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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. Shankar Dongre (B.M.), Mob. No. 96578 84649.

1.	Name of the Borrower : 1. Gulnaz Parveen Irfan Mujahed 2.Irfan Mujahid Mohammad Zaman Name of the Guarantor: Syed Rehan Ali Syed Gajnar Ali	Amount Due Rs. 53,24,539.31 and further interest cost & expenses.
1.1	Property No. 1 All that piece and parcel of ground floor flat no G-1 nazul sheet no 17-c plot no 86+87, Sahara Tower Apartment Old city Akola Maharashtra. The boundaries : East - Gov. Road, West - Service Lane, North-House Of Takkiulla, South-Main Gate And Parking. Reserve Price: Rs. 28,76,000.00, Earnest money to be deposited: Rs. 2,87,600.00	
2.	Name of the Borrowers : Mr. Rizwan Ahmad Shaikh Ahmad (Borrower), Mrs. Farheen Kausar Mohammad Safquer Rahanman (Co-borrower), Name of the Guarantors: Ms/Mrs. Nilofar Naz Nazakat Khan	Amount Due Rs. 17,61,088.00 /- and further interest cost & expenses.
2.1	Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No 001 at Ground Floor admeasuring 71.81 Sq. Mt. (Super Built up area) Noor Residency, Survey No.44/3 Plot No.81 Millat Nagar Mouje Akoli Khurd Akola Maharashtra-444001. Bounded by: East: Shop & 12 mts wide Road, West: Layout Plot No.80, North: Shop & 15 mts wide road, South: Layout plot No.86. Reserve Price: Rs. 8,84,000.00, Earnest money to be deposited: Rs. 88,400.00	
3.	Name of the Borrower : Mr. Mohammed Mudassir Mohammed Anis, Name of the Guarantor : Mr. Syed Wasim Syed Munaf	Amount Due Rs. 25,32,365.99 and further interest cost & expenses.
3.1	Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No T-1,3rd floor, Arshi Plaza, Nazul Sheet No,17-D, Nazul Plot no. 242, kala maroti Road, Old city Akola Ta dist akola Area- 82.68 Sq mt Bounded as- East: Taj Sankul, West: House of Mr Ratankishor Agrawal, North: Flat no T-3.2, South: Property under Wanjare. Reserve Price: Rs. 20,89,000.00, Earnest money to be deposited: Rs. 2,08,900.00	
4.	Name of the Borrower : Farzana Parveen Mohammad Salim Name of the Co-Applicant : Shaikh Salim Shaikh Zamir	Amount Due Rs. 33,13,015.41 and further interest cost & expenses.
4.1	Property No. 1 (Physical Possession) All The Piece & Parcel Of First Floor Flat No F-2 Nazul Sheet No 35-c Nazul Plot No 17 Hayat Orbit Akbar Plot Mouje Naygaon Akola Area 54.73 Sqm. Bounded As- East-Road, West-Road, North-Part Of Plot, South-Part Of Plot. Reserve Price: Rs. 10,37,000.00, Earnest money to be deposited: Rs. 1,03,700.00	
5.	Name of the Borrower : Mr. Shaikh Nadim Shaikh Baban Name of the Co-Applicant : Mrs. Noorjaha Khatun Shaikh Nadim	Amount Due Rs. 24,77,745.00 and further interest cost & expenses.
5.1	Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No S-1,2nd floor, Sheet No 35-C, Plot no 17, Mouje- Nyagaon, Hayat Orbit, Akbar plot, Akola Dist- Akola. 444001 Total Area 85.00 sq mt. Bounded as- East: Road, West: Road, North: Part of Same plot, South: Flat no S2. Reserve Price: Rs. 14,54,000.00, Earnest money to be deposited: Rs. 1,45,400.00	
6.	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.
6.1	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. 7,65,000.00, Earnest money to be deposited: Rs. 76,500.00	
7.	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.
7.1	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. 16,74,000.00, Earnest money to be deposited: Rs. 1,67,400.00	
8.	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.
8.1	Property No. 1 (Physical Possession) All the piece & Parcel of property consisting of Flat No 301, Third Floor, Mohammad Hights, FS no 3/1, plot 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. 16,38,000.00, Earnest money to be deposited: Rs. 1,63,800.00	
9.	Name of the Borrowers : M/s Hayat Infratech Prop. Mrs. Munazza Samreen Mohammad safwan NAME OF GUARANTOR : 1.Mahammad Salman Javed Iqbal 2.Mohammad Safwan Javed Iqbal	Amount Due Rs. 69,38,679.69 and further interest cost & expenses.
9.1	Property No. 1 (Physical Possession) All that Piece and Parcel of B-1 and G1 ground floor in Hayat Paradise admeasuring 3515 Sq. Ft. Nazul Plot No 1/2 sheet no.27B. Mouje Akola kala Maruti Temple Road, Old City Akola Tq. and Dist. Akola. B-1 Bounded as- East: Parking West: Mugal National Urdu Girl School, North: House of Mr. Kokate, South: Kala Maruti Road, G-1 Bounded as- East: Nazul Open land and House of Mr. Mujumdar, West: Mugal National Urdu Girl School, North: Wall of Mr. Babulal Nhavi, South: Kala Maruti Road Reserve Price: Rs. 83,62,000.00, Earnest money to be deposited: Rs. 8,36,200.00.	
10.	Name of the Borrower : 1. Mr. Shaikh Najib Sheikh Jafar 2. Mrs. Rizwana Parveen Name of the Guarantor: Mr Naved Anwar Abdul Karim	Amount Due Rs. 23,27,518.50 and further interest cost & expenses.
10.1	Property No. 1 (Physical Possession) All that Piece & Parcel Of Flat No. 301 admeasuring 50.75 Sq. Mtr, Third Floor Bilal Residency Property No. 3677 Plot No. 7 Ward No. 1 Ganga Nagar Mouje Taplabad Akola Maharashtra. Bounded: To East: Plot No. 6, To West: Plot No. 8, To North: Another Plot, To South: Staircase & Flat No. 302. Reserve Price: Rs. 13,37,500.00, Earnest money to be deposited: Rs. 1,33,750.00	
11.	Name of the Borrower : Mr. Inzimam Ul Haque Zia Ul Haque Name of the Guarantor : Mr. Sayyed Shakir Sayyed Sabir Ali	Amount Due Rs. 23,38,166.08 and further interest cost & expenses.

