Asset Recovery Branch, Indore

भारत सरकार का उपक्रम A Government of India Undertaking

12/12-A, Second Floor, Anoop Nagar,

Jeevan Pradeep, LIC Building,

Opp. CHL Hospital, Indore 452011

## APPENDIX- IV-A [See provision to rule 9(1)] E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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for Property Details

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 provision to Rule 9 (1) of the Security Interest (Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s), Guarantor (s) and Mortgagor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, the properties in Symbolic/Physical Possession of the

Sr. No.	Name of Borrower & Guarantor & Branch	Description of property	Amount to be recovered (excluding expenses)	Reserve Price	EMD	increme Amou
1	Borrower(s) - M/s Mahesh Kumar and Company Proprietor Mr Mahesh Kumar Jaiswal	All that part and parcel of Diverted Open land at khasra No. 132/2, P H No. 15, Pipliya Bujurg, Bhikangaon Tehsil Bhikangaon Dist Khargone (M.P.), admeasuring 5670 Sq.mtr., Boundaries: North: Govt. Land, South: Khargone Deshgaon Road, East: Land of Shri Subhash, West: Land of Shri Reshamlal Hiralal, Owned by Shri Mahesh Kumar Jaiswal. (Symbolic Possession)	Rs 2,46,96,185.32 as on 28.02.2023	Rs. 70,20,000/-	Rs. 7,02,000/-	Rs. 70,20
2	Guarantor(s) 2A Shri Subhashchandra Jaiswal (Guarantor)	All that part and parcel of Residential and commercial property situated at Block No. 185 Jawahar Marg Ward No. 13 Bhikangaon Tehsil Bhikangaon Dist Khargone (M.P.) Admeasuring 1316 sq. ft., Boundaries North: House of Shri Kanhaiyalal Tyler, South: House of Jaiswals (Dinesh, Subhash & Mahesh & Sarla & Radha), East: Goshala Road, West: Jhirniya Road, Owned by Shri Amit Kumar Jaiswal. (Symbolic Possession)		Rs. 42,30,000/-	Rs. 4,23,000/-	Rs. 42,30
	2B Shri Dinesh Kumar Jaiswal (Guarantor) 2C Shri Mahesh Chandra Jaiswal (Borrower & Guarantor)	All that part and parcel of Property situated at bhikangaon KH No. 48 PH No. 43 Bhikangaon Tehsil Bhikangaon Dist Khargone (M.P.) Admeasuring 400 Sq.mtr. Boundaries North: Land of Kh No. 70/01/3 (Owner land), South: Land of Shri Mohan Bhil, East: Land of Santosh, West: Land of Kh No. 70 & land of shri Rathod, Owned by Mr. Subash Chandra Jaiswal (Physical Possession)		Rs. 14,90,000/-	Rs. 1,49,000/-	Rs 14,90
	2D Shri Amit Kumar Jaiswal (Guarantor) 2E Smt Komal Jaiswal W/o Mahesh Jaiswal (Guarantor)	All that part and parcel of Residential property situated at Bhikangaon PH No.43 Ward No.13 Goshala Road Tehsil Bhikangaon Dist Khargone (M.P.), Admeasuring area 2400 Sq. Ft. Boundaries North: House of Basanti Bai, South: Open land of Shri Hemchand Kasliwal East: Goshala Marg, West: House of shri		Rs. 31,20,000/-	Rs. 3,12,000/-	Rs 31,2
	2F Shri Anandram Jaiswal (Guarantor)	Nasir. Owned by Mr. Subhash chandra Jaiswal (Symbolic Possession)  All that part and parcel of Property situated at Bhikangaon on Ward No. 04 Khasra No. 70/1/03 PH No.43 Tehsil Bhikangaon Dist Khargone (M.P.), Admeasuring area 1200 Sq. Ft. Boundaries North: Remaining land, South: Remaining land, East: Remaining land West: Approach Road 12" wide from remaining land.		Rs.	Rs.	R
