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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 Borrowers : Mr. Rizwan Ahmad Shalkh Ahmad (Borrower), Mrs. Farheen Kausar Mohammad Safiquer 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.
1.1 Property No. 1 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 Akola 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. 12,11,500.00, Earnest money to be deposited: Rs. 1,21,150.00	
2. Name of the Borrowers & Guarantors: Mr. Abdul Karim Abdul Khalil (Borrower) & Mr. Nazema Parveen Abdul Khalil (Co-borrower)	Amount Due Rs. 27,30,365.52/- and further interest cost & expenses.
2.1 Property No. 1 All that Piece & Parcel of Ground Floor Flat No G-1Nazul Sheet No 35-C, Nazul Plot no.17, Hayat Orbit, Akbar Plot Mouje naygaon, Akola Ta dist Akola Maharashtra Area- 89 Sq mt. Bounded as- East: Road, West: Road, North: Parking and after part of plot, South: Part of Plot. Reserve Price: Rs. 10,67,000.00, Earnest money to be deposited: Rs. 1,06,700.00	
3. Name of the Borrower : Mr. Mohammed Badrujama Mohammad Adil Name Of Guarantor: Mr. Javed Iqbal Shalkh Nasir	Amount Due Rs. 18,91,708.37/- and further interest cost & expenses.
3.1 Property No. 1 All that Piece & Parcel of Flat No 401 Area- 61.35 Sq mt, 4th floor, Hayat Residency, Field survey no 3/1A Layout Plot No 7 (Part) Ganga nagar, Mauja Taplabad Akola Ta dist Akola, Bounded as- East: Layout plot no 9 & 10, West: Street Road, North: Remaining part of same plot, South: Remaining part of same Plot. Reserve Price: Rs. 14,43,000.00, Earnest money to be deposited: Rs. 1,44,300.00	

Branch: Balaji Chowk, Yavatmal

Ganpati Mandir Road, Balaji Chowk, Yavatmal - 445001 (Maharashtra), Mr. Sagar Jadhao (B.M.), Mob. No. 9890969469

4. Name of the Borrowers : Shri Ahmed Khan Usman Khan Pathan and Mrs Navashaba Ahmad Khan Pathan	Amount Due Rs. 20,63,255.77/- and further interest cost & expenses.
4.1 Property No. 1 All that part of the property consisting of (Field survey no 68 Layout Plot No 85 At Golden Park Pandharkawada Road Yavatmal, Dist:-Yavatmal, Maharashtra-445207. Bounded: On the East - Layout road 9.0 m, On the West - Layout plot no 74, On the North - Layout plot no 86, On the South - Layout plot no 84 Reserve Price: Rs. 12,06,000.00, Earnest money to be deposited: Rs. 1,20,600.00	
5. Name of the Borrowers: M/S System Solution & Care Prop. Mujahid Rana Zafar and Zafarali Sardar Ali Shah	Amount Due Rs. 14,28,092.01/- and further interest cost & expenses.
5.1 Property No. 1 All that part of the property consisting of (Layout no 33 Field Survey No 58/1 Rachana Society Near Siddheshwar Nagar Pandharkawada Road Yavatmal at Mouze Yavatmal 445001. Bounded: On the East - Layout plot no 43, On the West - Layout road 30 ft wide, On the North - Layout Plot no 34, On the South - Plot no 32. Reserve Price: Rs. 26,16,500.00, Earnest money to be deposited: Rs. 2,61,650.00	

Branch : Ahalpur

16 Mishra Lines, Main Road Opp. To Maharashtra Electronics, Paratwada, Maharashtra -444805, Mr. Akshay (B.M) Mob. No. 8956257747.

6. Name Of The Borrowers : Mr. Nitesh Kisanlal Killedar, GUARANTORS : Mr. Yogesh Ramlal Killedar	Amount Due Rs. 6,46,588.00 with further interest cost & expenses.
6.1 Property No. 1 All that piece and parcel of residential flat bearing No. 205/03 situated on ground floor, total built up area 447.56 sq.ft. (41.597 sq.mtrs.) "Valshnav Apartment" on plot no. 23(Part), Suv. No. 61, Mouje- Khet Tapmall, within the limits of G. P. Sawil Datura Near Fatima School Amravati Road, Taluka & Distt- Ahalpur. (Property description as specified in the Sale Deed dated 21.06.2011). Bounded by:- On the East: Service Lane, On the West: Layout Road, On the North : Flat no.205/02, On the South: Flat no.205/04. Reserve Price: Rs. 5,45,000.00, Earnest money to be deposited: Rs. 54,500.00	

