यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

UNION BANK OF INDIA

DhagekarComplex, Opp. Akola Cricket Club, Station Road, Near Tower Chowk Akola- 444001

By Regd Post & Courier

To:

NAME OF BORROWER	NAME OF GUARANTOR
M/s Hayat Infratech **Prop. Mrs. Munazza Samreen Mohammad safwan** Add: **3rd Floor,Dariyav Heights Gandhi Chowk Akola Tq dist Akola Maharashtra.**	1.Mahammad Salman Javed Iqbal New Joglekar Plot Near Gulmohar Building Dabki Road Akola 2.Mohammad Safwan Javed Iqbal New Joglekar Plot Near Gulmohar Building Dabki Road Akola

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Akola Branch, the secured creditor, caused a demand notice dated **04.09.2025** 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 physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **01.03.2025**.

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 on 24.06.2026 from 12:00 Noon to 05:00 PM by inviting Bids from the public through online mode on www.baanknet.com.

3. The Reserve Price will be ₹. 83,62,000.00 (Rupees Eighty Three Lakh Sixty Two 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

For UNION BANK OF INDIA

Pankaj Kumar
Authorised Officer

Place: **Akola**

Date :**01.06.2026**

AUTHORISED OFFICER

FOR UNION BANK OF INDIA

Encl: Sale Notice

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1.Name and address of the Borrower, Co-Applicant and Guarantor	**NAME OF BORROWER** **M/s Hayat Infratech** **Prop. Mrs. Munazza Samreen Mohammad safwan** Add: **3rd Floor, Dariyav Heights Gandhi Chowk Akola Tq dist Akola Maharashtra.** **NAME OF GUARANTOR** 1.Mahammad Salman Javed Iqbal New Joglekar Plot Near Gulmohar Building Dabki Road Akola 2.Mohammad Safwan Javed Iqbal New Joglekar Plot Near Gulmohar Building Dabki Road Akola
2.Name and address of the Secured Creditor:	Dhagekar Complex, Opp. Akola Cricket Club, Station Road, Near Tower Chowk Akola- 444001
3. Description of immovable secured assets to be Sold: All that Piece and Parcel of B-1 and G1 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	
4.The details of encumbrances, if any known to the Secured Creditor	NOT KNOWN TO THE BRANCH
5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	NOT KNOWN TO THE BRANCH
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	Date 24.06.2026 from 12:00 Noon to 05:00 PM (with 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com.

- 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. 83620/- in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs.83620/-.

(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 323501980050000 IFSC code UBIN0532355** 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

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 **:Akola**

Date :01.06.2026

For UNION BANK OF INDIA

Pankaj Kumar

Authorised Officer

AUTHORISED OFFICER

FOR UNION BANK OF INDIA