



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 B (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

Ohagekar Complex, Opp. Akola Cricket Club, Station Road, Near Tower Chowk Akola - 444001 Mr. Shriv Dayal Mishra (B.M.), Mob. No. 8295474449

1.	Name of the Borrower: Mr. Akrosh Abdulkha, 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 All that piece & 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 85.5 Mt. Bounded as- East: Road, West: Road, North: Flat No S-1, South: Part of Same Plot Reserve Price: Rs. 11,52,000.00, Earnest money to be deposited: Rs. 1,52,200.00	
2.	Name of the Borrower: Mrs. Amreen Parveen Mohammad Saleem (Applicant) Name of the Co-applicant: Mr. Mohammad Salim Mohammad Ismail	Amount Due Rs. 35,56,317.50 and further Interest cost & expenses.
2.1	Property No. 1 All that Piece & Parcel of Flat No. S-4 admeasuring 1015 Sq. Ft., 2nd floor, Noor Plaza, Plot No 22,23,24, Survey No. 1/part Mouje Akkalkat, Washim Road, Tq & Dist Akola. Bounded by: East: Plot No. 39,40,41, West: Govt. Road, North: Flat No. S-1, South: Govt. Road. Reserve Price: Rs. 11,83,500.00, Earnest money to be deposited: Rs. 1,10,350.00	
3.	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.
3.1	Property No. 1 All that Piece & Parcel of Flat No 9, 4th floor, Madina Tower 4 property No 3005/1, 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. 10,75,000.00, Earnest money to be deposited: Rs. 1,07,500.00	
4.	Name of the Borrower: Mr. Mohammad Yasin Mohammad Salim Name of the Co-applicant: Mr. Shaikh Allm Shaikh Baban	Amount Due Rs. 22,36,487.44 and further Interest cost & expenses.
4.1	Property No. 1 All that Piece & Parcel of situated at Duplex No 5, admeasuring Area- 5775 sq mt Sr No 43 Plot no (4+5+6)/5 Rajeshwar Nagar, Mouje Akoli Kh Ta Dist Akola Maharashtra Bounded as- East: Duplex No 4, West: Duplex No 6, North: Layout Plot No 2 & 3, South: Layout Road. Reserve Price: Rs. 13,26,000.00, Earnest money to be deposited: Rs. 1,32,600.00	
5.	Name of the Borrower: Mr. Mohammad Anis Shaikh Culeb Name of the Co-applicant: Mrs. Najema Parveen Mohammad Anis	Amount Due Rs. 22,73,139.07 and further Interest cost & expenses.
5.1	Property No. 1 All that Piece & Parcel of Flat No 302, 3rd floor Mohammad Height Husalni 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. 16,81,500.00, Earnest money to be deposited: Rs. 1,68,150.00	
6.	Name of the Borrower: Mr. Sayyed Shakir Sayyed Sabir Ali Name of the Guarantor: Mr. Inzlimam Ul Haque Zia Ul Haque	Amount Due Rs. 21,99,983.21 and further Interest cost & expenses.
6.1	Property No. 1 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. 10,98,000.00, Earnest money to be deposited: Rs. 1,09,800.00	
7.	Name of the Borrower: Mr. Shaikh Allm Shaikh Baban, Name of the Guarantor: Mr. Mohammad Yasin Mohammad Salim	Amount Due Rs. 22,09,523.10 and further Interest cost & expenses.
7.1	Property No. 1 All that Piece & Parcel of Flat No S-2, second Floor, Arshi Plaza, Nazul Sheet No 17 D Nazul Plot no 242, Ikala Maroti Road, Old City, Akola Maharashtra Area-63.73 sq mt. Bounded as- East: Tajsankul, West: Lobby and stair Case, North: Flat No S-3, South: Flat no S-1. Reserve Price: Rs. 12,22,500.00, Earnest money to be deposited: Rs. 1,22,250.00	
8.	Name of the Borrower: Mr. Shaikh Jamil Gani Shaikh Name of the Co-applicant: Mrs. Rubina Parvin Shaikh Jamil	Amount Due Rs. 24,80,037.66 and further Interest cost & expenses.
