

The PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. as the case may be made available by request.

KUR	CONSIGNOR	DESTN.	DATE
UBI	40/107	Mira Road -	22/4/26
Mobile No.	Rukhsana Qure	CONSIGNEE	WEIGHT
State :	RO South Gth Fl.		COURIER CHARGES
GSTIN :			FUEL SUR-CHARGE
This is Non-negotiable Consignment not Subject to standard condition of Carriage. Carrier's liability to Rs. 100/- per consignment for any cause. P.T.O. for terms & conditions of carriage.			INSURANCE CHARGES
THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. DOMESTIC & INTERNATIONAL COURIER, CARGO & PREMIUM SERVICES			GST @ 18%
SENDER'S SIGN: CORPORATE OFFICE (CR) : 301, Monarch Plaza, Plot No. 5A, Sector - 11, CBD Belapur, Navi Mumbai - 400 614 Tel. : 2759 6244-45 E-mail : kur@pcglobe.co.in CUSTOMER CARE : 022 2759 2255			TOTAL
Weight	Contents	Value	
 KUR7006212188			

PLEASE DO NOT BOOK CASH JEWELLERY REDEEMABLE VOUCHER. BANNED ITEMS LIKE EXPLOSIVES, GAS CYLINDER, LIQUID, CHEMICALS, OILS, PAINTS, DYE, FLAMMABLE, TOXIC, COMBUSTIBLE GOODS, ACIDS ETC.

CONSIGNOR COPY

GSTIN No. : 27AAFCCT8281N1ZK

The PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. as the case may be made available by request.

KUR	CONSIGNOR	DESTN.	DATE
UBI	40/107	Mira Road -	22/4/26
Mobile No.	Mohd. Jameel Qure	CONSIGNEE	WEIGHT
State :	RO South Gth Fl.		COURIER CHARGES
GSTIN :			FUEL SUR-CHARGE
This is Non-negotiable Consignment not Subject to standard condition of Carriage. Carrier's liability to Rs. 100/- per consignment for any cause. P.T.O. for terms & conditions of carriage.			INSURANCE CHARGES
THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. DOMESTIC & INTERNATIONAL COURIER, CARGO & PREMIUM SERVICES			GST @ 18%
Weight	Contents	Value	TOTAL
 KUR7006212189			

PLEASE DO NOT BOOK CASH JEWELLERY REDEEMABLE VOUCHER. BANNED ITEMS LIKE EXPLOSIVES, GAS CYLINDER, LIQUID, CHEMICALS, OILS, PAINTS, DYE, FLAMMABLE, TOXIC, COMBUSTIBLE GOODS, ACIDS ETC.

CONSIGNOR COPY

GSTIN No. : 27AAFCCT8281N1ZK

TERMS AND CONDITIONS

1. Clients may carefully note that their envelopes / packets must not contain any letter or communication which will infringe the India Post Office Act, 1893. Cheques, Drafts, Files, Stationery Documents, Negotiable Instruments, Banking Papers Lcs and such other documents are not barred from being sent through Courier Services. We accept envelopes / parcels in good faith that they do not contain anything which infringe the law. Goods of hazardous nature which are expressly prohibited by Railway, Airport Authority or any other transport agency shall not be accepted.
2. Company shall not be liable for any loss arising due to confiscation of goods by any government or local authority.
3. Consignors are advised to insure parcels containing valuables.
4. Our liability in case of any loss or damage shall not exceed Rs. 100/-.
5. The company shall not be liable for any consequential loss arising due to delay/loss/damage/pilferage from the delivery or non-delivery of consignment.
6. The Company shall not be liable for any loss incurred due to the causes beyond its control such as floods, accidents, fire, theft, war, etc.
7. Every effort is made to adhere to the delivery schedule but it may be delayed in the circumstances beyond our control. Provide telephone numbers or location map, otherwise delivery will be subject to locating the addresses. We do not deliver the consignments to P.O. Box address.
8. Taxes or any other charges leviable by any Central / State / Local Authorities wherever applicable shall be extra and payable by the Consignor / Consignee.
9. For packets weighing very little but occupying Abnormal / Additional Area, will be charged volumetrically.
10. We will also be not liable for any loss, misdelivery, delay or damages to any article / things / documents sent through us and no officer of company is liable for any such loss or misdelivery delay or damage except to the extent mentioned at Sr. No. 5 above.
11. THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. has the right but not the obligation, to inspect any shipment including without limitation to opening the shipment.
12. We do not carry cash, jewellery, precious metals, contraband etc; if it is lost we are not responsible.
13. Our rates are for each article unless stated otherwise.
14. P.O.D. can be made available on request and such request must be made within thirty days of the despatch of the consignment. No claim may be made against us outside of that time limit. We keep records for 3 months only.
15. Any Dispute on this booking is for settlement within jurisdiction Mumbai Courts / Consumer Redressal Forum.
16. Schedule of delivery depend on MODE of Transport.
17. THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. shall have a general LIEN against owners of the goods / shipper / consignee for any monies whatever due from the shipper, consignee or owner to THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD.
18. Consequential Damages Excluded. THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. shall not be liable for any consequential or special damages or other direct or indirect loss however arising whether THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. had knowledge that such damages might be incurred including but not limited to loss of income / profits / interest / utility or loss of market. Taxes or any other charges leviable by any Central / State / Local Authorities wherever applicable shall be extra and payable by the Consignor / Consignee. The consignment note is not a Tax Invoice. A Tax Invoice will be made available by THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. as the case maybe upon request.
19. It is Shipper's obligation to ensure that all shipment tendered to THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. for carriage are prepared and packed sufficiently to ensure safe transportation with ordinary care and handling. Any article susceptible to damage as a result of any condition which may be encountered in transportation, collection or delivery must be adequately protected by the customer by proper packing.

