

(In terms of Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act 2002)

Whereas the Authorized Officer of the Bank has issued a Demand notice under Section 13(2) of SARFAESI ACT 2002 and thereafter in exercise of powers under Section 13(12) of SARFAESI ACT 2002 has taken possession of properties mortgaged to Bank under Section 13(4) of the SARFAESI ACT 2002. The undersigned in the capacity of Authorized Officer has decided for sale of the following properties to public by E-auction and invite bids from the intending purchasers for purchase of immovable properties mentioned hereunder on AS IS WHERE IS" & AS IS WHAT IS" basis.

Date & Time for Inspection of Property: 20.12.2025 to 28.12.2025 from 11:00 AM to 5:00 PM (Except Holiday)

Last Date & Time of Submission of EMD & Documents: 29.12.2025 till 4:00 PM

Date & Time of E-Auction: 29.12.2025 from 1:00 PM to 5:00 PM

| SR. No. | Name & Address of Borrower's / Guarantor. | a) Date of Demand Notice b) Amount due as per notice c) Date of Possession d) Present outstanding dues. Intt. and other charges | a) Reserve Price b) EMD Amount c) Bid Increase Amount |
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| 1. | Borrower : Millind Sudhakar Chavan Co-borrower : Manjiri Millind Chavan Branch : Swavalambi Nagar E-mail ID : swaval@ucobank.co.in Contact Person : Brijesh Chack Contact Number: 8109382875 | a) 05.12.2024 b) Rs. 3902611.24 c) 16.09.2025 (Physical) d) Rs. 7777338.64 + unapplied Intt. and other charges | a) Rs. 41.00 Lakh b) Rs. 410000 c) Rs. 25000 |

(Physical Possession) Residential Flat : Apartment No 605, Shree Gajanan Vihar-II Admeasuring Built up area of 57.375 Sq Mtr carpet area 52.710 Sq Mtr, terrace area 7.123 Sq Mtr, common built up area 11.272 Sq Mtr, Open balcony 7.066 Sq Mtr, Net Built up area 82.836 Sq Mtr on sixth floor in building named and styled as Shree Gajanan Vihar-II Mouza Pipla within the limit of the Nagpur rural district Nagpur.

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| 2. | Durgashakti Foods Pvt.Ltd Directors : 1. Shashikant Fakirchand Surekha 2. Santosh Laxmikant Surekha Guarantors : Shrikant Fakirchand Surekha 3. Laxmikant Fakirchand Surekha 3. Durgadevi Fakirchand Surekha Branch : Akola E-mail ID : akolam@ucobank.co.in Contact Person : Amit Jayant Mahore Contact Number: 9230500699 | a) 07.06.2023 b) Rs. 186787757.9 c) 30.08.2024 (physical) d) Rs. 173322872.96 + unapplied Intt. and other charges | |
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| (Physical Possession) Property 1. Industrial Plot : Plot no 1 to 69, admeasuring 11469.185 sq mt, gut no 27, situated at Talao Road, Near Durgashakti Foods Pvt Ltd, Mouze- Sajanpuri, Tq- Khamgaon Dist- Buldhana | a) Rs. 105 Lakh b) Rs. 1050000 c) Rs. 50000 |
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| (Physical Possession) Property 2. Open Plot Nos. 1 to 135, Admeasuring 26157.80 sq mt Gut No. 308, Situated at Talao Road, Near Durgashakti Foods Private Limited, Mouje Januna, Tq. Khamgaon, Dist: Buldana | a) Rs. 301.68 Lakh b) Rs. 3016800 c) Rs. 50000 |
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| (Physical Possession) Property 3. Open Plot Nos. 1 to 53, Admeasuring 13231.00 sq mt Gut No. 323, Situated at Talao Road, Near Durgashakti Foods Private Limited, Mouje Januna, Tq. Khamgaon, Dist: Buldana. | a) Rs. 150 Lakh b) Rs. 1500000 c) Rs. 50000 |
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| 3. Tushar Madhukar Dhore Branch : Akola E-mail ID : akolam@ucobank.co.in Contact Person : AMIT JAYANT MAHORE Contact Number: 9230500699 | a) 17/04/2023 b) Rs. 1515135 c) 18/07/2023 (physical) d) Rs. 15,92,421.75 + unapplied Intt. and other charges | a) Rs. 13.62 Lakh b) Rs. 136200 c) Rs. 25000 |
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(Physical Possession) Residential Flat -403 on Fourth Floor in "Matrutirth Apartment" in New Tapdia Nagar, Behind G.D. Platinum Jubilee English School, Kharap Road, Mouje-Umarkhed, Akola. Tq. & Distt-Akola. Layout Plot No-76, F.S.No.-29/3, Built up area- 511.74 sq.ft.