10.1 Name of the Guarantor: Mr Naved Anwar Abdul Karim
 Property No. 1 (Physical Possession)
 All that piece & Parcel Of Flat No. 301 admeasuring 50.75 Sq. Mtr, Third Floor Bilal Residency Property No. 3677 Plot No. 7 Ward No. 1 Ganga Nagar Mouje Taplabad Akola Maharashtra. Bounded: To East: Plot No. 6, To West: Plot No. 8, To North: Another Plot, To South: Staircase & Flat No. 302.
 Reserve Price: Rs.13,37,500.00, Earnest money to be deposited: Rs.1,33,750.00

11. Name of the Borrower : Mr. Inzimat Ul Haque Zia Ul Haque
 Name of the Guarantor : Mr. Sayyed Shakir Sayyed Sabir Ali
 Amount Due Rs. 23,38,166.08 and further interest cost & expenses.

11.1 Property No. 1 (Physical Possession)
 All that Piece & Parcel Of Flat No. 101, admeasuring 1500 Sq. Ft. Bilal Residency, First Floor Property No. 3677, Plot No. 7 Ward No. 1, Mouje Taplabad Akola Maharashtra.
 The boundaries : To East: Plot No. 6, To West: Plot No. 8, To North: Another Plot, To South : Flat No. 102
 Reserve Price: Rs.13,37,000.00, Earnest money to be deposited: Rs. 1,33,700.00

12. Name of the Borrower : 1. Mr. Naved Anwar Abdul Karim 2. Mrs. Shama Parveen Abdul Kareem
 Name of the Guarantor : Mr Shaikh Najib
 Amount Due Rs. 23,10,265.57 and further interest cost & expenses.

