यूनियन बैंक ऑफ इंडिया Union Bank of India

Asset Recovery Branch, Nagpur

Shop No F-1/2/3/6/7/8, Govinda Gourkhede Complex (First floor), Khasra No 91/1, Hajaripahad, Seminary Hills, Nagpur-440006.

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 **04.06.2026** 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: Asset Recovery Branch, Nagpur Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur, Contact No: 9423456034

1.	**M/S New Five Star Bakery through its Proprietor Mr. Akram Hussain S/o. Mohd. Yunus Khan (Borrower) (Guarntor)- Mr. Athar S/o. Akram Khan, Afzal S/o. Akram Khan, Miss Iram Khan D/o. Akram Hussain , Miss Anjum Khan D/o. Akram Khan , Mr Arshad khan akram khan**	**Amount Due- Rs.4,01,85,550.12 (As per demand notice dated 26.03.2025) and interest there on.** **Encumbrance- Third Party Claim**
1.1	**Property No. 1 (Physical Possession)** All That piece and parcel of Land and house constructed there on bearing Plot No 207 admeasuring 3200 Sq.ft, bearing Kh No 1/3, 1/7, 4/1, 4/2 and 4/3, Mouza Binaki, PH No 10, Ward No. 43, Corporation H No. 1543/A/207A, Sheet No. 446/10, City Survey No. 180, located in the layout of Samaj Bhushan Sahakari Gruhnirman Sanstha Ltd, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District, Nagpur and bounded as under: On or towards East by: 9.00 Mtr Wide Road, On or towards West by: 24.00 Mtr Wide Road, On or towards North by: Plot No 274 Shivaji Society Layout, On or towards South by: Plot No 206. **Reserve Price: Rs.** 2,21,00,000.00 (Rupees Two crore twenty one lakh Only) **EMD: Rs.** 22,10,000.00 (Rupees Twenty two lakh ten thousand Only)	
1.2	**Property No. 2 (Physical Possession)** All That piece and parcel of Commercial land bearing S. No 150 admn 1.56 HR Jama Rs. 1,00 (Koradwahu) and S. No. 135 adm. 0.33 HR Jama Rs. 3.40 (Vihiridware Oht) total admeasuring 1.89HR, Mouza Sawli, Tahsil No. 07, Tahsil Parsheoni, Bhogwatdar Class 1 rights along with trees and shrubs, P.H No. 7, District Nagpur and the said total land admn 1.89 HR is bounded as under On or towards East by: Land bearing S No 134 and 151, On or towards West by: Sarkari Pandhan and Land bearing S No 148 and 149, On or towards North by: Sarkari Pandhan, On or towards South by: Land bearing 158. **Reserve Price: Rs.** 1,18,00,000.00 (Rupees One crore eighteen lakh Only) **EMD: Rs.** 11,80,000.00 (Rupees Eleven lakh eighty thousand Only)	
2.	**Name of the Borrowers & Guarantors: M/s Khatri Cotgin Private Limited** **Director/Guarantor/Mortgager:** **Dr. Jawahar Bahaddarchand Khatri, Mr. Kapil Khatri, Mrs. Archana w/o Jawahar Khatri**	**Amount Due- Rs. 27,48,264.93 (As per demand notice dated 29.03.2025) and interest there on.** **Encumbrance- Not Known to Bank**
2.1	**Property No 1 (Physical Possession)** All that Piece and parcel of total 4 open plots bearing its numbers – Plot nos. 28, 29, 53 & 54, having total area admeasuring of these plots is 687.15 Sq.mtrs. (i.e. 7393 sq.fts) being a portion of entire land bearing Kh. No. 419/2, P. H. No. 27, mouza- Wadner, situated at village Wadner Taluka Hinganghat, Distt.- Wardha. **Reserve Price: Rs. 8,49,000.00,** (Rupees Eight lakh forty nine thousand Only) **EMD: Rs. 84,900.00** (Rupees Eighty four thousand nine hundred Only)	
2.2	**Property No 1 (Physical Possession)** All that Piece and parcel of total 22 open plots bearing its numbers – Plot nos. 9 to 12, Plot nos. 45 to 52, and Plot nos. 55 to 64, having total area admeasuring of all these 22 plots is 4066.85 Sq.mtrs. (i.e. 43779.05 sq.fts) being a portion of entire land bearing Kh. No. 419/2, P. H. No. 27, mouza- Wadner, situated at village Wadner Taluka Hinganghat, Distt.- Wardha. **Reserve Price: Rs. 50,23,000.00,** (Rupees Fifty lakh twenty three thousand Only) **EMD: Rs. 5,02,300.00** (Rupees Fifty lakh twenty three thousand Only)	

Last Date Of EMD: EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch

Date & Time of E-auction: 04.06.2026 (12 pm to 5 pm)

For Detailed Terms And Condition Of The Sale And Registration And Login And Bidding Rules Visit

PSB Alliance Pvt. Ltd.(https://baanknet.com)

Note: All Bidders Are Requested To Visit The Above Site & Complete The Registration, Uploading Of KYC Documents & EMD Payment At Least 1 Week Before Date Of E-Auction To Avoid Last Minute Rush.

Date: 18.05.2026, Place: Nagpur

Authorized Officer, UNION BANK OF INDIA