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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 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 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 Shaikh Munaf Shaikh Noor. Name of the Co-applicant : Seema Khanam Shaikh Munaf	Amount Due Rs. 24,02,000.57 and further interest cost & expenses.
1.1	Property No. 1 (Physical Possession) All that piece & parcel of House Property - Duplex No. 10, Admeasuring 51.60 Sq. Mt., Property No. 4239/1, Plot No. 3-b, Ganga Nagar, Mouje: Taplabad, Akola Bounded by: East-Duplex no.1, West-Plot no. 3A, North-Duplex no.9, South-Remaining Plot and Road. Reserve Price: Rs. 8,62,000.00, Earnest money to be deposited: Rs.86,200.00	

**Branch: Amravati**

1st Floor Tank Complex, Rajkamal Square, Amravati Maharashtra 444601. Mr. Suraj Singh (B.M.), Mob. No. 8992024733

2.	Name of the Borrowers : Mr. Bharat Chandrakumar Meghani.	Amount Due Rs. 39,30,336.00 and further interest cost & expenses.
2.1	Property No. 1 (Physical Possession) All that piece and parcel of the flat No 402 fourth floor Sumeru Vedanta bearing Plot No 5 and 6 s No 7 Mouza Benoda Pragane Nandgaon peth tah and dist. Amravati, Maharashtra. Bounded: On the East by- Flat no. 403, On the West by- Plot no. 14 and 15, On the North by- Plot no. 4, On the South by- Plot no. 7. Reserve Price: Rs. 36,50,000.00, Earnest money to be deposited: Rs. 3,65,000.00	

**Branch: Achalpur**

Vaishnav Complex Athawadi Bajar, Beside Mayur Inn Hotel, Achalpur, Maharashtra-444805. Mr. Akshay (B.M.), Mob. No. 8956257477.

3.	Name of the Borrowers : Mr. Nitesh Kisanlal Killedar, Name of the Guarantor : Shri. Yogesh Ramlal Killedar	Amount Due Rs. 6,46,588.00 and further interest cost & expenses.
3.1	Property No. 1 (Physical Possession) All that piece and parcel of residential flat bearing No. 205/03 situated on ground floor, total built up area 447.56 sq.ft. (41.597 sq.mtrs) "Vaishnavi Apartment" on plot no. 23(Part), Sub. No. 61, Mouje: Khet Tapmal, within the limits of G. P. Sawli Datura Near Fatima School Amravati Road, Taluka & Distt.: Achalpur. Bounded: (Property description as specified in the Sale Deed dated 21.06.2011) : On the East: Service Lane, On the West : Layout Road, On the North : Flat no. 205/02, On the South : Flat no. 205/04. Reserve Price: Rs. 3,94,000.00, Earnest money to be deposited: Rs. 39,400.00	

**Sr. No. 1 to 3 Date & Time of E-Auction: 13/03/2026 (12 noon to 5 pm) EMD shall be deposited before participation in the auction process.**

**Branch: Buldhana**

D.S.D. Samruddhi, Dr. D. C. Gupta Marg, Buldhana, Tahsil Gamp, District Buldhana, Maharashtra, Pin - 443001. Mr. Anil Deshmukh 9822230139.

4.	Name of the Borrowers : Mr. Shaikh Shaghi Shaikh Nazir	Amount Due Rs. 10,54,706.58 and further interest cost & expenses.
4.1	Property No. 1 (Symbolic Possession) All that Piece and Parcel of property Situated at gut no 72 & 73, Plot No 4, House No 725, Mouja Sunderkhed, Grampanchayat Sunderkhed And sawla, Taluka & Dist Buldhana Admeasuring 190.00 Sq.Mtr(2044.40 Sq.Ft.) 6 built up area 43.00 Sq.Mtr. owned by Mr. SHAIKH SHAGIR SHAIKH NAZIR ( Mortgage Deed No - 2190/2022) Bounded By: East: Plot No 5, West- Plot No 3, North- Plot No 162, South- Lay Out 12.0 Mtrs Road & Dhemandhari Road. Reserve Price: Rs. 23,13,000.00, Earnest money to be deposited: Rs. 2,31,300.00	

**Branch: Shegaon Naka**

Venus Plaza, Shegaon Naka Branch (562170), Amravati Mr. Kishor Junghare. Mob. 741853616.

