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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

1.	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.
1.1	Property No. 1 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. 25,78,000.00.	Earnest money to be deposited: Rs. 2,57,800.00
2.	Name of the Borrower: Farzana Parveen Mohammad Salim Name of the Co-Applicant : Shalikh Salim Shalikh Zamir	Amount Due Rs. 33,13,015.41 and further interest cost & expenses.
2.1	Property No. 1 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 Nayaon Akola Area 54.73 Sqm. Bounded As- East-Road, West-Road, North-Part Of Plot, South-Part Of Plot. Reserve Price: Rs. 12,80,000.00.	Earnest money to be deposited: Rs. 1,28,000.00
3.	Name of the Borrower: Mr. Shalikh Nadim Shalikh Baban Name of the Co-Applicant : Mrs. Noorjaha Khatun Shalikh Nadim	Amount Due Rs. 24,77,745.00 and further interest cost & expenses.
3.1	Property No. 1 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. 17,94,000.00.	Earnest money to be deposited: Rs. 1,79,400.00

Branch: Amravati

1st Floor Tank Complex, Rajkamal Square, Amravati Maharashtra 444601.

4.	Name of the Borrower: Mr. Anil Mohanlal Kapoor, Name of the Co-Applicant : Mrs. Bhawana Anil Kapoor	Amount Due Rs.35,88,778.63 and further interest cost & expenses.
4.1	Property No. 1 All that piece and parcel of the Flat/ Apartment No 401 Fifth Floor Admeasuring 81.1786 Sq. Mt. along with super built-up area 120.1959. mts., along with 7.12% share in the plot, Sankalp Height Nazul Sheet No 51, Nazul Plot No 12 Field Survey No 41 Layout Plot No 13 Mouza Tarkheda Pragane Badnera Sahkar Colony, opposite to APMC Tah Dist. Amravati. Bounded: On The East-By Stair Case, On The West-By Open Arial Space, On The North By-Passage, On The South By-Open Arial Space. Reserve Price: Rs.43,78,000.00,	Earnest money to be deposited: Rs. 4,37,800.00

Branch: Washim

Balaji Complex, Patani Chowk Washim, Maharashtra 444505.

5.	Name of the Borrower: Dr. Geeta Gajanan Jaybhaye, Name of the Guarantor: Mr. Bhujanga Haribhau Guthe	Amount Due Rs. 5,45,934.00 and further interest cost & expenses.
5.1	Property No. 1 All that Piece & Parcel of the residential house at village Sawali post Ansing tq dist washim 444505 bearing old property number 87, New property no.93, admeasuring area 800 Square feet and construction there on property in the name of Mr. Bhujanga Haribhau Guthe. Bounded by: East -By Gyanujli Nimbaji Galat, West -By Sadashiv Bandge, North -By Govt road, South-By Gangadhar Kisan Darade. Reserve Price: Rs. 96,000.00,	Earnest money to be deposited: Rs. 9,600.00

Branch: Buldhana

D.S.D. Samruddhi, Dr. D. C. Gupta Marg, Buldhana, Tahsil & District Buldhana, Maharashtra, Pin - 443001. Mr. Kallas Ambhore (B.M.), Mob. No. 9792797948.

6.	Name of the Borrower: M/s. Laxmi Photo Studio, Prop. Mr. Kasam Shah Yasin Shah, Name of the Co-Borrower: Estate Of Deceased Late Mr. Yasin Shah Raheman Shah Mr. Kasam Shah Yasin Shah Name of the Guarantor: 1. Mr. Shaikh Jabli Shalikh Chand 2. Mr. Subhash Janardhan Salwe	Amount Due Rs. 16,17,542.25 and further interest cost & expenses.
6.1	Property No. 1 All that piece and parcel of the Residential house situated at House No: 136, Nazul Sheet No. 06, Plot No. 532 & 533, Mauza Bhadola Village, Tahsil & District Buldhana, Maharashtra, Pin - 443001, plot area admeasuring 72.00 Sq. Mts. (775 Sq. Fts). Boundaries of the Property: East - Govt. Road, West - Land of Sk. Mukthar, North - Land of Sk. Mukin, South - Land of Supada Bhagat. Reserve Price: Rs. 38,53,000.00,	Earnest money to be deposited: Rs. 3,85,300.00

Branch: Irwin Chowk Amravati

At 6/4, Priyadarshani Building, Camp Road, Amravati -444602, Mr. Sandip Mahajan, Mob. No. 7875553127.

7.	Name of the Borrowers: Mr. Narendra Gajana Rao Mohod, Name of the Co-Borrower: Mrs. Pramila Narendra Mohod	Amount Due Rs. 11,87,484.23 and further interest cost & expenses.
7.1	Property No. 1 All that piece and parcel of the land and building Plot No 50 [Part], F.S. No. 32/4, Mouza- Akoli, Pragane- Badnera, Swarakshan Nagar, Akoli, Near Salnagar, Amravati, Maharashtra 444607. Bounded by: East: Service Lane, West: Road, North: Plot no 49, South: Plot of Mrs. Archana Pande. Reserve Price: Rs. 14,98,000.00,	Earnest money to be deposited: Rs. 1,49,800.00

Branch: Gandhi Chowk Amravati

Datta Palace, Gandhi Chowk, Amravati, Maharashtra 444601. Mr. Rahul. (B.M.), Mob. No. 99764998289.

8.	Name of the Borrower: Mr. Shyamal Chandanmal Notwani, Name of the Co-Applicant: Mrs. Rekha Shyamal Notwani	Amount Due Rs. 36,10,638.00 and further interest cost & expenses.
8.1	Property No. 1 All that Piece And Parcel Residential Flat -Flat No-402, on Fifth Floor of Sankalp Heights, admeasuring 92.9552 Sq. Mtr.(Built up area), Bearing Nazul Sheet No-51, Nazul Plot No - 12, Field Survey No -41 Layout Plot No -13, Mouza-Tarkheda, Pragane-Badnera, Within The Limits Of Amravati Municipal Corporation, Shankar Nagar, Opp. Apmc, Tah. & Dist. Amravati - Boundaries of The Flat No. 402: East: Service Lane, West: Flat no.401, North: Plot No.12, South: 9 Mtr Road. Boundaries of the plot no.13: East: Service Lane, West: Shegaon Naka Road, North: Plot No12, South: 9 Mtr Road. Reserve Price: Rs. 44,20,000.00,	Earnest money to be deposited: Rs. 4,42,000.00

Date & Time of E-Auction: 30/12/2025 (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: 27/11/2025

Place: Amravati

Authorized Officer
UNION BANK OF INDIA