

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

Whereas, the Authorised 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(2) 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 Authorised 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" and "AS IS WHAT IS BASIS".

Date & Time for Inspection of Property : 20.11.2025 to 27.11.2025 from 11.00 am to 5.00 pm (Except Holiday)

Last Date & Time of Submission of EMD & Documents : 28.11.2025 Till 4.00 pm.

Date & Time of E-Auction : 28.11.2025 from 1.00 pm to 5.00 pm.

Sr. No	Name & Address of Borrower's / Guarantor & Branch	a) Date of Demand Notice b) Amount due as per notice c) Date of Possession d) Present outstanding dues.	a) Reserve Price b) EMD Amount c) Bid Increase Amount
1)	M/s Mask Fuel Solutions Private Limited Directors : 1. Mr. Ankur Santkumar Sukhija 2. Mr. Anurag Santkumar Sukhija 3. Mr. Mayank Sunilkumar Gupta Guarantors : 1. Mr. Ankur Santkumar Sukhija 2. Mr. Anurag Santkumar Sukhija 3. Mr. Mayank Sunilkumar Gupta 4. Mr. Sunil Kumar Jamunaprasad Gupta 5. Mrs. Kiran Sunilkumar Gupta Branch : Mid Corporate, Nagpur E-mail ID : nagmcc@ucobank.co.in Contact Person :- Mr. Manoranjan Mishra Contact Number :- 9090676764	a) 25.03.2025 b) Rs. 1,66,13,306.85 plus unapplied interest c) 28.05.2025 (Symbolic) d) Rs.1,69,44,224.97 plus unapplied interest	a) Rs.51.02 Lakh b) Rs.5.102/- Lakh c) Rs.25,000/- a) Rs.61.00 Lakh b) Rs.6.100/- Lakh c) Rs.25,000/- a) Rs.20.00 Lakh b) Rs.2.000/- Lakh c) Rs.25,000/-

(Symbolic Possession) Property 1. Factory Land & Building: All Parts and parcel UMRED MIDC plot no D 14/66, Near M/S Gajanan Earth Movers & M/S Mahalaxmi Metal Inds., Mouza: Durkheda, Umred Industrial Area, Durkheda, Umred, Tah Umred, Nagpur owned by M/S Mask Fuel Solutions Private Limited having area 3000 Sq. Mtr.

(Symbolic Possession) Property 2. Residential Flat: All parts and parcel of Flat no 102, First Floor, Jay Apartment, NIT Plot No 102, C S No 124, Sheet No 179, Ward No 23, Mouza Nagpur, Lakadganj Layout, Chapru Nagar, Nagpur having area 1145 sq ft Owned by Mr. Sunil Kumar Jamunaprasad Gupta & Mrs. Mrs. Kiran Sunilkumar Gupta

(Symbolic Possession) Property 3. Plant and Machinery: All the plants and machinery installed in UMRED MIDC plot no D 14/66, Near M/S Gajanan Earth Movers & M/S Mahalaxmi Metal Inds., Mouza: Durkheda, Umred Industrial Area, Durkheda, Umred, Tah Umred, Nagpur owned by M/S Mask Fuel Solutions Private Limited.

Note: Intended Bidder will have to buy both the properties 1 and 3 (Land & Building & Plant & Machinery) together otherwise bid will be treated as to be cancelled

2)	Borrower : Milind Sudhakar Chavan Co-borrower : Manjiri Milind Chavan Branch : Swavalambnagar, Nagpur E-mail ID : swaval@ucobank.co.in Contact Person : Brijesh Chack Contact Number : 8109382875	a) 05.12.2024 b) Rs. 39,02,611.24 plus unapplied interest c) 16.09.2025 (Physical) d) Rs.77,34,738.64 plus unapplied interest	a) Rs.41.00 Lakh b) Rs.4.100 Lakh c) Rs.25,000/-
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(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 six floor in building named and styled as Shree Gajanan Vihar-II Mouza Pipla within the limit of the Nagpur rural district Nagpur.

3)	Durgashakti Foods Pvt.ltd Directors : 1. Shashikant Fakirchand Surekha 2. Santosh Laxmikant Surekha Guarantors : Shrikant Fakirchand Surekha 2. 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. 18,67,87,757.9 plus unapplied interest c) 30.08.2024 (Physical) d) Rs.17,85,27,517.7 plus unapplied interest	a) Rs.105.00 Lakh b) Rs.10.500 Lakh c) Rs.1,00,000/- a) Rs.301.68 Lakh b) Rs.30.168 Lakh c) Rs.1,00,000/- a) Rs.150.00 Lakh b) Rs.15.000 Lakh c) Rs.1,00,000/-
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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

(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

(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.

4)	Maven Industries Pvt Ltd Branch : Sitabuldi, Nagpur E-mail ID : nagpur@ucobank.co.in Contact Person : Sandeep Kumar Contact Number : 8890999879	a) 17.08.2024 b) Rs. 34,36,31,879.8 plus unapplied interest c) 21.11.2024 (Physical) d) Rs.33,00,27,076.1 plus unapplied interest	a) Rs.88.88 Lakh b) Rs.8.8888 Lakh c) Rs.25,000/-
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(Physical 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 Gralganj road, garoba maldan near Ambedkar Square, Nagpur. Admeasuring 1032 sq. ft, Maharashtra, Nagpur-440008

5)	Snehal Trymabak Junghare Kavita Bapurao Fusate Branch : Ghogali E-mail ID : ghogal@ucobank.co.in Contact Person : Kundan Kumar Contact Number : 9576377000	a) 23.12.2024 b) Rs.21,03,681.00 plus unapplied interest c) 28.03.2025 (Symbolic) d) Rs.21,21,357.2 plus unapplied interest	a) Rs.31.25 Lakh b) Rs.3.125 Lakh c) Rs.10,000/-
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(Symbolic Possession) Residential Flat : Flat No 605, Sixth Floor, Styled as Pearl Building of Shree Laxmi Pride, Pipla, Nagpur

6)	Borrower : Jagdish Sitaramji Karwa Co-Borrower : Sangita Jagdish Karwa Branch : Itwari, Nagpur E-mail ID : itwari@ucobank.co.in Contact Person : Priyanka Damodar Dange Contact Number : 9952004547	a) 06.03.2024 b) Rs.36,09,190.02 plus unapplied interest c) 25.06.2024 (Symbolic) d) Rs.34,39,124.17 plus unapplied interest	a) Rs.45.34 Lakh b) Rs.4.534 Lakh c) Rs.25,000/-
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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 Hlwari Nagar, Gangabal Ghat Road Wardhaman Nagar, Nagpur

7)	Borrower : Dinesh Sampat Motghare Co-Borrower : Ranjana Dinesh Motghare Branch : Wardha Road Nagpur E-mail ID : wardha@ucobank.co.in Contact Person : Milind A Wankhade Contact Number : 9975591619	a) 30.11.2024 b) Rs.24,58,910.00 plus unapplied interest c) 26.03.2025 (Symbolic) d) Rs.26,31,552.00 plus unapplied interest	a) Rs.31.7 Lakh b) Rs.3.17 Lakh c) Rs.25,000/-
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(Symbolic Possession) Residential Flat : Flat No 407, Shree Residency, Near Dyandeep Convent, Near SRPF Camp, New Petrol Pump, Vaishali Nagar, Jaljala, Nagpur-440036

Terms & Conditions:

1) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property and statutory dues of any) as not known, However, the intending bidders should make their own independent inquiries regarding the encumbrances, Title of property/ies Ir to inspect is 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 has 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 Authorised 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 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 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 : 08.11.2025 Place : Nagpur

Authorised Officer