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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 Borrowers : Mr. Rizwan Ahmad Shaikh Ahmad (Borrower), Mrs. Farheen Kausar Mohammad Safique 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 (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 6 12 mts wide Road, West: Layout Plot No. 80, North: Shop 6 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	
2.	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.
2.1	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 Ratanikishor 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	
3.	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.
3.1	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 Navgaon Akola Area 54.73 Sq.m. 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	
4.	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.
4.1	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, Akbarb 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	
5.	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.
5.1	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. 6,89,000.00, Earnest money to be deposited: Rs. 68,900.00	
6.	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.
6.1	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. 15,07,000.00, Earnest money to be deposited: Rs. 1,50,700.00	
7.	Name of the Borrower: Mr. Nisar Khan Idris Khan Name of the Co-Borrower: Mrs. Kainat Tabassum Nisar Khan	Amount Due Rs. 25,56,732.75 and further interest cost & expenses.
7.1	Property No. 1 (Physical Possession) All the piece & Parcel of property consisting of Flat No 301, Third Floor, Mohammad Heights, 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. 14,75,000.00, Earnest money to be deposited: Rs. 1,47,500.00	
8.	Name of the Borrowers : M/s Hayat Infratech Prop. Mrs. Munazza Samreen Mohammad Safwan NAME OF GUARANTOR : 1. Mohammad Salman javed Iqbal 2. Mohammad Safwan javed Iqbal	Amount Due Rs. 69,38,679.69 and further interest cost & expenses.
8.1	Property No. 1 (Physical Possession) All that Piece & Parcel of B-1 and G1 ground floor in Hayat Paradise admeasuring 3515 Sq. Ft. Nazul Plot No. 1/2 sheet no. 278, 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. Babul Nkhavi, South: Kala Maruti Road Reserve Price: Rs. 83,62,000.00, Earnest money to be deposited: Rs. 8,36,200.00.	

Branch: Shegaon Naka

Venus Plaza, Shegaon Naka Branch (562170), Amravati, Mr. Sandip (BM) Mob. No. 7875553127

9.	Name of the Borrowers : Mr. Dipak Kanhaiyalal Koprekar	Amount Due Rs. 28,87,070.00 and further interest cost & expenses.
9.1	Property No. 1 (Physical Possession) All that piece and parcel of Flat No 306 having built up area 50.07 Sq.mtrs Super built up area 73.98 Sq.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 04.34 R 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 "Sadanaand 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) of Mouza-Rajapeth Pragane-Badnera Tq 6amp; 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 Lalit Tulankar (B.M.) Mob. No. 9960789832

10.	Name of the Borrowers : Late Shri. Deepak Devidas Pant Sonar (Borrower) Through his legal heir Shri. Akshay Deepak Sonar Name Of Guarantors: Shri. Ankush Prakash Pant Wasankar	Amount Due Rs. 5,23,000.00 and further interest cost & expenses.
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225.09 Sq.Mtrs (2422.98 Sq Ft) 2. Layout Plot No. 2 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) of 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) of Mouza-Rajapeth Pragane-Badnera Tq Bamp. 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

Valshnav Complex Near Narsingh Temple, Beside Hotel Mayuri Inn, Paratwada Mah-444805, Mr Lalit Tulankar (B.M.), Mob. No. 9960789832

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

11. Name of the Borrowers : Yashraj Dairy Udyog Proprietor Shri Gajanan S/o Shridharrao Tale Amount Due Rs. 82,97,774.88 and further interest cost & expenses.
- 11.1 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
- 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. Darwha, Dist- Yavatmal. Boundaries : East: Area of remaining Gat no. 140/2, West: Bodhegaon to Lohi Road, North: C-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

Reserve Price: Rs. 80,60,000.00,

Earnest money to be deposited: Rs. 8,06,000.00

Branch: Jatharpeth Akola

Guruprasad Building, Bal Shivaji School Lane, Diwekar Chowk, Jatharpeth, Akola- 444005, Mr. Nilesh Gawale (B.M.), Mob. No. 97669 00278

12. Name of the Borrower : Mr. Amol Vajinath Pentewar Amount Due Rs. 5,30,406.70 and further interest cost & expenses.
- 12.1 Name of the Guarantor : Mr. Mangesh Janardan Gotmare
- Property No. 1 (Symbolic Possession)
All that piece and parcel of the Flat no. 401, Fourth floor in building named Parvati Residency, field survey no. 32/2, Layout Plot no. 3, New Tapadia Nagar, Mouje Umarched, Tah & Dist- Akola, Total Flat area 54.36 Sq. Mt. Bounded by: East: Flat no. 402, West: Garware Layout, North: Flat no. 404, South: 12 Mts Layout Road.
Reserve Price: Rs. 8,64,000.00, Earnest money to be deposited: Rs. 86,400.00

Branch: Yavatmal Main

Po. Box. 19, Rana Empire Near Head Post Office Dhamangaon Road Yavatmal MH-445001, Mr. Brajendra Kumar (B.M.) Mob. No. 9297943111

13. Name of the Borrowers : M/s Maa Bricks Through its Partners 1. Mrs. Sunita Prafull Puri 2. Miss Sanjana Prafull Puri Amount Due Rs. 43,45,218.80/- and further interest cost & expenses.
- 13.1 Name of Guarantors : 1. Mrs. Sunita Prafull Puri 2. Miss Sanjana Prafull Puri 3. Mr. Prafull Sudhakar Puri 4. Mrs. Archana Suhas Puri
- Property No. 1
All that piece and parcel of Flat no S-22nd Floor, Ranwara Apartment, adm. area about 100.88 SQ Mt constructed on Layout Plot no 17,18 & 19 Total Adm Area about 858.51 Sq mt out of converted land from Field survey no 14/2, Nazul Plot no 2/4, Nazul sheet no 22 Situated at Shankar nagar Near Adarsh Nagar, Pimpalgaon, Dist- Yavatmal owned by 1) Sh Prafull Sudhakar Puri 2) Mrs Sunita Prafull Puri 3) Mrs Archana Suhas Puri. Bounded : On the East - House of Shri Mahalle Patil, On the West - by Road, On the North - by Road, On the South - by Part of Same Plot.
Reserve Price: Rs. 14,62,000.00, Earnest money to be deposited: Rs. 1,46,200.00
- 13.2 Property No. 2
All that piece and parcel of Flat no S-32nd Floor, Ranwara Apartment, adm. area about 100.88SQ Mt constructed on Layout Plot no 17,18 & 19 Total Adm Area about 858.51 Sq mt out of converted land from Field survey no 14/2, Nazul Plot no 2/4, Nazul sheet no 22 Situated at Shankar nagar Near Adarsh Nagar, Pimpalgaon, Dist- Yavatmal owned by 1) Sh Prafull Sudhakar Puri 2) Mrs Sunita Prafull Puri 3) Mrs Archana Suhas Puri. Bounded : On the East - House of Shri Mahalle Patil, On the West - by Road, On the North - by Road, On the South - by Part of Same Plot.
Reserve Price: Rs. 14,62,000.00, Earnest money to be deposited: Rs. 1,46,200.00

Date & Time of E-Auction: 28/07/2026 (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

Date: 11/07/2026
Place: Amravati

Authorized Officer
UNION BANK OF INDIA