12.1 Property No. 1 (Physical Possession)
 All that Piece & Parcel of Flat No. 302 Third Floor admeasuring 50.75 Sq. Mtr, Bilal Residency Property No. 3677 Plot No. 7 Ward No. 1 Ganga Nagar Mouje Taplabad Akola Maharashtra. Bounded: To East: Plot No. 6, To West: Plot No. 8, To North: Flat No. 301, To South : Wide Road.
 Reserve Price: Rs. 13,37,000.00, Earnest money to be deposited: Rs. 1,33,700.00

Branch: Amravati

1st Floor Tank Complex, Rajkamal Square, Amravati Maharashtra 444601. Mr. Suraj Singh (B.M.), Mob. No. 9982024733

13. Name of the Borrower : Mr. Nilesh Vijay Potdar
 Property No. 1 (Symbolic Possession)
 Amount Due Rs. 20,28,418.64 and further interest cost & expenses.

13.1 All that Piece and Parcel of the Flat No 405 Fourth Floor A Wing Shri Ballaleshwar Residency Bearing Plot No 16 To 20f 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. 20,05,000.00, Earnest money to be deposited: Rs. 2,00,500.00

Branch: Shegaon Naka

Venus Plaza, Shegaon Naka Branch (562170), Amravati Mr. Kishor Junghare. Mob. 7411853616.

14. Name of the Borrowers : Mr. Dipak Kanhaiyalal Koplekar
 Property No. 1 (Physical Possession)
 Amount Due Rs. 28,87,070.00 and further interest cost & expenses.

14.1 All that piece and parcel of Flat No 306 having built up area 50.07 Sq.mtrs Super built up area 73.98sq.mtrs with 2.94% undivided share in plot situated on 3 rd floor of building known as "Pearl Residency", Out of field survey no 59/3 and 77 (part) admeasuring about 0H 34R which is converted into layout for Non-agriculture purpose as per Rev. Case No NAP-34/Rajapeth-04/1997-98 dated 19-02-1999 in the area known as "Sadanand Society" out of following plots 1. Layout Plot no 1 Part admeasuring about 225.09 Sq.mtrs(2422.98 Sq.ft) 2. Layout Plot no 2 admeasuring about 338.10 sq.mtrs (3637.96 sq.ft) 3. Layout Plot no 3 admeasuring about 338.10 sq.mtrs (3637.96 sq.ft) 4. Layout Plot no 4 admeasuring about 338.10 sq.mtrs (3637.96 sq.ft) The total 4 plot are adjoining to each other thus total admeasuring 1239.24 sq.mtrs(13336.86 sq.ft) 4. Mouza-Rajapeth Pragane-Badnera Tq Gamp. Dist Amravati within Jurisdiction of District Sub-Registration Amravati City Camp Amravati and the said Flat is commonly bounded as under as per Sale Deed East: Flat No 304, West: Flat No 307, North: Open Space and Parking, South: Flat No 305
 Reserve Price: Rs. 24,66,000.00, Earnest money to be deposited: Rs. 2,46,600.00.

Branch: Achalpur

Vaishnav Complex Near Narsingh Temple, Beside Hotel Mayuri Inn, Paratwada Mah-444805. Mr. Akshay (B.M.) Mob. No. 8956237747

15. Name of the Borrowers : Late Shri. Deepak Devidaspant Sonar (Borrower) Through his legal heir Shri. Akshay Deepak Sonar
 Name Of Guarantors : Shri. Ankush Prakashpant Wasankar
 Amount Due Rs. 5,23,000.00 and further interest cost & expenses.

15.1 Property No. 1
 All that piece and parcel of Flat no. 101 constructed on plot no. 36 & 37, total area admeasuring 82.16 sq. mtrs. Suv. No. 18/2, at Mouje Khel Deomali, Tal.: Achalpur, Dist.: Amravati. Bounded: On the East- Road, On the West- Field Of Other, on the North - Plot No. 35, On the South- Road.
 Reserve Price: Rs. 14,54,000.00, Earnest money to be deposited: Rs. 1,45,400.00

Branch: Mangaladevi

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

16. Name of the Borrowers : Yasharaj 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 Khichi, 3) Suhas Bharat Kale, 4) Gajanan S/o Shridharrao Tale
 Amount Due Rs. 82,97,774.88 and further interest cost & expenses.