		Owner by Mr. Subhash chandra Jaiswal. (Physical Possession)  All that part and parcel of Property situated at Bhikangaon on ward No. 04 Khasra No. 70/1/03 PH No.43 Tehsil Bhikangaon Dist Khargone (M.P.), Admeasuring area 2000 Sq. Ft. Boundaries North: Land of Seller, South: Land of Purchaser, East: Land of Seller, West: Land of Purchaser,		6,50,000/- Rs.	65,000/- Rs.	6,50 R:
		Owned by Mr. Subhas chandra Jaiswal. (Physical Possession)  All that part and parcel of Property Situated at Dudwa PH No.13 Bhikangaon Khargone Survey No. 695/923/1/K New Survey No. 695/923/1/4 Area 0.229 Hectare. Boundaries - North: Remaining land, South: Remaining land, East: Remaining land, West: Indore-Khandwa Road.		13,50,000/- Rs	1,35,000/- Rs.	13,5 R:
	Borrower(s) - 1. M/s Jaiswal Trading Company	Owner Mr. Amit Kumar Jaiswal (Symbolic possession)  All that part and parcel of Diverted open plot situated at Khasra No 132/1, P H No 15, Bandobast No 185, Pipliya Bujurg, Bhikangaon, Khargone.,		26,30,000/- Rs.	2,63,000/- Rs.	26,3 R
	Proprietor Mr Amit Jaiswal S/o Dinesh Jaiswal Guarantor(s)-2(a). Shri Maheshchandra Jaiswal (Guarantor) 2(b) Shri Dinesh Kumar Jaiswal (Guarantor)	Admeasuring area 5670 sq.mt., Boundaries North: Govt Land, South: Khargone- Deshgaon Road, East: Land of Mahesh S/o Reshamlal, West: Govt land, Owned by Shri Subhash Chandra Jaiswal (Symbolic Possession)  All that part and parcel of Municipal House no. 12/63, W No 13, Jhirniya Road, Bhikangaon Dist. Khargone, Admeasuring area 4560 sq ft. Boundaries		70,20,000/- Rs.	7,02,000/- Rs.	70,2 R
	P(c) Shri Amit Kumar Jaiswal (Borrower & Guarantor) P(d) Smt. Komal Jaiswal W/o Mahesh Jaiswal (Guarantor)	North: House of Shri Jaiswal, South: House purchased by owner (East Portion) & House of Shri Hussain Khan (West Portion), East: Gaushala Road, West: Jhirniya Road, Owned by Shri Subhash Jaiswal, Dinesh Jaiswal, Mahesh Jaiswal, Smt Sarla and Smt Radha (Symbolic Possession)  All that part and parcel of L&B at Block No 185, Ward no 12, Jawahar Marg, Jhirniya Road, Bhikangaon, Khargone Admeasuring area 765.24 sq.ft.,		70,20,000/-	7,02,000/-	70,2
	2(e) Smt Sarla D/o Late Reshamlal Jaiswal (Guarantor) 2(f) Smt Radha D/o Late Reshamlal Jaiswal (Guarantor) 2(g) Shri Subhashchandra Jaiswal (Guarantor)	Boundaries North: House of Shri Aap singh Gopal Patel, South: Road to Raj Ginning Factory, East: House of Babu Kumhar, West: Common Road, Owned by Smt Komal Bai Jaiswal (Symbolic Possession)		Rs. 12,40,000/-	Rs. 1,24,000/-	12,4
	Borrower(s)-1. M/s Radhakrishna Oil Industries Partnership Firm Guarantor(s)- 2(a) Shri Subhashchandra Jaiswal (Partner & Guarantor) 2(b) Shri Maheshchandra Jaiswal (Partner & Guarantor) 2(c) Shri Dinesh Kumar Jaiswal (Partner & Guarantor) 2(d) Shri Amit Kumar Jaiswal (Guarantor) 2(e) Smt. Komal Jaiswal W/o Mahesh Jaiswal (Guarantor) 2(f) Smt Sarla D/o Late Reshamlal Jaiswal (Guarantor) 2(g) Smt Radha D/o Late Reshamlal Jaiswal (Guarantor) 2(h) Shri Anandram Jaiswal S/o Ratanlal (Guarantor)	All that part and parcel of block no. 185, PH No 15, Gaushala Marg, Ward No 12, Bhikangaon Dist. Khargone, Admeasuring area 1500 sq.ft. Boundaries North: Property of Subhash Jaiswal, South: House of Hemchand Kasliwal, East: Goushala Marg, West: House of Shri Bashir Nasir & Isamii Khan, Owned by Shri Subhash Chand Jaiswal (Symbolic Possession)	Rs.7,56,85,481.16 & Rs.11,24,66,620.56 ( As on 31.03.2023)	Rs. 17,30,000/-	Rs. 1,73,000/-	17,3
