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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: Shegaon Naka

Venus Plaza, V. M. V. Main Road Shegaon Naka Amravati-444601 MH Mr. Kishor Junghare (B.M.), Mob. No. 7411853616

1. Name of the Borrowers : Mr. Banti Rambabu Kasdekar	Amount Due Rs. 26,40,947.00/- and further interest cost & expenses.
1.1 Property No. 1 All that piece and parcel of Flat No. 201, having super built-up area 79.91 Sq. Mtr. with 16.33% undivided share in plot, situated on second floor of the building known as "Govinda Apartment" out of the filed survey no 51/1-A, converted into Non Agricultural layout, in the area known as Defense Nagar, Mouje Peth, Amravati, Pragane-Badnera, Tq & Dist- Amravati. The Flat Bounded by: East- Terrace & open space of Apartment, West- Staircase & portion of Flat no. 202, North- Open aerial space of the Plot, South- Open aerial space of the Plot. Reserve Price: Rs. 16,25,000.00,	Earnest money to be deposited: Rs. 1,62,500.00

Branch: Station Road Akola

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

2. Name of the Borrowers & Guarantors: Mr. Ayas Khan Jumma Khan (Borrower) & Mr. Mazher Khan Ayas Khan (Co-borrower)	Amount Due Rs. 27,06,027.70/- and further interest cost & expenses.
2.1 Property No. 1 All That Piece & Parcel Of Flat No. F-3, admeasuring Area 1015 Sq. Mtr, Noor Plaza Apartment, plot no. 22,23,24, sn.1/part, F3 Akkalkot akola area 10415 sq. ft. Akola Bounded by: To East: Plot no. 39/40 & 41, To West: F-2, To North: Plot No.21, To South: Flat No.F-4 Reserve Price: Rs. 13,57,500.00,	Earnest money to be deposited: Rs. 1,35,750.00
3. Name of the Borrowers : Mr. Rizwan Ahmad Shaikh Ahmad (Borrower), Mrs. Farheen Kausar Mohammad Safiquer Rahaman (Co-borrower), Name of the Guarantors: Ms/Mrs. Nilofar Naz Nazakat Khan	Amount Due Rs. 17,61,088.00/- and further interest cost & expenses.
3.1 Property No. 1 All that Piece & Parcel of Flat No 001 at Ground Floor admeasuring 71.81 Sq. Mtr. (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. 12,11,500.00,	Earnest money to be deposited: Rs. 1,21,150.00
4. Name of the Borrowers & Guarantors: L.M/S ADITI GRUH UDYOG, Proprietor: MEERA RAVISHANKAR RAIBOLE	Amount Due Rs. 42,10,390.95 with further interest cost & expenses.
4.1 Property No. 1 (Symbolic Possession) Plot No.5-0, Survey no.61/2, RAJRATAN COLONY NEAR BUDDHA VIHAR MANDIR, MOUJE MALKAPUR, AKOLA 444001 Boundary As Per Deed, North: Plot No.5, South: Remaining Part of Plot No. 5/0, East: Layout Road, West: Service Lane Reserve Price: Rs. 25,26,000.00	Earnest money to be deposited: Rs. 2,52,600.00

Branch: Balaji Chowk, Yavatmal

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

5. 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.
5.1 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
6. 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.
6.1 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
7. Name of the Borrowers & Guarantors: 1. Mr. Rav. Rameshchandra Bajaj 2. Mrs. Mamta Ravi Bajaj	Amount Due Rs.13,29,604.75 As per demand notice dated 23.03.2023) with further interest cost & expenses.
7.1 Property No. 1 All that piece and parcel of nazul Plot no. 58, nazul sheet no 48-B, Flat no 201 second floor, Super Built up-52.96 Sq. Mtr, " Suyash Apartment" Jay hind chowk, Yavatmal. Bounded As- North-Balcony and open space, South-Field belong to Mrs singhaniya, East-flat no 202, West-Stair case and lift Reserve Price: Rs. 16,41,500.00,	Earnest money to be deposited: Rs. 1,64,150.00

Branch : Achalpur

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

8. 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.
8.1 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.) "Valshnavi Apartment" on plot no. 23(Part), Survey No. 61, Mouje- Khet Tapmali, within the limits of G. P. Sawli Datura Near Fatima School Amravati Road, Taluka & Distt- Achalpur. (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

9. Name Of The Borrowers : Mr. Ganesh Dadarao Pathrikar, Guarantors : Mr. Pandurang Kisan Zaparde	Amount Due Rs. 2,79,302.00 with further interest cost & expenses.
9.1 Property No. 1 All that piece and parcel of G P Malmatta Kramank 18/A, 1675.25 sq ft. Situated at Mouza Atkali 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 Mahagaon Dist Yavatmal-445205, Mr. Kiran (B.M) Mob. No. 9842749417.

10. 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.
10.1 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

Date & Time of E-Auction: 25/04/2025 (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: 08/04/2025

Authorized Officer



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