16.1 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. Darwaha, 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
1	Plot No. 18b	Admeasuring area	140.00	SQ. MT
2	Plot No. 20b	Admeasuring area	140.00	SQ. MT
3	Plot No. 21a	Admeasuring area	140.00	SQ. MT
4	Plot No. 21b	Admeasuring area	140.00	SQ. MT
5	Plot No. 22 A	Admeasuring area	210.44	SQ. MT
6	Plot No. 26a	Admeasuring area	123.75	SQ. MT
7	Plot No. 26b	Admeasuring area	123.75	SQ. MT
8	Plot No. 27a	Admeasuring area	123.75	SQ. MT
9	Plot No. 27b	Admeasuring area	123.75	SQ. MT
10	Plot No. 28a	Admeasuring area	123.75	SQ. MT
11	Plot No. 28b	Admeasuring area	123.75	SQ. MT
12	Plot No. 29a	Admeasuring area	123.75	SQ. MT
13	Plot No. 29b	Admeasuring area	123.75	SQ. MT
14	Plot No. 30a	Admeasuring area	123.75	SQ. MT
15	Plot No. 30b	Admeasuring area	123.75	SQ. MT
16	Plot No. 31a	Admeasuring area	123.75	SQ. MT
17	Plot No. 31b	Admeasuring area	142.31	SQ. MT
18	Plot No. 32a	Admeasuring area	144.38	SQ. MT
19	Plot No. 32b	Admeasuring area	127.50	SQ. MT
20	Plot No. 33a	Admeasuring area	127.50	SQ. MT
21	Plot No. 33b	Admeasuring area	127.50	SQ. MT
22	Plot No. 34b	Admeasuring area	127.50	SQ. MT
23	Plot No. 35b	Admeasuring area	127.50	SQ. MT
24	Plot No. 36b	Admeasuring area	127.50	SQ. MT
25	Plot No. 37a	Admeasuring area	127.50	SQ. MT
26	Plot no. 54	Admeasuring area	329.88	SQ. MT
27	Plot No. 55a	Admeasuring area	140.00	SQ. MT

SN	PLOT NO	Admeasuring area	Area	UNIT
28	Plot No. 56a	Admeasuring area	140.00	SQ. MT
29	Plot No. 57a	Admeasuring area	140.00	SQ. MT
30	Plot No. 57b	Admeasuring area	140.00	SQ. MT
31	Plot No. 58a	Admeasuring area	140.00	SQ. MT
32	Plot No. 58b	Admeasuring area	140.00	SQ. MT
33	Plot No. 59a	Admeasuring area	140.00	SQ. MT
34	Plot No. 59b	Admeasuring area	140.00	SQ. MT
35	Plot No. 60a	Admeasuring area	140.00	SQ. MT
36	Plot No. 60b	Admeasuring area	140.00	SQ. MT
37	Plot No. 65a	Admeasuring area	131.25	SQ. MT
38	Plot No. 65b	Admeasuring area	131.25	SQ. MT
39	Plot No. 66a	Admeasuring area	131.25	SQ. MT
40	Plot No. 66b	Admeasuring area	131.25	SQ. MT
41	Plot No. 67a	Admeasuring area	131.25	SQ. MT
42	Plot No. 67b	Admeasuring area	131.25	SQ. MT
43	Plot No. 68a	Admeasuring area	131.25	SQ. MT
44	Plot No. 69a	Admeasuring area	131.25	SQ. MT
45	Plot No. 69b	Admeasuring area	131.25	SQ. MT
46	Plot No. 70	Admeasuring area	397.25	SQ. MT
47	Plot No. 72a	Admeasuring area	131.25	SQ. MT
48	Plot No. 72b	Admeasuring area	131.25	SQ. MT
49	Plot No. 73a	Admeasuring area	131.25	SQ. MT
50	Plot No. 73b	Admeasuring area	131.25	SQ. MT
51	Plot No. 74a	Admeasuring area	131.25	SQ. MT
52	Plot No. 74b	Admeasuring area	131.25	SQ. MT
53	Plot No. 68b	Admeasuring area	131.25	SQ. MT
54	Plot No. 56b	Admeasuring area	140.00	SQ. MT

Reserve Price: Rs. 80,60,000.00, Earnest money to be deposited: Rs. 8,06,000.00

Date & Time of E-Auction: 24/06/2026 (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 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 BRANCH

Bid Increment Amount: 1% of the Reserve Price

Date: 03/06/2026

Place: Amravati

Authorized Officer
 UNION BANK OF INDIA