5.	Name of the Borrowers : Mr. Aditya Pradeep Gudadhe Name of the Co-applicant : Mrs. Monika Aditya Gudadhe	Amount Due Rs. 12,04,023.76 and further interest cost & expenses.
5.1	Property No. 1 (Symbolic Possession) All that entire RCC super structure comprising Apartment No 309 in the building B on 3 rd Floor in the scheme to be named as styled as " RAI ASHYANA " area admeasuring about built-up area 51.89 Sq.mtrs i.e. 558.34 Sq.ft alongwith the price of undivided share 0.125% in the above said plot no I consisting of Field Survey No 340/2,340/2-A,340/2-B,340/2-C,340/2-D,340/2-E & 340/3 Mouza: Badnera. All the above said field Nos 1 to 7 are adjoining each other forming one compact piece of land total admeasuring about 3H.63R + pot.kharab OH 04R = Thus total 3H 67 R and separated into two separated property cards vide mutation entry no 27384 dated 04-02-2021 and present field survey 340/2,340/2-A,340/2-B,340/2-C,340/2-D, 0,340/2-E & 340/3/1 for area admeasuring 11.98R in scheme satiated Badnera road near Shaili Lawn Amravati, Mouza-Badnera in Pragane-Badnera Tq & Dist Amravati within the jurisdiction of Sub Registrar Class II Amravati within the limit of Amravati Municipal Corporation the said area commonly is bounded as under:East: By National Highway No 6, West: By Akoli Badnera Road, North: By Nallah and Field Survey No 340 part, South: By Field Survey No 340(Part) 6342. Reserve Price: Rs. 13,26,000.00, Earnest money to be deposited: Rs.1,32,600.00	

6.	Name of the Borrowers : Mr. Dipak Kanhaiyalal Kopekar	Amount Due Rs. 28,87,070.00 and further interest cost & expenses.
6.1	Property No. 1 (Physical Possession) All that piece and parcel of Flat No 306 having built up area 50.07 sq.mtrs Super built up area 73.985 sq.mtrs with 2.94% undivided share in plot situated on 3rd floor of building known as "Pearl Residency", Out of field survey no 59/3 and 77 (part) admeasuring about OH 34R which is converted into layout for Non-agriculture purpose as per Rev. Case. No NAP-34/Rajapeth-04/1997-98 dated 19-02-1999 in the area known as "Sadanand Society" out of following plots 1. Layout Plot no 1 Part admeasuring about 225.09 Sq.mtrs.(2422.98 Sq.ft) 2. Layout Plot no 2 admeasuring about 338.10 sq.mtrs (3637.96 sq.ft) 3. Layout Plot no 3 admeasuring about 338.10 sq.mtrs (3637.96 sq.ft) 4. Layout Plot no 4 admeasuring about 338.10 sq.mtrs (3637.96 sq.ft) The total 4 plot are adjoining to each other thus total admeasuring 1239.24 sq.mtrs(13336.86 sq.ft) of Mouza-Rajapeth Pragane-Badnera Tq & Dist Amravati within jurisdiction of District Sub-Registration Amravati City Camp Amravati and the said Flat is commonly bounded as under as per Sale Deed East: Flat No 304, West: Flat No 307, North: Open Space and Parking, South: Flat No 305 Reserve Price: Rs 30,43,000.00 Earnest money to be deposited: Rs.3,04,300.00.	

**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

7.	Name of the Borrowers : M/s Hayat Infratech Prop. Mrs. Munazza Samreen Mohammad safwan NAME OF GUARANTOR : 1.Mohammad Salman Javed Iqbal 2.Mohammad Safwan Javed Iqbal	Amount Due Rs. 69,38,679.69 and further interest cost & expenses.
7.1	Property No. 1 (Physical Possession) All that Piece and Parcel of B-1 and G-1 ground floor in Hayat Paradise admeasuring 3515 Sq. Ft. Nazul Plot No/1/2 sheet no 27B, Mouje Akola kala Maruti Temple Road, Old City Akola Tq, and Dist. Akola. B-1 Bounded as: East: Parking West: Mugal National Urdu Girl School, North: House of Mr. Kokate, South: Kala Maruti Road, G-1 Bounded as: East: Nazul Open land and House of Mr. Mujumdar, West: Mugal National Urdu Girl School, North: Wall of Mr. Babulal Nhavi, South: Kala Maruti Road Reserve Price: Rs. 92,91,000.00, Earnest money to be deposited: Rs. 9,29,100.00.	

**Branch: Yavatmal Main**

Dhamangaon Road Yavatmal Main Branch Mr. Brajendra Kumar. Mob. 92979 43111.

8.	Name of the Borrowers : M/s Maa Bricks Through its Partners 1. Mrs. Sunita Prafulli Puri 2. Miss Sanjana Prafulli Puri NAME OF GUARANTOR : 1. Mrs. Sunita Prafulli Puri 2. Miss Sanjana Prafulli Puri 3. Mr. Prafulli Sudhakar Puri 4. Mrs. Archana Suhas Puri	Amount Due Rs. 43,45,218.80 and further interest cost & expenses.
8.1	Property No. 1 (Symbolic Possession) All that piece and parcel of the property consisting of (Gat No.113/1, adm Area about 5H 60R situated at Mauza Mozar Ijara, TQ Darwaha, Dist.: Yavatmal owned by Mrs Sunita Prafulli Puri and Mrs Sanjana Prafulli Puri Bounded: On the North by Field Gat no 15, On the South by Boundary, On the East Field Gat no 113/2, On the West by Gat no 97 Reserve Price: Rs. 43,99,000.00, Earnest money to be deposited: Rs. 4,39,900.00	

**Sr. No. 4 to 8 Date & Time of E-Auction: 27/03/2026 (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: 20/02/2026

Place: Amravati

Authorized Officer  
UNION BANK OF INDIA