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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 9 (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. Shiv Dayal Mishra (B.M.), Mob. No. 8295474449

1. Name of the Borrower: Mr. Akrosh Abdulkhan, Name of the Co-applicant: Mrs. Farzana Parveen Akrosh Khan Amount Due Rs. 26,07,273.90 and further interest cost & expenses
1.1 Property No. 1 (Physical Possession) All that piece 6 parcel of Flat No S-2, 2nd Floor, Sheet No 35-C, Admeasuring Area 85 Sq Mt. Plot No 17, Mouje Naygaon, Hayat Orbit, Akbar Plot Akola Ta Dist. Akola Area 85 Sq Mt. Bounded as- East: Road, West: Road, North: Flat no S-1, South: Part of Same Plot Reserve Price: Rs. 10,37,000.00, Earnest money to be deposited: Rs. 1,03,700.00
2. Name of the Borrower: Mr. Hasan Khan Moinuddin Khan Name of the Guarantor : Mr. Sabir Khan Bismilla Khan Amount Due Rs. 12,33,054.68 and further interest cost & expenses.
2.1 Property No. 1 (Physical Possession) All that Piece 6 Parcel of Flat No 9, 4th floor, Madina Tower 4 property No 3805/1, Nirman nagar, mauje Taplabad, Akola Ta Dist Akola Area - 58.28 sq mt. Bounded as- East: Plot No 2, West: Plot No 4, North: Road, South: Stair Case & Flat No 8. Reserve Price: Rs. 9,68,000.00, Earnest money to be deposited: Rs.96,800.00
3. Name of the Borrower: Mr. Mohammad Anis Shaikh Guleb Name of the Co-applicant: Mrs. Najema Parveen Mohammad Anis Amount Due Rs.22,73,139.07 and further interest cost & expenses.
3.1 Property No. 1 (Symbolic Possession) All that Piece & Parcel of Flat No 302, 3rt floor Mohammad Height Husaini Layout, Ganga Nagar, FS no 3/1,Plot no 82, Akola 444001 Bounded as- East: Layout Plot no 83, West: Layout Plot no 81, North: Flat No 301, South: Plot no 75. Reserve Price: Rs. 15,14,000.00, Earnest money to be deposited: Rs.1,51,400.00
4. Name of the Borrower: Mr. Sayyed Shakir Sayyed Sabir Ali Name of the Guarantor : Mr. Inzimam Ul Haque Zia Ul Haque Amount Due Rs. 21,99,983.21 and further interest cost & expenses.
4.1 Property No. 1 (Physical Possession) All That Piece & Parcel of Flat No 401 admeasuring 59.20 Sq. Mt.(Super Built up), 4th Floor Noor Residency, Field Survey No 44/1, 44/2, & 44/3 Plot No 81, Ganga Nagar Mouje Akoli Kh Akola-444002 Bounded by: East: Flat No 404 & thereafter Road, West: Layout Plot No 80, North: Flat no 402, South: Layout Plot No 86 Reserve Price: Rs.9,89,000.00, Earnest money to be deposited: Rs.98,900.00
5. Name of the Borrower: Mr. Shaikh Jamil Gahil Shaikh Name of the Co-applicant : Mrs. Rubina Parvin Shaikh Jamil Amount Due Rs.24,80,037.66 and further interest cost & expenses.
5.1 Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No-402, 4th Floor, Mohammad Height, Husaini Layout, Ganga Nagar FS no 3/1/Plot No. 82, Akola Maharashtra-444001 Area-88 sq. mt. Bounded as- East: Layout plot No. 83, West: Layout plot No. 81, North: Flat No 401, South: Layout plot No. 75. Reserve Price: Rs. 13,50,000.00, Earnest money to be deposited: Rs. 1,35,000.00
6. Name of the Borrower: Mr. Shaikh Naim Shaikh Baban. Name of the Co-applicant : Mrs. Shahin Parveen Shaikh Naim Amount Due Rs. 22,73,004.27 and further interest cost & expenses.
6.1 Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No 401,4th floor, Mohammad Height, Husaini Layout, Ganga Nagar, F.S. No 3/1/Plot No 82, Akola 444001 Total Area 88.00 sq mt. Bounded as- East -Plot no 83, West: Plot no 81, North: 9 Mt road, South:Flat no 402. Reserve Price: Rs. 14,48,000.00, Earnest money to be deposited: Rs. 1,44,800.00
7. Name of the Borrowers & Guarantors: Mr. Abdul Karim Abdul Khalil (Borrower) & Mr. Nazema Parveen Abdul Khalil(Co-borrower) Amount Due Rs. 27,30,365.52/- and further interest cost & expenses.
7.1 Property No. 1 (Symbolic Possession) All that Piece & Parcel of Ground Floor Flat No G-1Nazul Sheet No 35-C, Nazul Plot no.17, Hayat Orbit, Akbar Plot Mouje naygaon, Akola Ta dist Akola Maharashtra Area- 89 Sq mt. Bounded as- East: Road, West:Road, North: Parking and after part of plot, South:Part of Plot. Reserve Price: Rs. 8,65,000.00, Earnest money to be deposited: Rs. 86,500.00
8. Name of the Borrower: 1. Mr. Naved Anwar Abdul Karim 2. Mrs. Shama Parveen Abdul Kareem Name of the Guarantor : Mr Shaikh Najib Amount Due Rs. 23,10,265.57 and further interest cost & expenses.
