140.00 | SQ. MT | 31 | Plot No. 58a | Admeasuring area | 140.00 | SQ. MT |
| 5 | Plot No. 22 A | Admeasuring area | 210.44 | SQ. MT | 32 | Plot No. 58b | Admeasuring area | 140.00 | SQ. MT |
| 6 | Plot No. 26a | Admeasuring area | 123.75 | SQ. MT | 33 | Plot No. 59a | Admeasuring area | 140.00 | SQ. MT |
| 7 | Plot No. 26b | Admeasuring area | 123.75 | SQ. MT | 34 | Plot No. 59b | Admeasuring area | 140.00 | SQ. MT |
| 8 | Plot No. 27a | Admeasuring area | 123.75 | SQ. MT | 35 | Plot No. 60a | Admeasuring area | 140.00 | SQ. MT |
| 9 | Plot No. 27b | Admeasuring area | 123.75 | SQ. MT | 36 | Plot No. 60b | Admeasuring area | 140.00 | SQ. MT |
| 10 | Plot No. 28a | Admeasuring area | 123.75 | SQ. MT | 37 | Plot No. 65a | Admeasuring area | 131.25 | SQ. MT |
| 11 | Plot No. 28b | Admeasuring area | 123.75 | SQ. MT | 38 | Plot No. 65b | Admeasuring area | 131.25 | SQ. MT |
| 12 | Plot No. 29a | Admeasuring area | 123.75 | SQ. MT | 39 | Plot No. 66a | Admeasuring area | 131.25 | SQ. MT |
| 13 | Plot No. 29b | Admeasuring area | 123.75 | SQ. MT | 40 | Plot No. 66b | Admeasuring area | 131.25 | SQ. MT |
| 14 | Plot No. 30a | Admeasuring area | 123.75 | SQ. MT | 41 | Plot No. 67a | Admeasuring area | 131.25 | SQ. MT |
| 15 | Plot No. 30b | Admeasuring area | 123.75 | SQ. MT | 42 | Plot No. 67b | Admeasuring area | 131.25 | SQ. MT |
| 16 | Plot No. 31a | Admeasuring area | 123.75 | SQ. MT | 43 | Plot No. 68a | Admeasuring area | 131.25 | SQ. MT |
| 17 | Plot No. 31b | Admeasuring area | 142.31 | SQ. MT | 44 | Plot No. 68b | Admeasuring area | 131.25 | SQ. MT |
| 18 | Plot No. 32a | Admeasuring area | 144.38 | SQ. MT | 45 | Plot No. 69b | Admeasuring area | 131.25 | SQ. MT |
| 19 | Plot No. 32b | Admeasuring area | 127.50 | SQ. MT | 46 | Plot No. 70 | Admeasuring area | 397.25 | SQ. MT |
| 20 | Plot No. 33a | Admeasuring area | 127.50 | SQ. MT | 47 | Plot No. 72a | Admeasuring area | 131.25 | SQ. MT |
| 21 | Plot No. 33b | Admeasuring area | 127.50 | SQ. MT | 48 | Plot No. 72b | Admeasuring area | 131.25 | SQ. MT |
| 22 | Plot No. 34b | Admeasuring area | 127.50 | SQ. MT | 49 | Plot No. 73a | Admeasuring area | 131.25 | SQ. MT |
| 23 | Plot No. 35b | Admeasuring area | 127.50 | SQ. MT | 50 | Plot No. 73b | Admeasuring area | 131.25 | SQ. MT |
| 24 | Plot No. 36b | Admeasuring area | 127.50 | SQ. MT | 51 | Plot No. 74a | Admeasuring area | 131.25 | SQ. MT |
| 25 | Plot No. 37a | Admeasuring area | 127.50 | SQ. MT | 52 | Plot No. 74b | Admeasuring area | 131.25 | SQ. MT |
| 26 | Plot No. 55a | Admeasuring area | 329.88 | SQ. MT | 53 | Plot No. 68b | Admeasuring area | 131.25 | SQ. MT |
| 27 | Plot No. 54a | Admeasuring area | 140.00 | SQ. MT | 54 | Plot No. 69b | Admeasuring area | 140.00 | SQ. MT |
- Reserve Price: Rs. 99,50,000.00
Earnest money to be deposited: Rs. 9,95,000.00

Branch: Mhatodi

Address: Sr No 177 488 At Post Mhatodi Tal Dist Akola 444003. Mr. Mahesh (B.M.), Mob. No. 8308046118.