		All that part and parcel of Bandobast no 185, Ward No. 12, Nagar Panchayat Bhikangaon, Dist- Khargone Admeasuring area 673.75 sq.ft. Boundaries North: House of Shri uttam Chand Jaiswal, South: House of Balkrishna Banshiram & Shivalkar, East: Common Gali, West: Jawahar Marg.  Owned by Shri Anandram Jaiswal (Symbolic Possession)		Rs. 35,40,000/-	Rs. 3,54,000/-	35,4
		All that part and parcel of House property at ward No. 13 Ph No 15 Zirniya road, Bhikangaon Dist. Khargone M.P. total admeasuring 6200 sq ft, Owned by Shri Dinesh kumar Jaiswal, Shri Subhash chandra Jaiswal and Shri Mahesh kumar Jaiswal. (Symbolic possession)		Rs. 1,31,60,000/-	Rs. 13,16,000/-	1,31,
		All that part and parcel of Part of plot no 201 DH-2 (South part) admeasuring 4000 sq. ft. at ward no. 10 Shivaji ward Laxmibai Marg, Bhikangaon Dist. Khargone M.P. Owned by Shri Dinesh kumar Jaiswal, Shri Subhash chandra Jaiswal and Shri Mahesh kumar Jaiswal. (Symbolic Possession)  All that part and parcel of Property at Khno.147/2/4/3 admeasuring 3000 sq. ft. Block No.185 PH No.15 Laxmibai Marg, Ward No.10 Bhikangaon Dist.		Rs. 81,50,000/- Rs.	Rs. 8,15,000/- Rs.	81,5 R
		Khargone M.P. Owned by Shri Dinesh Jaiswal. (Symbolic Possession)  All that part and parcel of Part of House at PH No.15 Bandobast No. 185 ward No.2 Bhikangaon Dist. Khargone M.P admeasuring 2800 Sq. Ft., Dimensions:		90,00,000/- Rs.	9,00,000/- Rs.	90,0
		East 35 ft, West 35 ft, North 75 ft, South 85 ft. Owned by Shri Dinesh kumar Jaiswal, Shri Subhash chandra Jaiswal, Shri Mahesh kumar Jaiswal, Smt. Sarla D/o Late Reshamlal Jaiswal and Smt Radha D/o Late Reshamlal Jaiswal (Symbolic possession)  All that part and parcel of Diverted land Kh No. 282/1/2 P H No. 43 at Gram Pipliya Bujurg Tehsil Bhikangaon admeasuring 20000 Sq. mt		85,00,000/- Rs.	8,50,000/- Rs.	85,
	Borrower(s) 1. M/s Radhakrishna Oil Product Partnership Firm Guarantor(s)- 2(a). Shri Subhashchandra Jaiswal S/o Late Reshamlal Jaiswal	Owned by Shri Subhash chandra Jaiswal and Shri Mahesh Jaiswal. (Symbolic possession)  All that part and parcel of land admeasuring 3.153 hectare and building constructed thereon at Survey No. 311/1 (Part), 311/3, 311/4 & 298/3. PH No. 15 Bhikangaon Tehsil Bhikangaon Dist Khargone M.P.	Rs.	1,43,00,000/-	14,30,000/-	1,43
	(Partner & Guarantor), 2(b). Shri Amit Kumar Jaiswal S/o Shri Dinesh Jaiswal (Partner & Guarantor) 2(c). Shri Shanu S/o Shri Subhash Jaiswal (Partner & Guarantor) 2(d). Smt Mamta W/o Shri Subhash Jaiswal (Partner & Guarantor) 2(e). Smt. Komal W/o Shri Mahesh Jaiswal (Partner & Guarantor) 2(f). Shri Dinesh Jaiswal S/o Late Reshamlal Jaiswal (Partner & Guarantor) 2(g). Shri Maheshchandra Jaiswal S/o Late Reshamlal Jaiswal (Guarantor) 2(h). Smt Sarla D/o Late Reshamlal Jaiswal (Guarantor) 2(i). Smt Radha D/o Late Reshamlal Jaiswal (Guarantor)	Owned by Shri Dinesh Kumar Jaiswal, Shri Subhash Chandra Jaiswal, and Shri Mahesh Kumar Jaiswal. (Symbolic Possession)	as on 18.04.2023	4,39,00,000/-	43,90,000/-	4,39
