



(In terms of Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act 2002) Whereas the Authorized 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(12) 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 Authorized 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* & AS IS WHAT IS* basis.

Date & Time for Inspection of Property 26.09.2025 to 13.10.2025 From 11.00 am to 4.00 pm (Except Holiday)
Last Date & Time of submission of EMD & documents. 14.10.2025 Till 1.00 pm

Date & Time of E-Auction : 14/10/2025 From 1.00 pm to 5.00 pm

SR. No.	Name & Address of Borrower's / Guarantor.	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.	Borrower: Milind Sudhakar Chavan Co-Borrower: Manjiri Milind Chavan Swavalambi Nagar (1622) Branch. E-mail ID : swaval@ucobank.co.in Contact Person : Brijesh Chack Contact Number: 8109382875	a) 05.12.2024 b) Rs.39,05,828/- + unapplied intt. c) 03.03.2025 (Symbolic), 16.09.2025 (Physical) Rs. 39,79,237/- + unapplied Intt. & other charges	a) Rs.41.00 lakh b) Rs. 4.100 lakh c) Rs. 10000
		a) 05.12.2024 b) Rs. 39,02,611.24/- + unapplied intt. c) 03.03.2025 (Symbolic), 16.09.2025 (Physical) Rs. 38,19,411/- + unapplied Intt. & other charges	a) Rs.41.00 lakh b) Rs. 4.100 lakh c) Rs. 10000

Description of Property: Property : 1

All the RCC superstructure comprising Apartment no. 604 on 6th Floor , Shree Gajanan Vihar-II, Kh.No.155/2/B/1, P.H.no-38 Mouza -Pipla, Near Pyramid City, Opposite Waman Nagari, Besa-Pipla Road, New Swaraj Nagar, Nagpur covering built-up area 60.389 sq.mtr.(super built up area 83.91 sq. mtr./903 Sq.ft.) standing in the name of Milind Sudhakar Chavan & Mrs. Manjiri Milind Chavan (Joint Ownership)

Property : 2

Apartment no. 605 on 6th Floor , Shree Gajanan Vihar-II, Kh.No.155/2/B/1, P.H.no-38 Mouza -Pipla, Near Pyramid City, Opposite Waman Nagari, Besa-Pipla Road, New Swaraj Nagar, covering built-up area 57.375 sq.mtr.(super built up area 82.836 sq. mtr./892 sq.ft.) standing in the name of Milind Sudhakar Chavan & Mrs. Manjiri Milind Chavan (Joint Ownership)

2.	Borrower: M/s Shiv Parvati Rice Mill Prop: ChandraKant Damodar Deshmukh Aroli (1402) Branch. E-mail ID : aroli@ucobank.co.in Contact Person : Pratap Saurabh Contact Number: 9876480381	a) 14.10.2022 b) Rs.1,19,13,282.70/- c) 23.03.2023 (Physical) Rs. 1,25,21,809.60/- (excluding unapplied Intt. & other charges)	a) Rs.16.27 lakh b) Rs. 1.627 lakh c) Rs. 10000
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Description of Property: Plant & Machinery belongs to M/s Shiv Parvati Rice Mill, located at Survey No.-152/4 (Part on Survey no-152/1) P.H.No-45, Mouza no.-266, situated on Aroli - Khat Road, Mouza Bhandewadi, Taluka Mouda, Dist-Nagpur.

Discription of P & M.:

Destoner with 5HP motor-Suri Make-1
Seperator with 3HP motor-Suri Make-1
Rubber sheller with 10 HP motor-Suri make-1
Whitener with 30 HP motor-Milltech Make (Model MAX)-2
Silky Polisher with 60 HP motor-Milltech make-1
Sifter machine-1
Cyclone with air lock, blower, etc-1
Grader with air lock, blower, etc-1
Sortex machine with Air conditioner, cabin, MS structure, etc-1
Air compressor-ELGI Make with drier and air receiver unit-1
Air compressor-KMT Make (small)-1
Air compressor-MAC Make (small)-1
Double bucket elevator with motor-5
Single bucket elevator with motor-2
MS Hopper-approx 20 ton capacity-2
Bag closer machine-1
Electrica weighing scale-200kg capacity-1
Weigh Bridge-approx 60 ton capacity (located in open area of the unit)-1
MS Supporting structure, small MS hoppers set
Electricals comprising control panels, starters set.