TERMS AND CONDITIONS

1. Clients may carefully note that their envelopes / packets must not contain any letter or communication which will infringe the India Post Office Act, 1893. Cheques, Drafts, Files, Stationery Documents, Negotiable Instruments, Banking Papers Lcs and such other documents are not barred from being sent through Courier Services. We accept envelopes / parcels in good faith that they do not contain anything which infringe the law. Goods of hazardous nature which are expressly prohibited by Railway, Airport Authority or any other transport agency shall not be accepted.
2. Company shall not be liable for any loss arising due to confiscation of goods by any government or local authority.
3. Consignors are advised to insure parcels containing valuables.
4. Our liability in case of any loss or damage shall not exceed Rs. 100/-.
5. The company shall not be liable for any consequential loss arising due to delay/loss/damage/pilferage from the delivery or non-delivery of consignment.
6. The Company shall not be liable for any loss incurred due to the causes beyond its control such as floods, accidents, fire, theft, war, etc.
7. Every effort is made to adhere to the delivery schedule but it may be delayed in the circumstances beyond our control. Provide telephone numbers or location map, otherwise delivery will be subject to locating the addresses. We do not deliver the consignments to P.O. Box address.
8. Taxes or any other charges leviable by any Central / State / Local Authorities wherever applicable shall be extra and payable by the Consignor / Consignee.
9. For packets weighing very little but occupying Abnormal / Additional Area, will be charged volumetrically.
10. We will also be not liable for any loss, misdelivery, delay or damages to any article / things / documents sent through us and no officer of company is liable for any such loss or misdelivery delay or damage except to the extent mentioned at Sr. No. 5 above.
11. THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. has the right but not the obligation, to inspect any shipment including without limitation to opening the shipment.
12. We do not carry cash, jewellery, precious metals, contraband etc; if it is lost we are not responsible.
13. Our rates are for each article unless stated otherwise.
14. P.O.D. can be made available on request and such request must be made within thirty days of the despatch of the consignment. No claim may be made against us outside of that time limit. We keep records for 3 months only.
15. Any Dispute on this booking is for settlement within jurisdiction Mumbai Courts / Consumer Redressal Forum.
16. Schedule of delivery depend on MODE of Transport.
17. THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. shall have a general LIEN against owners of the goods / shipper / consignee for any monies whatever due from the shipper, consignee or owner to THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD.
18. Consequential Damages Excluded. THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. shall not be liable for any consequential or special damages or other direct or indirect loss however arising whether THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. had knowledge that such damages might be incurred including but not limited to loss of income / profits / interest / utility or loss of market. Taxes or any other charges leviable by any Central / State / Local Authorities wherever applicable shall be extra and payable by the Consignor / Consignee. The consignment note is not a Tax Invoice. A Tax Invoice will be made available by THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. as the case maybe upon request.
19. It is Shipper's obligation to ensure that all shipment tendered to THE PROFESSIONAL COURIERS (MUMBAI-CENTRAL) PVT. LTD. for carriage are prepared and packed sufficiently to ensure safe transportation with ordinary care and handling. Any article susceptible to damage as a result of any condition which may be encountered in transportation, collection or delivery must be adequately protected by the customer by proper packing.