	Borrower(s) 1a. M/s Mahaveer Cotts Strings Ltd.  1b. Shri Kamalchand Jain S/o Shri Umraoamal Jain (Director)  1c. Shri Vaibhav Kumar Jain S/o Shri Kamalchand Jain (Director)  1d. Smt Neeta Jain (Director)  Guarantor(s)  2a. Shri Kamalchand Jain S/o Shri Umraoamal Jain (Director & Guarantor)  2b. Shri Vaibhav Kumar Jain S/o Shri Kamalchand Jain (Director & Guarantor)  2c. Smt Suman Devi Jain W/o Kamalchand Jain (Guarantor)  2d. Smt Juhee Jain W/o Vaibhav Jain (Guarantor)	All that part and parcel of Residential property situated at Survey No.167, ward No.12, Rajendra Marg, Bhikangaon, Dist Khargone (M.P.) admeasuring 1200 Sq. Ft. <b>Owned by</b> Shri Kamalchand Jain S/o Shri Umraoamal Jain. <b>Bounded:</b> On North by: Property of Shri Rajendra, On South by: Property of Shri Rajendra, On East by: Land of CM Industries, On West by: Road.  (Symbolic Possession)	Rs. 5,66,87,922.97/- As on 23.04.2024	Rs. 10,40,000/-	Rs. 1,04,000/-	R 10,4
	Borrower(s) (a). Shri Lokesh Jadhav, (b). Shri Kailash Jadhav (Borrower & Mortgagor), Co-Obligant/Guarantor (a). Shri Vijendra singh chouhan	All that part of plot/House, bearing New No. 20 (Old No. 1/902 Part), Situated at Arya Samaj Marg, Malipura, Ujjain (M.P.) admeasuring area 173.60 Sq Mtr and after setback area 160 Square Meters along with entire building/construction theron. In the ownership of Kailash Jadhav,  Boundaries: East: Road (Malipura Bahadur Ganj), West: Compound belonging to Vendee, North: House Belonging to Shri Tej Singh, South: House Belonging to Shri Ramchandra. (Symbolic Possession)	Rs. 21,73,663.82 As on 30.11.2024	Rs. 1,20,00,000/-	Rs. 12,00,000/-	R 1,20,
	Borrower(s)  1. M/s Dhanraj Traders Prop Mr. Dinesh Rathore S/o Babulal Rathore Guarantor(s)  2(a) Mr. Dinesh Rathore S/o Babulal Rathore  2(b) Mr. Mukesh Rathore S/o Babulal Rathore  2(c) Mr. Suresh Rathore S/o Babulal Rathore	All that part and parcel of residential house no 29, ward no 9, Kasera Bazaar main road, Tehsil & District Shajapur (M.P.) Owner: Shri Suresh Rathore S/o Shri Babulal Rathore Admeasuring: 900 Sq Ft.Boundaries:- North: Kasera Bazar Laxmibai Marg, South: Common Lane, East: House of Shri Hiralal Kasera, West: House of Shri Laxminarayan rathore (Symbolic Possession)	Rs. 12,45,69,713.11	Rs. 28,00,000/-	Rs. 2,80,000/-	28,0
		All that part and parcel of residential property situated at survey no 861 (min), ward no 28, Gram Girwar, Tehsil & District Shajapur (M.P.) Owner: Shri Suresh Rathore S/o Shri Babulal Rathore Admeasuring: 500 Sq Ft. Boundaries:-North: Seller's sold land belongs to Shri Suresh Rathore, Shri Mukesh Rathore		Rs. 10,00,000/-	Rs. 1,00,000/-	10,0
		and Shri Dinesh Rathore, South: Land of Kuntabai, East: 15 Feet wide Rough Way / Road, West: Land & House of Shri Ramesh Rathore (Symbolic Possession)  All that part and parcel of residential property situated at survey no 862 (min), ward no 28, Gram Girwar, Tehsil & District Shajapur (M.P.)  Owner: Shri Suresh Rathore S/o Shri Babulal Rathore, Shri Mukesh Rathore S/o Shri Babulal Rathore, Shri Dinesh Rathore S/o Shri Babulal Rathore  Admeasuring: 800 Sq Ft. Boundaries:- North: Shajapur Girwar Road, South: Seller's sold land belongs to Shri Suresh Rathore, East: 15 Feet wide Rough		Rs. 20,00,000/-	Rs. 2,00,000/-	R 20,1
		Way / Road, West: House of Shri Ramesh Rathore (Symbolic Possession)  All that part and parcel of Industrial purpose diverted land bearing survey no. 26/2/1/1/1, PH No. 71, Village Borsi, Tehsil Depalpur, District Indore (M.P.)  Area admeasuring 0.280 Hectare having tin-factory shed constructed on area admeasuring 5000 Sq Ft. Owner: Shri Dinesh Rathore S/o Shri Babulal Rathore  Boundaries: North: Rough Way / Road, South: Land of Pipliya wale, East: Rough Way / Road, West: Land of Sitaram Rathore. (Symbolic Possession)		Rs. 93,00,000/-	Rs. 9,30,000/-	R 93,0
