

(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 24.02.2025 to 27.02.2025 From 11.00 am to 4.00 pm (Except Holiday)

Last Date & Time of submission of EMD & documents. 22.02.2025 Till 4.00 pm

Date & Time of E-Auction : 28-02-2025 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.	M/s Maven Industries Ltd Sitabuldi branch E-mail ID : nagpur@ucobank.co.in Contact Person : Nishant Chauhan Contact Number: 9680165550	a) 17.08.2024 b) 34,36,31,879.80/- c) 21.11.2024 (Symbolic) d) Rs. 34,36,31,879.80/- + unapplied Intt.	a) Rs. 290.00 lacs b) Rs. 29.0 Lac c) Rs. 10000 a) Rs. 118.00 lacs b) Rs. 11.8 Lac c) Rs. 10000

Note: Intended Bidder will have to buy both the properties (Land & Building & Plant & Machinery) together otherwise bid may be treated as to cancel.

(Symbolic Possession) 1. Land & Building

Land and Building and Shed, Constructed on M.I.D.C. Leasehold Plot No. B-2 Having Plot Area of 26743.00 sq. mtr , in Samundrapur Industrial Area, Situated on Jamb-Samundrapur Road, Offside Jamb Chandrapur National Highway, Village-Jamb Tehsil Samundrapur Dist Wardha, standing in the name of M/S MAVEN INDUSTRIES LTD, which is bounded by Towards East- M.I.D.C. Boundary, Toward West- M.I.D.C. Road, Toward North- State Highway, Toward South- M.I.D.C. Land

2. Plant & Machinery

The entire set up of Plat & Machinery of M/s Maven Industries Ltd on M.I.D.C. Leasehold Plot No. B-2, in Samundrapur Industrial Area, Situated on Jamb-Samundrapur Road, Offside Jamb Chandrapur National Highway, Village-Jamb Tehsil Samundrapur Dist Wardha

2.	Mr. Pandurang Ramrao Gaiki Mrs. Suchita Pandurang Gaiki Somalwada branch E-mail ID : samalw@ucobank.co.in Contact Person : Rahul Shambharkar Contact Number: 7775976940	a) 07.03.2024 b) Rs. 15,29,295.38/- c) 04.07.2024 (Symbolic) d) Rs. 14,66,144.64/- + unapplied Intt.	a) Rs. 27.00 lacs b) Rs. 2.70 Lac c) Rs. 10000
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(Symbolic Possession) Residential Flat no 102, First Floor, Block A, in the building known and styled as Kasturi Nagari on land bearing Kh. No. 43/2, PH No 38-A, situated Near Narayan Lawn, Gotal Panjari, facing Gotal Panjari Shankarpur Road, Nagpur, Mouza Gotalpanjari, Grampanchayat Wela Harishchandra, Tah Nagpur Gramin, Dist Nagpur within the limits of NIT Nagpur , standing in the name of Mr. Pandurang Ramrao Gaiki & Mrs. Suchita Pandurang Gaiki which is bounded by Towards East- Kh No 43/1 & School, Toward West- Kh No 42, Toward North- Kh No 44, Toward South- Shankarpur-Gotalpanjari Rd

3.	Mr. Jagdish Sitaram Karwa Mrs. Sangita Jagdish Karwa Itwari branch E-mail ID : itwari@ucobank.co.in Contact Person : Rajnigandha Dass Contact Number: 9049422150	a) 06.03.2024 b) Rs. 36,09,190.02/- c) 26.06.2024 (Symbolic) d) Rs. 33,58,707.17/- + unapplied Intt.	a) Rs. 45.34 lacs b) Rs. 4.54 Lac c) Rs. 10000
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(Symbolic Possession) All that R.C.C. Superstructure comprising of Apartment No.203 on the Second Floor in the building name & Styled as " SHANTIKUNJ APARTMENT" on NIT leasehold plot no. 27, Section III, C A Road Scheme of NIT, Mouza Hiwari, City Survey No. 482, Sheet No. 11, NMC House No. 1543, ward No. 23, Situated Near Hiwari Bus stop, Hiwari Nagar, Gangabai ghat road Wardhman nagar, Nagpur, within the limits of N.M.C and N.I.T, Nagpur, Tahsil & District- Nagpur. with 4.2763 % undivided share & interest in land, standing in the name of Mr Jagdish Sitaram Karwa & Mrs. Sangita Jagdish Karwa which is bounded by Towards East- Plot No. 26, Toward West- Road, Toward North- Road, Toward South- Road

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 30 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 : 24.01.2025

Place : Nagpur

**AUTHORISED OFFICER,
UCO BANK**