Mumbai-Colaba Branch

Daulatram Mansion, Rambhau Salagaonkar Marg,
Colaba, Mumbai 400005 Tel: 22842032

Ref: CLB/MJQ/2026-27

Date: 16.04.2026

By Regd/Speed Post & Courier

To:

Borrower:

1. Mr. Mohd Jameel Qureshi Residential Flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107	2. Mrs. Rukhsana Qureshi Residential Flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107
--	--

Dear Sir/Madam,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Mumbai-Colaba Branch, Daulatram Mansion, Rambhau Salagaonkar Marg, Colaba, Mumbai 400005, the secured creditor, caused a demand notice dated 29.11.2024 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken **constructive** possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 10.10.2025.
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction **26.05.2026. Between 12:00 PM to 5:00 PM** by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹. 33,01,000.00 (Rupees Thirty-Three Lakh One Thousand Only)
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Yours faithfully

Place: Mumbai

Date: 16.04.2026

Encl: Sale Notice


AUTHORISED OFFICER
FOR UNION BANK OF INDIA

[Appendix - IV-A]

[See proviso to rule 8 (6)]

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) Rules, 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 constructive possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.05.2026, for recovery of Rs. 6,77,511.73 (Rupees Six Lakh Seventy-Seven Thousand Five Hundred Eleven & Seventy-Three Paise only) as on 31.01.2026 and interest and charges thereon due to Secured Creditor, Union Bank of India from Mr. Mohd Jameel Qureshi and Mrs. Rukhsana Qureshi. The reserve price will be ₹. 33,01,000.00 (Rupees Thirty-Three Lakh One Thousand Only) and the earnest money deposit will be 3,30,100.00 (Rupees Three lakh Thirty Thousand One Hundred Only).

Description of Immovable Property

Residential flat no.202, 2nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Survey No. 490 & 529, Hissa No. 14 & 17, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107

On the North by - Building No. 03

On the South by - Building No. 01

On the East by - D. P. Road

On the West by - Garden & Building No. 04

List of Encumbrances: Not known

a)

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> . The same is also enclosed herewith.

Place: Mumbai

Date: 16.04.2026

Encl: Terms of sale


AUTHORISED OFFICER
FOR UNION BANK OF INDIA

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	1. Mr. Mohd Jameel Qureshi Residential Flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107
Name and address of the Co-Applicant	2. Mrs. Rukhsana Qureshi Residential Flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107
Name and address of the Guarantor	1. NA
2. Name and address of the Secured Creditor	Union Bank of India Mumbai-Colaba Branch Address: Daulatram Mansion, Rambhau Salagaonkar Marg, Colaba, Mumbai 400005
3. Description of immovable secured assets to be Sold: Residential flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Survey No. 490 & 529, Hissa No. 14 & 17, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Roa (East), Mumbai, Maharashtra-401107	
4.The details of encumbrances, if any known to the Secured Creditor	Not known
5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	None
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	26.05.2026 from 12:00Noon to 05:00PM (with 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs. 6,77,511.73 (Rupees Six Lakh Seventy-Seven Thousand Five Hundred Eleven & Seventy-Three Paise only) as on 31.01.2026 and interest and charges thereon.
9.1 Reserve price for the properties below which the immovable property may not be sold:	₹. 33,01,000.00 (Rupees Thirty-Three Lakh One Thousand Only)
9.2 EMD Payable	₹. 3,30,100.00 (Rupees Three lakh Thirty Thousand One Hundred Only).



10. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10. 2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com.
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail ubin0901687@unionbankofindia.bank or contact 7651983759

10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will

be intimated through e-mail by PSB Alliance Pvt Ltd after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12 (a) In case of bidding, the bid increment shall not be less than Rs. 1,00,000/- in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 1,00,000/-

(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the account bearing Number 016821980050000 IFSC code UBIN0901687 and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002

18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.
21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com>. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.
27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place : Mumbai
Date : 16.04.2026


AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Mumbai-Colaba Branch
Daulatram Mansion, Rambhau Salagaonkar Marg,
Colaba, Mumbai 400005 Tel: 22842032

Ref: CLB/MJQ/2026-27

Date: 20.04.2026

By Regd/Speed Post & Courier

To:

Borrower:

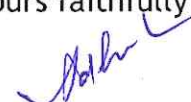
1. Mr. Mohd Jameel Qureshi Residential Flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107	2. Mrs. Rukhsana Qureshi Residential Flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107
--	--

Dear Sir/Madam,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Mumbai-Colaba Branch, Daulatram Mansion, Rambhau Salagaonkar Marg, Colaba, Mumbai 400005, the secured creditor, caused a demand notice dated 29.11.2024 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken **constructive** possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 10.10.2025.
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction **26.05.2026. Between 12:00 PM to 5:00 PM** by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹. 33,01,000.00 (Rupees Thirty-Three Lakh One Thousand Only)
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Yours faithfully



**AUTHORISED OFFICER
FOR UNION BANK OF INDIA**

Place: Mumbai

Date: 20.04.2026

Encl: Sale Notice

[Appendix - IV-A]

[See proviso to rule 8 (6)]

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) Rules, 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 constructive possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.05.2026, for recovery of Rs. 6,77,511.73 (Rupees Six Lakh Seventy-Seven Thousand Five Hundred Eleven & Seventy-Three Paise only) as on 31.01.2026 and interest and charges thereon due to Secured Creditor, Union Bank of India from Mr. Mohd Jameel Qureshi and Mrs. Rukhsana Qureshi. The reserve price will be ₹. 33,01,000.00 (Rupees Thirty-Three Lakh One Thousand Only) and the earnest money deposit will be 3,30,100.00 (Rupees Three lakh Thirty Thousand One Hundred Only).

Description of Immovable Property

Residential flat no.202, 2nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Survey No. 490 & 529, Hissa No. 14 & 17, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107

On the North by - Building No. 03

On the South by - Building No. 01

On the East by - D. P. Road

On the West by - Garden & Building No. 04

List of Encumbrances: Not known

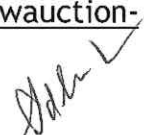
a)

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> . The same is also enclosed herewith.

Place: Mumbai

Date: 20.04.2026

Encl: Terms of sale


AUTHORISED OFFICER
FOR UNION BANK OF INDIA

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	1. Mr. Mohd Jameel Qureshi Residential Flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107
Name and address of the Co-Applicant	2. Mrs. Rukhsana Qureshi Residential Flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Road (East), Mumbai, Maharashtra-401107
Name and address of the Guarantor	1. NA
2. Name and address of the Secured Creditor	Union Bank of India Mumbai-Colaba Branch Address: Daulatram Mansion, Rambhau Salagaonkar Marg, Colaba, Mumbai 400005
3. Description of immovable secured assets to be Sold: Residential flat no.202, 2 nd Floor, Building No.-2, N.G. View Co-operative Housing Society Limited, Survey No. 490 & 529, Hissa No. 14 & 17, Geeta Nagar Phase I, Near Hydri Chowk, Mira Bhayander Road, Mira Roa (East), Mumbai, Maharashtra-401107	
4.The details of encumbrances, if any known to the Secured Creditor	Not known
5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	None
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	<u>26.05.2026 from 12:00Noon to 05:00PM</u> (with 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs. 6,77,511.73 (Rupees Six Lakh Seventy-Seven Thousand Five Hundred Eleven & Seventy-Three Paise only) as on 31.01.2026 and interest and charges thereon.
9.1 Reserve price for the properties below which the immovable property may not be sold:	₹. 33,01,000.00 (Rupees Thirty-Three Lakh One Thousand Only)
9.2 EMD Payable	₹. 3,30,100.00 (Rupees Three lakh Thirty Thousand One Hundred Only).

10. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10. 2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com.
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail ubin0901687@unionbankofindia.bank or contact 7651983759

10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will

be intimated through e-mail by PSB Alliance Pvt Ltd after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12 (a) In case of bidding, the bid increment shall not be less than Rs. 1,00,000/- in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 1,00,000/-

(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the account bearing Number **016821980050000 IFSC code UBIN0901687** and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002

18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.

20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank

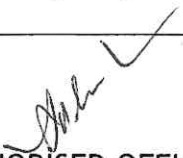
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

26. The above movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.

27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.

28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place : Mumbai
Date : 20.04.2026


AUTHORISED OFFICER
FOR UNION BANK OF INDIA