		All that part and parcel of commercially diverted land bearing Survey No.126/1/1/1/1/1/1/1/1/1/1/2, PH No. 41, Ward No. 1, Village Bilawali, Tehsil Dewas, District Dewas, (M.P.) Area admeasuring 0.390 Hectare <b>Owner:</b> Shri Dinesh Rathore S/o Shri Babulal Rathore <b>Boundaries:</b> North: Agri Land of Seller, South: Ujjain Bypass Road, East: Plot of Mr. Javed, West: Agri Land of Seller. <b>(Symbolic Possession)</b>		Rs. 3,22,00,000/-	Rs. 32,20,000/-	3,22
		All that part and parcel of diverted commercial land at survey no. 57/1 near krishi upaj mandi, Ward no 29, Village Phoolkhedi behind A B Road By Pass, Tehsil & District Shajapur (M.P.) Owner: Shri Suresh Rathore S/o Shri Babulal Rathore and Shri Dinesh Rathore S/o Shri Babulal Rathore, Admeasuring: 1934 Sq Mtr. Boundaries: North: Old Bypass Road and Kankad, South: Govt. Kankad, East: Land of Mr. Ibrahim Khan, West: Land of Mr. Ibrahim Khan. (Symbolic Possession)		Rs. 29,00,000/-	Rs. 2,90,000/-	F 29,
	Borrower - Sunil Mishra Guarantor - Amardeep Singh Khera	All part and parcel of Residential property situated at Flat No. 202 Second Floor in Building at Municipal House No 82, New No. 138, 139 (New no 168-169), Devi Ahilya Marg, Jail Road, Indore. Super builtup area 111.52 sq Mtr. (As per Registered Sale Deed); Built-up area 600 Sq Ft (as per Physical Measurment) Boundaries: East: Common Passage, West: Lift & Staircase, North: House No.167 Jail Road, South: House No.170 Jail Road. (Physical possession)	Rs.63,36,435.88 as on 31.10.2022	Rs. 16,50,000/-	Rs. 1,65,000/-	16,
	(Borrower) M/s Sethi Agritech Pvt. Ltd. Co. Dir. Mr. Kamlesh Sethi (Guarantors) 1) Shri Kamlesh Sethi S/o Shri Manakchand Sethi	Industrial Diverted property situated at Dondwada Survey No. 878 Area 1.29 Hect, Tehsil Khandwa, Dist. Khandwa. Owned By Mr. Kamlesh Sethi and Mrs. Asha Sethi. Bounded By: N: S no 887/1,2,3, S: Sr No 879, E: Land of Survey No 887 Gov land, W: Land of Survey No. 876 (Symbolic possession)	Rs. 16,47,50,450.10	Rs. 1,16,50,000/-	Rs. 11,65,000/-	1,16
		Industrial Diverted property situated at Dondwada survey no 874 and 875 Area 1.33 Hect, Tehsil Khandwa, Dist Khandwa. Owned by Mrs. Asha Sethi.  Bounded By: N: Aam Rasta, S: Aam Rasta, E: Land of Hukum, Prabhu and Baliram, W: Land of Menajbi (Symbolic possession)		Rs. 1,12,00,000/-	Rs. 11,20,000/-	1,12
		Diverted land and building situated at Dondwada Survey no 851/2 (Commercial Diversion) Area 1.40 Hect. & 851/3 (Industrial Diversion) Area 1.40 Hect. Tehsil Khandwa, Dist. Khandwa. Survey No 851/2. Owned By Ms Sethi Agritech Pvt Ltd. Survey No 851/3 Owned By Mrs. Kamlesh Manakchand Sethi. (Symbolic possession)		Rs. 4,82,00,000/-	Rs. 48,20,000/-	4,82
3) Mrs. Rashita Kasliwal W/o Mr. Aakash Sethi	Diverted land/property situated at Rehmapur Survey No.85/2 (Commercial Diversion) Area 0.81 Hect, Tehsil Khandwa, Dist Khandwa. Owned By - Mr Kamlesh. Bounded By; N: Nala Then Rasta, S: Land of survey no 88 Nala, E: Land of Rameshwarbai, W: Land of Kamlesh Sethi (Symbolic possession)		Rs. 1,60,50,000/-	Rs. 16,05,000/-	1,60	