8. Name of the Borrowers: Smt. Smrita Jitendra Thakur
Name of the Co- Borrower: 1. Mr. Mahaphersingh Ramkaransingh Thakur 2 Estate of deceased Late Mr. Mahaphersingh Ramkaransingh Thakur
Name of the Guarantor: Mr. Chandrabhansingh Ramshankar Thakur
Amount Due Rs. 11,54,380.00 and further interest cost & expenses.
- 8.1 Property No. 1 (Symbolic Possession)
All the piece & Parcel of property consisting of land Nazul Plot Number: 7/6, Nazul Sheet Number: 51, Layout Plot Number: 10, Total Admeasuring Area: 202.93 square meters, Admeasuring 64.12 square meters (equivalent to 690 square feet) Location: Akola Municipal Corporation limits. Boundaries of the Property: East: House of Manoj Singh Thakur, West: Sandip Society, North: House of Shri Yogesh Vansant Singh, South: House of Shri Rajendrasingh.
Reserve Price: Rs. 30,22,000.00
Earnest money to be deposited: Rs. 3,02,200.00

Branch: Shegaon Naka

Venus Plaza, Shegaon Naka Branch (562170), Amravati. Mr. Kishor Junghare (B.M.), Mob. No. 7411053616.

9. Name of the Borrowers: Mr. Manish Vasantrao Dhawale,
Name of the Guarantor: Mr. Pankaj Prabhakar Rao Kashiwar
Amount Due Rs. 22,47,892.11 and further interest cost & expenses.
- 9.1 Property No. 1 (Symbolic Possession)
A Two Storied House Property i.e. Row House Unit No. 7-B to 11-A/9 bearing Property No. 1790/56/30/1 Dallawadi in Ward No 1 as per record of Municipal Corporation, Amravati constructed as per Building Permit No. 453 dtd 22/01/2009 granted by the Assistant Director, Town Planning, Amravati consists of one Living Room, (Hill/Hall) Two Bedrooms, One Kitchen, W.C. and Bathroom and One Toilet having built up Area 82.76 Sq. Mtrs. (Super Built up Area 91.16 Sq. Mtrs.) including Porch and staircase with attached Open land area 1415 Sq. Mtrs. with amenities and facilities as mentioned in the Agreement for Sale deed and also together with right to use and enjoy all declared common amenities and facilities on the Lay-out Converted Plot No 7-B to 11-A/9 out of Plot No. 7-B, 7-A, 8-B, 8-A, 9-B, 9-A, 10-B, 10-A, 11-B and 11-A out of Field Survey No. 112 the project known as DATTAWADI situated at Mouje: Rahatgaon, Pragane: Nandgaonpeth and Dist. Amravati, which is converted into non-agricultural use of the land as per by an order dtd. 24/04/2002 passed by the Collector, Amravati, Revenue Case No. NAP-34/Rahatgaon-77/2001 within the limits of Municipal Corporation, Amravati and comes under Amravati Zone of District Sub-Registration, Amravati City, and same is taxable property. Boundaries: East: Open land, West: Road, North: Open land & then Property of Mr. Dorefade, South: Property of Mr. Panchvate.
Reserve Price: Rs. 38,85,000.00
Earnest money to be deposited: Rs. 3,88,500.00

Date & Time of E-Auction: 28/01/2026 (12 noon to 5 pm) | EMD shall be deposited before participation in the auction process

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit

<https://banknet.com>

Note: All bidders are requested to visit the above site & complete the registration, KYC updation & payment 2 to 3 days before date of E-auction to avoid last minute rush. The details of encumbrances, if any known to the Secured Creditors, NOT KNOWN TO THE BANK

Bid Increment Amount: 1% of the Reserve Price

Date: 23/12/2025

Place: Amravati

Authorized Officer
UNION BANK OF INDIA

NAGPUR