8.1 Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No. 302 Third Floor admeasuring 50.75 Sq. Mtr, Bilal Residency Property No. 3677 Plot No. 7 Ward No. 1 Ganga Nagar Mouje Taplabad Akola Maharashtra. Bounded To East : Plot No. 6, To West : Plot No. 8, To North: Flat No. 301, To South: Wide Road. Reserve Price: Rs. 14,85,000.00, Earnest money to be deposited: Rs. 1,48,500.00
9. Name of the Borrower: 1. Mr. Shaikh Najib Sheikh Jafar 2. Mrs. Rizwana Parveen Name of the Guarantor : Mr Naved Anwar Abdul Karim Amount Due Rs. 23,27,518.50 and further interest cost & expenses.
9.1 Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No. 301 admeasuring 50.75 Sq. Mtr, Third Floor Bilal Residency Property No. 3677 Plot No. 7 Ward No. 1 Ganga Nagar Mouje Taplabad Akola Maharashtra. Bounded : To East : Plot No. 6, To West : Plot No. 8, To North: Another Plot, To South: Staircase & Flat No. 302. Reserve Price: Rs.14,85,000.00, Earnest money to be deposited: Rs. 1,48,500.00
10. Name of the Borrower: Mr. Inzilum Iqbal Zia Ul Haque Name of the Guarantor : Mr. Sayyed Shakir Sayyed Sabir Ali Amount Due Rs. 23,38,166.08 and further interest cost & expenses.
10.1 Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No. 101, admeasuring 1500 Sq. Ft. Bilal Residency, First Floor Property No. 3677, Plot No. 7 Ward No. 1, Mouje Taplabad Akola Maharashtra. The boundaries : To East : Plot No. 6, To West : Plot No. 8, To North: Another Plot, To South: Flat No. 102. Reserve Price: Rs.14,85,000.00, Earnest money to be deposited: Rs. 1,48,500.00
11. Name of the Borrower: Ms. / Mrs. Arshiya Ahemad Khan (Applicant), Mr. Ahmad Khan Gaus Khan (Co-applicant) Amount Due Rs. 31,99,923.04 and further interest cost & expenses.
11.1 Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No. 5-3, 2nd Floor admeasuring 857.00 Sq. Ft, "Arshi Plaza" Nazul Sheet No. 17-D, Nazul Plot No. 242, Kala Maroti Road, Old City, Akola Tq Dist Akola. Bounded by: East: Road, West: House of Shri. Ratankishore Agrawal, North: Kala Maroti Road, South: Flat No. 5-2. Reserv Price: Rs. 23,00,500.00, Earnest money to be deposited: Rs. 2,30,050.00
12. Name of the Borrower: Mohammad Akram Mohammad Qasam, Karimunissa Mohammad Akram. Amount Due Rs. 27,06,027.70 and further interest cost & expenses.
12.1 Property No. 1 (Physical Possession) All that Piece & Parcel of Flat No. 202, Mohammad Heights FS 3/1, Plot No 82, Hussaini Layout Ganga Nagar Akola 444002. Bounded as- East: Plot No 83, West: Plot No 81, North: Flat no 201, South: Plot no 75. Reserve Price: Rs.17,40,000.00, Earnest money to be deposited: Rs.1,74,000.00
13. Name of the Borrower: M/S. Anand Agarbatti, Prop. Soniya Ratnadic Sirsat. Amount Due Rs. 16,32,635.17 and further interest cost & expenses.
13.1 Property No. 1 (Physical Possession) All that piece & parcel of plot and construction there on at plot no 07, survey no 158, mouje washimba vitthalrao Wankhade Gram Udyog Vasahat near Akola to Murtizapur road ta Dist Akola area-225 sq. mt. Bounded as: East- Plot No 08, West- Plot no 6, North- Cat no 157, South- Road. Reserve Price: Rs. 5,41,000.00, Earnest money to be deposited: Rs. 55,100.00
14. Name of the Borrower: M/S. Sarita Udyog, Prop. Sarita Annika Dudhande. Amount Due Rs. 12,37,565.33 and further interest cost & expenses.
14.1 Property No. 1 (Physical Possession) All that piece & parcel of plot and construction there on at plot no 2, suvey no 158, mouje Washimba Vitthalrao Wankhade Gram Udyog Vasahat Near Akola to Murtizapur Road ta Dist Akola area- 232.50 sq. mt. Bounded as: East- Plot no 03, West- Plot no 1, North- Cat no 157, South- Road. Reserve Price: Rs. 5,51,000.00, Earnest money to be deposited: Rs. 55,100.00
15. Name of the Borrower: M/S. Pooja Agarbatti Prop. Pooja Sunil Gopnaryan Amount Due Rs. 14,98,415.21 and further interest cost & expenses.
15.1 Property No. 1 (Physical Possession) All that piece & parcel of plot and construction there on at Plot No 9, Survey No 158, Mouje Washimba Vitthalrao Wankhade Gram Udyog Vasahat Near Akola To Murtizapur Road ta Dist Akola Area- 225 Sq. Mt. Bounded as: East- Plot no 10, West- Plot no 8, North- Cat no 157, South- Road. Reserve Price: Rs. 5,41,000.00, Earnest money to be deposited: Rs. 54,100.00