8.1	Property No. 1 All that Piece & Parcel of Flat No-402, 4th Floor, Mohammad Height, Husalni 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. 881, North: Flat No 401, South: Layout plot No. 75. Reserve Price: Rs. 14,99,500.00, Earnest money to be deposited: Rs. 1,49,950.00	
9.	Name of the Borrower: Mr. Shaikh Mujib Shaikh Baban Name of the Co-applicant: Mrs. Nasim Bano Shaikh Mujib	Amount Due Rs. 32,31,315.95 and further Interest cost & expenses.
9.1	Property No. 1 All that Piece & Parcel of Flat No. 13, 3rd Floor, admeasuring 77.34 Sq. Mt. "Razzak Apartment", F.S. No. 1(Part), Layout Plot no. 39 and 40, Ganga Nagar, Akkalkot, Akola Tq and Dist Akola Bounded as- East: Plot No. 38, West: Flat No.14, North: Passage & thereafter Flat No. 12, South: Service Lane. Reserve Price: Rs. 13,44,000.00, Earnest money to be deposited: Rs. 1,34,400.00	
10.	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.
10.1	Property No. 1 All that Piece & Parcel of Flat No 401, 4th floor, Mohammad Height, Husalni 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. 16,08,500.00, Earnest money to be deposited: Rs. 1,60,850.00	
11.	Name of the Borrowers: Mr. Rizwan Ahmad Shaikh Ahmad (Borrower), Mrs. Farheen Kausar Mohammad Saifquer 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.
11.1	Property No. 1 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 Khuru Akola Maharashtra 444001. Bounded by: East: Shop & 12 mts wide Road, West: Layout Plot No. 80, North: Shop & 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	
12.	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.
12.1	Property No. 1 All that Piece & Parcel of Ground Floor Flat No G-1 Nazul Sheet No 35-C, Nazul Plot no. 17, Hayat Orbit, Akbar Plot Mouje naygaon, Akola Ta dist Akola Maharashtra Area- 89.51 mt. Bounded as- East: Road, West: Road, North: Parking and after part of plot, South: Part of Plot. Reserve Price: Rs. 9,61,000.00, Earnest money to be deposited: Rs. 96,100.00	
13.	Name of the Borrower: Mr. Mohammed Badrujama Mohammad Adil Name of Guarantor: Mr. Javed Iqbal Shaikh Nasir	Amount Due Rs. 18,91,708.37/- and further Interest cost & expenses.
13.1	Property No. 1 All that Piece & Parcel of Flat No 401 Area- 61.35 Sq mt, 4th floor, Hayat Residency, Field survey no 3/1 A Layout Plot No 7 (Part) Ganga nagar, Mauja Taplabad Akola Ta dis Akola. Bounded as- East: Layout plot no 9 & 10, West: Street Road, North: Remaining part of same plot, South: Remaining part of same Plot. Reserve Price: Rs. 12,99,000.00, Earnest money to be deposited: Rs. 1,29,900.00	
14.	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.
14.1	Property No. 1 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 Akoli Maharashtra Bounded: To East: Plot No. 6, To West: Plot No. 8, To North: Flat No. 301, To South: Wide Road. Reserve Price: Rs. 18,32,000.00, Earnest money to be deposited: Rs. 1,83,200.00	
15.	Name of the Borrower: 1. Mr. Shaikh Najib Shaikh 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.
15.1	Property No. 1 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 Akoli 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. 18,32,000.00, Earnest money to be deposited: Rs. 1,83,200.00	
16.	Name of the Borrower: Mr. Inzlimam Ul Haque Zia Ul Haque Name of the Guarantor: Mr. Sayyed Shakir Sayyed Sabir Ali	Amount Due Rs. 23,30,166.00 and further Interest cost & expenses.
16.1	Property No. 1 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. 18,32,000.00, Earnest money to be deposited: Rs. 1,83,200.00	