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| 4. Borrower: Jagdish Sitaramji Karwa Co-Borrower: Sangita Jagdish Karwa Branch : Itwari E-mail ID : itwari@ucobank.co.in Contact Person : Priyanka Damodar Dange Contact Number: 9952004547 | a) 06.03.2024 b) Rs. 3609190.02 c) 25.06.2024 (Symbolic) d) Rs. 3468495.17 + unapplied Intt. and other charges | a) Rs. 45.34 Lakh b) Rs. 453400 c) Rs. 25000 |
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(Symbolic Possession) Residential Flat : All that R.C.C Superstructure comprising of FLAT NO 203, SHANTIKUNJ APARTMENT on NIT leasehold PLOT NO-27, section III, Central Avenue Road Scheme of NIT, Mouza Hiwari Nagar, Gangabal Ghat Road Wardhaman Nagar, Nagpur

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| 5. Alok Randhir Singh Branch : Chandrapur E-mail ID : chandr@ucobank.co.in Contact Person : Mahendra Dilip Bandurkar Contact Number: 9230500691 | a) 05.08.2021 b) Rs. 2412996.45 c) 28.01.2022 (Symbolic) d) Rs. 2793256.73 + unapplied Intt. and other charges | a) Rs. 22.58 Lakh b) Rs. 225800 c) Rs. 25000 |
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(Symbolic Possession) Residential Flat : CITY Survey No- 3633, FLAT N D-11, PLOT N 2 BY 4, 2 BY 5 AT MOUZA NAZUL MOHALLA BHANAPETH CHANDRAPUR Property in the name of Alok Randhir Singh

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| 6. Ranjana Mangeshrao Charde & Mangesh Ashok Charde Branch : Butibori E-mail ID : butibo@ucobank.co.in Contact Person : Avinash D Deshmukh Contact Number: 7038083505 | a) 05.10.2024 b) Rs. 868728.48 c) 05.03.2025 (physical) d) Rs. 936644.69 + unapplied Intt. and other charges | a) Rs. 9 Lakh b) Rs. 90000 c) Rs. 10000 |
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(Physical Possession) Apartment No.002 (Ground floor), Building known as "TECH-TOWN" all those piece parcel of land bearing Plot No 15 to 26. Kh No.82,83,84 & 85/1, P H No.76 Mouza- Ruikhairi situated at Village-Ruikhairi in Tah-Nagpur(Rural) Dist-Nagpur

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| 7. Sal Sales Corporation Branch : Gondia E-mail ID : gonnag@ucobank.co.in Contact Person : LILAMAYA BHOI Contact Number: 8427304184 | a) 24/12/2024 b) Rs. 1194420.62 c) 4/4/2025 (Symbolic) d) Rs. 792606.62 + unapplied Intt. and other charges | a) Rs. 39.73 Lakh b) Rs. 397300 c) Rs. 25000 |
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(Symbolic Possession) Residential Building constructed Ground & First Floor, Plot No.-940/1 Paiki, Survey No.-76, T.S.No.- Nangpura, Near Saraswati School, Behind Bawankarkirana shop, Ward/Taluka-Gondia, Dist.-Gondia,

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| 8. Maven Industries Pvt Ltd Sitalbuldi Branch E-mail ID : nagpur@ucobank.co.in Contact Person : Sandeep Kumar Contact Number: 8890999879 | a) 17.08.2024 b) Rs. 343631879.8 c) 21.11.2024 (Symbolic) d) Rs. 330438691.9 + unapplied Intt. and other charges | a) Rs. 80.00 lakh b) Rs. 800000 c) Rs. 25000 |
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(Symbolic Possession) Commercial Shops : shops bearing No. UG-7-8-9-10, on upper ground level in the building known as Jagat chambers on NIT Plot no. 62 & 63 (Total admeasuring 14400 sq ft/1337.817 sq. Mts), city survey no. 209, sheet no.212, NMC House No. 970/13, 970/14, 970/15 & 970/16 respectively on Grainganj road, garoba maidan near Ambedkar Square, Nagpur. Admeasuring 1032 sq. ft, Maharashtra, Nagpur-440008

TERMS & CONDITIONS:

1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property and statutory dues (if any) are not known. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. 2. Statutory dues/ liabilities etc. due to the Government/ Local Body are not known and shall be borne by the successful bidder, if any. 3. In case of sole bidder, the bid amount quoted in his bid form must be improved by at least one bid incremental value, lest the sale shall be cancelled /deferred. 4. The Successful bidder should to deposit 25% of the bid amount on the date of sale or not later than the next working day 5. Balance 75% of bid Amount should be paid within 15 days from confirmation of the sale 6. Please be informed that in case, Successful bidder fail to deposit due amount by scheduled dates, sale shall be canceled and any amount deposited by the successful bidder related to this bid, shall be forfeited. 7. Successful bidder shall bear the charges / fee payable for registration of the property as per law. 8. Sale will not be confirmed if the borrower tenders to the Bank contractual dues along with other expenses prior to the Authorized Officer Issuing Sale Confirmation Letter to the successful bidder. In such case the Bank shall refund without interest the entire amount remitted by the successful bidder. 9. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter-se Bidding etc., may visit Website <https://BAANKNET.com> For any property related query may contact as per table above. 10. The Bank has designated its Branch Office as facilitation centre to help the intending bidders/buyers. 11. The successful bidder has to bear the TDS of 1% if the property value exceeds 50 lacs. This Notice is also to be treated as 15 th days. Statutory sale notice to borrower and Guarantor Under Rule 9(1) Security Interest (Enforcement), Rules 2002. 12. Prospective buyers may visit Website <https://BAANKNET.com> for more details about the property.

Date : 12.12.2025

Place : Nagpur

AUTHORISED OFFICER,

UCO BANK