Descriptor Chri Dochwhis Singh C/o Lote Chri Sowen Singh Chawle	All that part and parcel of Residential House No. 28/2/1, Patwari halka No 43, Sanawad Road, Soni Colony, Shastri Ward No 01, Village & Tehsil Bhikangaon, District Khargone- 451331. Admeasuring: 1249 sq.ft. <b>Owned By</b> - Smt Babita Chawla W/o Raghubirsingh Chawla. <b>Boundaries</b> : North: House of Shyam Sen, South: House of Bhim Singh, East: Property of Madan Bhatiya/Sanawad Road, West: Open Plot/Colony Road. ( <b>Physical possession</b> )		Rs. 46,00,000/-	Rs. 4,60,000/-	46,	
	Guarantors: 2.a. Smt. Shakuntala W/o Late Shri Sawan Singh Chawla 2.b. Smt. Babita W/o Raghubir Chawla, 2.c. Shri, Pritnal Singh Chawla S/o Thakur Singh Chawla	All that part and parcel of Commercial Plot bearing No 61/2/2/2 & 61/2/3/2, Patwari Halka No 42, Panchayat Temla, Gram Panchamb, Block & Tehsil Bhikangaon, Dist Khargone 451331. Admeasuring 2090 sq.meter. <b>Owned By</b> - Smt. Shakuntala Kaur w/o late Sawansingh Chawla & Smt. Babita Chawla W/o Raghubirsingh Chawla. <b>Boundaries For Survey No 61/2/2:</b> North: Remaining Land, South: Land of Shailendra Gupta, East: Remaining Land of Seller, West: Land of Vimla Bai. <b>Boundaries For Survey No 61/2/3/2:</b> North: Land of Varsha Gupta, South: Remaining Land, East: Remaining Land, West: 20Ft. Wide Road. <b>(Physical possession)</b>	As on 31.07.2023	Rs. 32,50,000/-	Rs. 3,25,000/-	32,5
	Borrower(s) 1. M/s Maloo Industries (A Partnership Firm) Through Partners • Suyash Maloo & • Sandhya Maloo	All that part and parcel of residential property at Nagar Palika House No. 95, Ward No 3, Maharana Pratap Marg Gali, Gram Loharda, Tehsil Kannod, District Dewas M.P. 455440 Area Approx 312 Sq. Mtr. Belongs to Shyam Sundar Maloo & Sunil Kumar Maloo, Boundaries: North-House of Hiralal Patel, South-Maharanapratap Marg Gali, East-House of Shri Badriprasad Sharma, West-House of Shri Vishnu & Kailash (Symbolic Possession)	Rs. 14,01,56,679.96 As on 30.04.2024	Rs. 59,00,000/-	Rs. 5,90,000/-	R 59,0

Last Date of Submission of EMD: EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch. For detailed terms and conditions of the sale, please refer to the link "https://baanknet.com" provided in Secured Creditor's website i.e. (www.unionbankofindia.co.in) and website 'https://baanknet.com' of Service Provider PSB Alliance. For Registration related queries e-mail to support.BAANKNET@psballiance.com. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. The successful bidder shall have to deposit 25% of successful bid on next working day of bidding. In case of default to deposit these amount within the prescribed period, the entire amount/amounts deposited by the bidder will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. Above auction will be held through https://baanknet.com portal and interested bidder have to register themselves on portal using their mobile number and email-id. The Authorised Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-auction without assigning any reason thereof.

Note: Please refer to our bank's website and baanknet portal for any encumbrances, court order or further details regarding this auction.

Date : 07.12.2025, Place : Indore

Sd/- Authorized Officer Union Bank of India