16.	Name of the Borrower: M/S Shubhangi Agarbatti Prop. Shubhangi Jitendra Dhok	Amount Due Rs. 23,81,789.30 and further interest cost & expenses.
16.1	Property No. 1 (Physical Possession) All that piece & parcel of plot and construction there on plot and construction there on at pot no 17, suvey no 158, mouje washimba vitthalrao wankhade gram udhyog Vasahat Near Akola to Murtizapur Road Ta Dist Akola Area- 213 sq. Mt. Bounded as: East- Plot no 16, West- Road, North- Road, South- Gat no 158. Reserve Price: Rs. 5,27,000.00, Earnest money to be deposited: Rs.52,700.00	
17.	Name of the Borrower: M/s Pratiksha Udyog. Prop Ms. Maya Sanjay Ingle.	Amount Due Rs. 26,68,441.24 and further interest cost & expenses.
17.1	Property No. 1 (Physical Possession) All that piece & parcel of plot and construction there on at Pot No 06, Suvey No 158, Mouje Washimba Vitthalrao Wankhade Gram Udhyog Vasahat Near Akola To Murtizapur Road Ta Dist Akola area- 225 sq. mt. Bounded as: East- Plot no 07, West- Plot no 5, North - Gat no 157, South - Road Reserve Price: Rs. 5,41,000.00, Earnest money to be deposited: Rs. 54,100.00	
18.	Name of the Borrower: M/s Shradha Agro Industries Prop - Rajesh Shrikrushna Mahalle Estate of the deceased Rajesh Shrikrushna Mahalle represented by Mrs. Sujata Rajesh Mahalle & Others.	Amount Due Rs. 85,34,597.67 and further interest cost & expenses.
18.1	Property No. 1 (Symbolic Possession) Gut no 123, mouje Kasod Shivpur, Ta Akot Dist Akola area 0 ha 81 r out of which plot admeasuring 1500 sq. mtrs. was converted into NA Industriel purpose from tahsil Akot Dist Akola. Bounded by: East-Remaining part of gut no.123, West-Main Road, North-Gut no.123/1, South-Internal Road & then gut no.123 of Mr. Sanjay Mahalle. Reserve Price: Rs. 17,90,000.00, Earnest money to be deposited: Rs.1,79,000.00	
19.	Name of the Borrowers : Mr. Rizwan Ahmad Shaikh Ahmad (Borrower), Mrs. Farheen Kausar Mohammad Safiquer 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.
19.1	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. 10,90,500.00, Earnest money to be deposited: Rs. 1,09,050.00	
20.	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.
20.1	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 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	
21.	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.
21.1	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 Naygaon 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	
22.	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.
22.1	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, Akbar 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. Mr. Suraj Singh (B.M.), Mob. No. 8982024733