Branch : Telhara

Near Maheshwari Bhawan , main road Telhara, Mr. Nilesh (B.M) Mob. No. 9028597871

7. Name of The Borrowers : Mr. Ganesh Dadarao Pathrikar, Guarantors : Mr. Pandurang Kisan Zaparde	Amount Due Rs. 2,79,382.00 with further interest cost & expenses.
7.1 Property No. 1 All that piece and parcel of G P Malmatta Kramank 18/A, 1675.25 sq ft. Situated at Mouza Atkall Tah - Telhara Dist -Akola Pin 444108. Bounded by: East- Mr. Gajanan Chitode House, West- Road, North- Road, South - Govt. Land. Reserve Price: Rs. 9,79,000.00, Earnest money to be deposited: Rs. 97,900.00	

Branch: Mahagaon, Yavatmal

At and Po Mahagaon Ta Mahagoan Dist Yavatmal-445205, Mr. Kiran (B.M.) Mob. No. 9842749417.

8. NAME OF BORROWER : Mr. Dnyaneshwar Ram Puri Prop. Of Balaji General Store. GUARANTORS NAME : Ram Bhagwan Puri	Amount Due Rs. 15,46,583.33 with further interest cost & expenses.
8.1 Property No. 1 All that piece and parcel of Residential House at Plot No.18 Part, S. No 236, Near Umarkhed Road, Mahagaon Tq. Mahagaon, Dist. Yavatmal and construction there on. Bounded AS - East- Road, West- Land of Narwade, North- plot No.15, South- Plot No.19. Reserve Price: Rs. 5,88,000.00 Earnest money to be deposited: Rs. 58,800.00	
9. Name of the Borrowers : Mrs Rajani Prakash Chiddarwar Name of the Guarantors : Mr. Nitant Handkumar Chakkwarwar	Amount Due Rs. 17,04,376.45/- and further interest cost & expenses.
9.1 Property No. 1 All that piece and parcel of the property At Mouza Mahagaon Tq Mahagaon Sr. no. 57/Plot No 30,150 sq mtr, Mahagaon. Boundaries: East- Plot No 31, West- Plot No 29, North- Manikrao Patil Land, South - Layout Road Reserve Price: Rs. 24,87,000.00, Earnest money to be deposited: Rs. 2,48,700.00	

Branch: Belura, Pusad

Near Shanl Mandir, Chiddawar Complex, Pusad, Yavatmal - 445204, Mr. Siddhesh (B.M.), Mob. No. 7057273795.

10. Name of the Borrowers : Mr. Jamunadas Bhaurao Chavhan Name of the Guarantors : Mr. Brahmhanand Hari Rathod	Amount Due Rs. 15,08,684.91/- and further interest cost & expenses.
10.1 Property No. 1 All that piece & parcel of Plot no. 32 Survey No. 14/1 Panchyat Nimbi Near Ayurvedic College Tal. Pusad Dist. Yavatmal 445204. Boundaries of Property: East - Layout Road, West - Plot no 31, North - Agril Land, South - Layout Road. Reserve Price: Rs. 25,89,000.00, Earnest money to be deposited: Rs. 2,58,900.00	
11. Name of the Borrowers : Mr. Sandip Kisanlal Jalswal Name of the Guarantors : Mr. Swapnil Ashok Jalswal	Amount Due Rs. 26,25,962.19/- and further interest cost & expenses.
11.1 Property No. 1 All that piece & parcel of the layout plot situated at Mouje - All that piece & parcel of Plot No 53 Nazul Sheet No 103 Nazul Plot No 6162/53 area 103.15 sq. mtr Situated Vyankatesh Nagar Pusad, Tq. Pusad, Dist. Yavatmal 445204. Bounded By: East - Plot no 52, West - Layout Road, North - Plot No. 54, South - Property of Mr Javade. Reserve Price: Rs. 24,68,000.00, Earnest money to be deposited: Rs. 2,46,800.00	

Date & Time of E-Auction: 30/05/2025 (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: 07/05/2025

Place: Amravati

Authorized Officer
UNION BANK OF INDIA

NAGPUR