RESERVE PRICE: RS. 10,32,000.00,

LOANEST MONEY TO BE DEPOSITED: RS. 86,650.00

Branch: Anjangaon Surji, Amravati

Gopal Nagar, Ward No. 2, At Post Anjangaon Surji, Amravati, Maharashtra- 444705, Mr. Vishal (B.M.), Mob. No. 9623876710

17	Name of the Borrower: Mr. Yogesh Shrikrishna Gawande, Name of the Guarantor: 1. Mr. Shrikrishna Mahadeo Gawande, 2. Mrs. Sunanda Shrikrushna Gawande	Amount Due Rs. 19,49,667.04/- and further interest cost & expenses.
17.1	Property No. 1 All That Piece and Parcel of Residential House Bearing Plot No 714, Admeasuring 65.4 Sq. Meter and Construction there on, Nazul Sheet No 06, Gram Panchyat Malmatta No 807 Situated in Ward No 01 share Whole at Mauja Sategaon Tq. Anjangaon Surji Dist. Amravati In Name of Mrs. Sunanda Shrikrushna Gawande And Mr. Shrikrishna Mahadeo Gawande. Boundaries: - East - Road and Cattle Shed of Shri Wadtkar, West - Open Plot of Shri Kasar, North - Road, South - Cattle Shed of Shri Retha Reserve Price: Rs. 8,66,500.00, Earnest money to be deposited: Rs. 86,650.00	

Branch: Khamgaon

At Rathl Tower, Gandhi Chowk, Akola Bazar, Khamgaon-444303, Mr. Pankaj (B.M.), Mob. No. 9021618811

18	Name of the Borrower: Mr. Ranvir Narsingh Rao Pawar, Name of the Guarantor: Mr. Vikrant Ranvir Pawar	Amount Due Rs. 5,27,088.00 and further interest cost & expenses.
18.1	Property No. 1 All That Piece And Parcel Of The Land And Construction Thereon Situated At Plot No 21, milkat No 1302, bhagwati Nagar, Sajanpuri, by Pass Road Khamgaon, Tal Khamgaon, Dist Buldhana, Pin 444303 Measuring About 168 Sq Mtr. Bounded As - East - Layout Road, West - Plot No 30, North - Plot No 22, South - Plot No 20. Reserve Price: Rs. 15,76,000.00, Earnest money to be deposited: Rs. 1,57,600.00	

Branch: UMFB Amravati

Tank Complex, Rajkamal Chowk, Amravati 444607, Mr. Suraj (B.M.), Mob. No. 8982024733.

19	Name of the Borrowers: 1. Mr. Ashok Saklasing Idpache, Guarantors 2. Mr. Deepak Jagdeo Rao Solanke	Amount Due Rs. 15,05,174.06 As per demand notice dated 31.08.2022) with further interest cost & expenses.
19.1	Property No. 1 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 Aerial Space, North: Open Aerial Space, South: Open Aerial 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. 11,71,000.00, Earnest money to be deposited: Rs. 1,17,100.00	

Branch: Balaji Chowk, Yavatmal

Ganpati Mandir Road, Balaji Chowk, Yavatmal - 445001 (Maharashtra), Mr. Tarun Kumar Kathote (B.M.), Mob. No. 8056166403

20	Name of the Borrowers: 1. Mr. Sakib Rafik Pathan, 2. Mr. Akib Rafik Khan, 3. Mr. Rafique Khan Rashid Khan, 4. Mr. Rahik Khan Rafique Khan, 5. Mr. Raisa Parvin Rafik Khan.	Amount Due Rs. 20,78,832/- and further interest cost & expenses.
20.1	Property No. 1 All That Piece And Parcel of the Property Consisting of (Plot No. 08 B In Survey No. 54/1/City or Town Survey No. 54/1/Cut No. 23) within Registration Sub District Yavatmal & Dist. Yavatmal. 445201. Bounded As - East: - Layout Plot No 8A, West: - Layout Plot No. 9 & 10, North: - Layout Plot No. 12, South: - Layout Road 6.0 M Wide. Reserve Price: Rs. 27,03,000.00, Earnest money to be deposited: Rs. 2,70,300.00	