23.	Name of the Borrowers : Mr. Govind Shyamsunder Joshi Name of the Guarantor : Mr. Shyamsunder Sevaram Joshi, Mr. Jugalkishor Dhanrajji Rakecha	Amount Due Rs.15,43,038.33 and further interest cost & expenses.
23.1	Property No. 1 All that piece & parcel of the layout plot / Flat situated at Mouje - Gaotheran Amravati Pragane -Badnera, OM Shree Apartment, Near Datta Mandir, Kumbahrvada, Budhwara Tah And Dist. Amravati Bearing total land at Nazul plot no. 8, Nazul Sheet no. 92 B Flat No. 201 having built up area 47.42 Sq Mtrs and super built up area 57.83 Sq. Mtrs along with 5.29% jointly undivided share Total Admeasuring -622.00 Sq. feet. Bounded By:East - Road, West - Datta Mandir, North - Main Road, South - Open plot. Reserve Price:Rs.15,46,000.00, Earnest money to be deposited: Rs.1,54,600.00	
24	Name of the Borrowers : 1.Mr. Ashok Saklasing Idpache, Guarantors 2.Mr.deepak Jagdeorao Solanke	Amount Due Rs. 15,05,174.06 As per demand notice dated 31.08.2022) with further interest cost & expenses.
24.1	Property No. 1 (Physical Possession) All that Piece & parcel of flat No.201, 2nd floor, ganga Apartment, Plot No. 78B,Field Survey 325/2 & 326, Mouje & Pragane Badnera, at Shubham Layout, near Khandelwal nagar, Akoli Road, Amravati. Bounded by: Flat No.201:East:Passage & stair case, West: Open Arial Space, North: Open Arial Space, South:Open Arial Space Bounded by: Apartment:East:Plot no. 79, West: 7.5 mtr Layout road, North: 9.0 Mtr Layout Road, South:Plot No. 78 A Reserve Price:Rs. 9,49,000.00, Earnest money to be deposited: Rs. 94,900.00	

Branch: Irwin Chowk Amravati

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

25.	Name of the Borrowers: Mr. Santosh Ramkrishna Dahikar Name of the Guarantors: Mrs. Yamuna Laxmanrao Gulhane.	Amount Due Rs. 17,35,338.62 and further interest cost & expenses.
25.1	Property No. 1 All that piece & parcel of Residential Land and Building Situated at Sy. No. 03/2, Plot No 07/A, admeasuring 1980 Sq Ft. Salkrupa Layout, Mouje Akoli, Pragane Badnera, Tq. & Dist. Amravati-444607. Bounded AS - East - Layout Road, West- Plot No. 8A and 8B, North -Plot No. 7B, South -Plot No. 6B Reserve Price:Rs.36,96,000.00, Earnest money to be deposited: Rs. 3,69,600.00	

Branch: Washim

Balaji Complex, Patani Chowk Washim, Maharashtra 444505. Mr. Amit Panchbuddhe (B.M.), Mob. No. 9673117336.

26.	Name of the Borrower: Dr. Geeta Gajanan Jaybhaye, Name of the Guarantor : Mr. Bhujanga Haribhau Gutthe	Amount Due Rs. 5,45,934.00 and further interest cost & expenses.
26.1	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 Gutthe. Bounded by: East - By Gyanuji 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	

to be continued...

Branch: Buldhana

D.S.D. Samruddhi, Dr. D. C. Gupta Marg, Buldhana, Tahsil & District Buldhana, Maharashtra, Pin – 443001. Mr. Kailas Ambhore (B.M.), Mob. No. 7972797948.

27.	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 Jabil Shaikh Chand 2. Mr. Subhash Janardhan Salwe	Amount Due Rs. 16,17,542.25 and further interest cost & expenses.
27.1	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. Mukim, South - Land of Supada Bhagat. ReservePrice: Rs. 38,53,000.00,	Earnest money to be deposited: Rs. 3,85,300.00

Date & Time of E-Auction: 28/01/2026 (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

Bid Increment Amount: 1% of the Reserve Price

Date: 08/01/2026

Place: Amravati

**Authorized Officer
UNION BANK OF INDIA**



NAGPUR