

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 possession of which has been taken by the Authorised 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 **26-06-2025** for recovery of below mentioned amount plus interest till the date of realization and costs, charges and expenses due to the Union Bank of India Secured Creditor from below mentioned borrowers & Guarantor details are hereunder :

Name of Borrower(s)/ Mortgagors(s)/ Guarantor(s)	Description of Property of Borrower	Reserve Price EMD	Outstanding Amount as per Demand notice
Union Bank of India (ECB) Mandideep Branch : Plot No. 3, Indra Nagar, Opp. HEG, NH-12, Mandideep Tel.: 07480-231088			
Borrower : M/s Agrata Spices represented by Prop. Amit Kumar Shrivastava Guarantor : Mr. Omprakash Shrivastava s/o Bhaiyalal	All that part and parcel of the property admeasuring 4305.56 sq. ft consisting part of Open Diverted Land at khasra no.129. P.H.No.25/8, Ward No.3, Village Khillikheda, VikasKhand Obedullaganj, Tehsil Goharganj within the registration sub district Obedullaganj and district Raisen Owner of the property:- Shri Omprakash Shrivastava s/o Bhaiyalal Bounded: North : House of Mr. Hari Narayan Yadav, South : Plot of Mr. Mohan Singh Yadav, East: Nalla, West: Govt. Road	₹ 11,34,000/- ₹ 1,13,400/-	₹ 1886230.65 + Interest & Charges Demand Notice Dt. 01/07/2019
Union Bank of India (ECB) Mandideep Branch : Plot No. 3, Indra Nagar, Opp. HEG, NH-12, Mandideep Tel.: 07480-231088			
Borrower : 1. M/s TRS Pvt Ltd, 2. Mr. Bijan Talukdar s/o Mr. Mukund Talukdar 3. Mrs. Jaya Talukdar w/o Mr. Bijan Talukdar Guarantor : Mr. Roop Singh Meena S/o Mr. Gulab Singh Meena	All that part and parcel of the property consisting of Plot No. 325, Khasra No. 150/1/3/2/1, 150/1/4, 151/1, 149/2/1 Vill-Simrai, Ward No.25 Teh- Goharganj Dist-Raisen Owner: Mr. Bijan Talukdar S/o Mukund Talukdar Boundaries: North- Colony Road, South - Plot No. 324, East -Colony Road, West - Plot No. 326	₹ 5,92,110/- ₹ 59,211/- Physical Possession	₹ 895300.25 + Interest & Charges Demand Notice Dt. 05/12/2018

Date and Time of e-auction : 26-06-2025, 12:00 Noon to 5:00 p.m. (With 10 minutes unlimited auto extension)

For detailed terms and conditions of the sale, please refer to the link provided in Union Bank of India Secured Creditor's website i.e. www.unionbankofindia.co.in & <https://baanknet.com>

For Registration and Login and bidding Rules visit <https://baanknet.com>

Date: 06.06.2025, Place: Mandideep

Authorised Officer, Union Bank of India