



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 Mr. Abdul Gafar Sk Ismail, Mr. Sheikh Ismail	Amount Due Rs. 4,40,266.84 and further interest cost & expenses.
11 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 6 Dist Akola. Bounded as: East:Stairs-Case, West:Land of Fahimnunisa, 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. Mohammed Rizwan Abdul Sattar, 2 Uzma Bi Abdul Quader	Amount Due Rs. 32,67,400.24 and further interest cost & expenses.
21 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.
31 Property No. 1 (Physical Possession) All the piece & Parcel of property consisting of Flat No 301, Third Floor, Mohammad Hights, F5 no 3/1, plot no 82, Mauje - 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. 8992024733

4. Name of the Borrower: Mr. Nilesh Vijay Potdar	Amount Due Rs. 20,28,418.64 and further interest cost & expenses.
41 Property No. 1 (Symbolic Possession) All That Piece and Parcel of the Flat No 405 Fourth Floor A Wing Shri Ballaleshwar Residency Bearing Plot No 16 To 20/5 N 7/2 B Mouza Mahajanpur Pragane Badnera Parvat Nagar Amravati, Maharashtra 444001. Bounded: On the East By- Open Areal Space, On the West By-Flat No A - 404, On the North By-Passage And Flat No A-406, On the South By- Open Areal 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 Roopchand Shadi	Amount Due Rs. 12,84,310.00 and further interest cost & expenses.
51 Property No. 1 (Symbolic Possession) SCHEDULE-I i) All that piece and parcel of the land bearing layout converted amalgamated Plot Nos. 1 to 25, total admeasuring 4577.75 Sq. Mtrs. (49192.03 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.O.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.P. Road.	
52 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.
61 Property No. 1 (Symbolic Possession) All that Piece & parcel of Flat No. 205, On Second Floor, A2 Wing of "Vandan Park", Bearing Plot Nos 11 To 25, Field Survey Nos 21, 28/1/A, 28/1/B & 28/1/C, Mouza - Peth Amravati, Pragane - Badnera, Within the Limits of Amravati Municipal Corporation, Shreenath Wadi, Gadgadshwar Temple Road, Old Akoli Road, (Admeasuring Carpet Area 4115 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 Guarantor: 1) Archana W/o Gajanan Tale, 2) Geeta W/o Manoj Kumar Khichi, 3) Suhas Bharat Tale, 4) Gajanan S/o Shridharrao Tale	Amount Due Rs. 82,97,714.88 and further interest cost & expenses.
71 Property No. 1 (Physical Possession) All that piece and parcel of the 54 Non Agriculture Plots, S.No. 140/2, admeasuring 7678.01 Sq. Mts, situated at Bodegaon, Tq. Darwaha, Dist- Yavatmal. Boundaries: East: Area of remaining Ghat No 140/2, West: Bodhegaon to Lohi Road, North: E-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. 20b 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. 69a 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. 54 Admeasuring area 329.88 Sq. MT	53 Plot No. 68b Admeasuring area 131.25 Sq. MT
27 Plot No. 55a Admeasuring area 140.00 Sq. MT	54 Plot No. 56b Admeasuring area 140.00 Sq. MT

ReservePrice:Rs. 99,50,000.00, Earnest money to be deposited: Rs. 9,95,000.00

Branch: Mhatodi

Address : Sr No 477 48B At Post Mhatodi Tal Dist Akola 444003. Mr. Mahesh (B.M.), Mob. No. 8308046118.

8. Name of the Borrowers - Smt. Smita Jitendra Thakur, Name of the Co- Borrower - 1. Mr. Mahaphershing Ramkarsangh Thakur 2 Estate of deceased Late Mr. Mahaphershing Ramkarsangh 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 Rajendra Singh. ReservePrice: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 Janghure (B.M.), Mob. No. 7411053616.

9. Name of the Borrowers : Mr. Manish Vasantrao Dhawale, Name of the Guarantor : Mr. Pankaj Prabhakarrao Kashetwar	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 dt. 22/07/2009 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 14.15 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 10/1 A/9 out of Plot No 7-B, 7-B, 8-B, 8-A, 9-B, 9-A, 10-B, 10-A, 11-B and 11-A out of Field Survey No. 172 the project known as DATTAWADI situated at Mouje, Rahatgaon, Pragane, Nandgaon and Dist. Amravati, which is converted into non-agricultural use of the land as per by an order dt. 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. Doofdo, South: Property of Mr. Panchvate. ReservePrice:Rs. 38,85,000, 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://baanknet.com>

Note: All bidders are requested to visit the above site & complete the registration, KYC update & 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 BRANCH

Bid Increment Amount: 1% of the Reserve Price

Date: 23/12/2025

Place: Amravati

Authorized Officer
UNION BANK OF INDIA

NAGPUR