3. Borrower: M/s Shiv Shakti Agro Industries Prop: Damodar Upasrao Deshmukh Legal Heirs: Chandrakant Damodhar Rao Deshmukh, Chatrapal Damodhar Deshmukh Aroli (1402) Branch. E-mail ID : aroli@ucobank.co.in Contact Person : Pratap Saurabh Contact Number: 9876480381	a) 13.09.2022 b) Rs.74,24,600.58/- c) 23.03.2023 (Physical) Rs. 82,24,824.58/- (excluding unapplied Intt. & other charges)	a) Rs.13.45 lakh b) Rs. 1.345 lakh c) Rs. 10000
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Description of Property: Plant & Machinery belongs to M/s Shiv Shakti Agro Industries, located at Survey No.-152/5 (Part on Survey no-152/4) P.H.No-45,Mouza no.-266,situated on Aroli – Khat Road, Mouza Bhandewadi,Taluka Mouda,Dist. Nagpur.

- Discription of P & M.:**
1. Bucket Elevator with fabricated with MS Sheet and angles, height approx 40ft.-2
 2. Paddy Pre-cleaner(Classifier) with motor-Make Milltech-1
 3. Paddy Pre-cleaner-1
 4. Parboiled Rice Steam Plant Make-SKF –comprising Bucket Elevator, storage Bunkers, Handis,Paddy Drier, Centrifugal Fan and Heat Exchanger, Sater storage tanks, Belt conveyor etc.
 5. Boiler-Veesons Make (Husk Fired) 4 ton capacity with screw feeder, safety valve, dosing pumps.
 6. MS Paddy Hopper capacity approx. 20 ton
 7. MS chimney height approx 60 mtrs.
 8. MS Husk Hopper approx 5 ton capacity with blower
 9. MS Supporting structure for parboiled rice unit, steam, pipelines pumps, etc.
 10. Electricals comprising control panels starters transformer located in open area at entrance of the unit set.

4. Borrower: M/s Durgashakti Foods Pvt. Ltd. Directors: 1. Sashikant Fakirchand Sureka 2. Santosh Laxmikant Sureka Guarantors: 1. Shrikant Fakirchand Sureka 2. Laxmikant Fakirchand Sureka 3. Durgadevi Fakirchand Sureka Akola (0699) Branch. E-mail ID : akolam@ucobank.co.in Contact Person : Amit Jayant Mahore Contact Number: 9230500699	a) 07.06.2023 b) Rs.18,67,87,757.92/- c) 18.10.2023 (Symbolic), 30.08.2024 (Physical) Rs. 17,85,27,517.72/- + unapplied Intt. & other charges	1. a) Rs. 93.83 Lakh b) Rs. 9.383 lakh c) Rs. 10000 2.a) Rs.150.00 Lakh b) Rs. 15.000 lakh c) Rs. 10000 3.a) Rs.104.31 Lakh b) Rs. 10.431 lakh c) Rs. 10000 4.a) Rs.301.68 Lakh b) Rs. 30.168 lakh c) Rs. 10000
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Description of Property: 1. Residential House admeasuring 406.59 Sq.mtr. situated at Plot no.56/1Nazul Sheet No.34-A,W.No.-14 Jagdamba Road Januna, Khamgaon, standing in the name of Late Durgadevi Fakirchand Sureka (Legal Heirs)

2. Open Plot Nos. 1 to 53, admeasuring 13231 sq.mtr. Gut No.323, situated at Talao Road, Near Durgashakti Foods Pvt.Ltd. on Bhaiyaji Ashram Road, Mouje Januna, Tq. Khamgaon, Dist.-Buldhana, standing in the name of Laxmikant Fakirchand Sureka, Shrikant Fakirchand Sureka, and Shashikant Fakirchand Sureka. (Joint Ownership)

3. Open Plot Nos. 1 to 69, Admeasuring 11469 Sq.Mtr. Gut No.27, Situated at Talao Road, Near Durgashakti Foods Pvt.Ltd. on Bhaiyaji Ashram Road, Mouje Sajanpuri, Tq. Khamgaon, Dist.-Buldhana. Standing in the name of Durgadevi Fakirchand Sureka (Legal Heirs) and Shashikant Fakirchand Sureka. (Joint Ownership)

4. Open Plot Nos. 1 to 135, admeasuring 26157.80 sq.mtr. Gut No. 308, Situated at Talao Road, Near Durgashakti Foods Private Limited, on Bhaiyaji Ashram Road, Mouje Januna, Tq. Khamgaon, Dist.-Buldhana standing in the name of Laxmikant Fakirchand Sureka, Shrikant Fakirchand Sureka and Shashikant Fakirchand Sureka. (Joint Ownership)

TERMS & CONDITIONS:

- 1) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property and statutory dues (if any) are not known. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & 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 in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on 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 : 25.09.2025
Place : Nagpur

AUTHORISED OFFICER,
UCO BANK