Branch: Yavatmal Main

Po. Box . 19, Rana Empire Near Head Post Office Dhamangaon Road Yavatmal MH-445001. Mr. Brajendra Kumar (B.M.) Mob. No. 9297943111

21	Name of the Borrowers: M/s Maa Bricks Through Its Partners 1. Mrs. Sunita Prafull Puri 2. Miss Sanjana Prafull Puri Name of Guarantors: 1. Mrs. Sunita Prafull Puri 2. Miss Sanjana Prafull Puri 3. Mr. Prafull Sudhakar Puri 4. Mrs. Archana Suhas Puri	Amount Due Rs. 43,45,218.80/- and further interest cost & expenses.
21.1	Property No. 1 All that piece and parcel of Flat no S-2, 2nd Floor, Ranwara Apartment, adm. area about 100.88 SQ Mt constructed on Layout Plot no 17, 18 & 19 Total Adm Area about 858.51 Sq mt out of converted land from Field survey no 14/2, Nazul Plot no 2/4, Nazul sheet no 22 Situated at Shankar nagar Near Adarsh Nagar, Pimpalgaon, Dist: - Yavatmal owned by 1) Sh Prafull Sudhakar Puri 2) Mrs Sunita Prafull Puri 3) Mrs Archana Suhas Puri. Bounded: On the East - House of Shri Mahalle Patil, On the West - by Road, On the North - by Road, On the South - by Part of Same Plot. Reserve Price: Rs. 14,62,000.00, Earnest money to be deposited: Rs. 1,46,200.00	
22.2	Property No. 2 All that piece and parcel of Flat no S-3, 2nd Floor, Ranwara Apartment, adm. area about 100.88 SQ Mt constructed on Layout Plot no 17, 18 & 19 Total Adm Area about 858.51 Sq mt out of converted land from Field survey no 14/2, Nazul Plot no 2/4, Nazul sheet no 22 Situated at Shankar nagar Near Adarsh Nagar, Pimpalgaon, Dist: - Yavatmal owned by 1) Sh Prafull Sudhakar Puri 2) Mrs Sunita Prafull Puri 3) Mrs Archana Suhas Puri. Bounded: On the East - House of Shri Mahalle Patil, On the West - by Road, On the North - by Road, On the South - by Part of Same Plot. Reserve Price: Rs. 14,62,000.00, Earnest money to be deposited: Rs. 1,46,200.00	

to be continued...

Branch: Belura, Pusad

Near Shani Mandir, Chiddawar Complex, Pusad, Yavatmal - 445204, Mr. Siddhesh (B.M.), Mob. No. 7057273795.

23.	Name of the Borrowers : Mr. Sandip Kisanlal Jaiswal Name of the Guarantors : Mr. Swapnil Ashok Jaiswal	Amount Due Rs. 26,25,962.19/-and further interest cost & expenses.
23.1	Property No. 1 All that piece & parcel of the layout plot situated at Mouje - All that piece & parcel of Plot No 53 Nazul Sheet No 103 Nazul Plot No 6162/53 area 103.15 sq . mtr Situated Vyankatesh Nagar Pusad, Tq. Pusad, Dist. Yavatmal 445204. Bounded By: East - Plot no 52, West - Layout Road, North - Plot No. 54, South - Property of Mr Javade. Reserve Price: Rs. 24,68,000.00, Earnest money to be deposited: Rs. 2,46,800.00	

Date & Time of E-Auction: 29/08/2025 (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: 10/08/2025**Place: Amravati****Authorized Officer
UNION BANK OF INDIA**