Union Bank of India

Subhash Road Latur Branch

Barshi Road, Narayan Darshan Building, Usha Kiran Petrol Pump, Dist-Latur-413512

Ref No: **Date:22/07/2026**

BY REGISTERED POST ACK DUE/COURIER

To,

M/s Patel Plast Wear Prop. **Mr. Faiyaz Haji Abdul Raheman Patel** (Proprietor) Add: Nawab Manzil, Old Cloth Lane, Latur-413512 (Borrower/Mortgagor)	**Late Smt. Vahidabegum alias Sufiyabegum Abdul Rahaman Patel through her legal heirs** **1. Mr. Faiyaz Haji Abdul Raheman Patel** **2. Mr. Riyaz Abdul Rahaman Patel** **3. Mrs. Hasinabegum B Jamshed Patel** **4.Mrs. Saminabegum B Nisar Patel** Add: Nawab Manzil, Old Cloth Lane, Latur-413512 **(Guarantor & Mortgagor)**	**Mr. Riyaz Abdul Rahaman Patel** Add: Nawab Manzil, Old Cloth Lane, Latur-413512 **(Guarantor)**

Dear Sir/Madam,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Subhash Road Latur Branch, Brashi Road, Narayan Darshan Building, Usha Kiran Petrol Pump, Dist. Latur-413512, the secured creditor, caused a demand notice dated 02/05/2026 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 09/07/2026.
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 27/08/2026 by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be **₹. 2,52,80,000/-(Rupees Two Crore Fifty-Two Lakh Eighty Thousand Only) for Property No.1; ₹. 66,68,000/-(Rupees Sixty-Six Lakh Sixty-Eight Thousand Only) for Property No.2 and ₹. 1,24,79,000/-(Rupees One Crore Twenty-Four Lakh Seventy-Nine Thousand Only) for Property No.3.**
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.

Date: 22/07/2026

Place: Latur

Yours Faithfully

Vineet Kumar Singh
Authorised Officer
Union Bank of India

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 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 27/08/2026, for recovery of ₹. 2**,06,03,967.63/- (Rupees Two Crore Six Lakh Three Thousand Nine Hundred Sixty-Seven and Sixty-Three Paisa Only) as on 30/04/2026** with further cost and expenses due to Secured Creditor, Union Bank of India from **M/s Patel Plast Wear Prop. Mr. Faiyaz Haji Abdul Raheman Patel (Borrower/Mortgagor); Late Smt. Vahidabegum alias Sufiyabegum Abdul Rahaman Patel through her legal heirs (Guarantor/Mortgagor); Mr. Riyaz Abdul Rahaman Patel (Guarantor).**

The reserve price will be **₹. 2,52,80,000/-(Rupees Two Crore Fifty-Two Lakh Eighty Thousand Only) for Property No.1; ₹. 66,68,000/-(Rupees Sixty-Six Lakh Sixty-Eight Thousand Only) for Property No.2 and ₹. 1,24,79,000/-(Rupees One Crore Twenty-Four Lakh Seventy-Nine Thousand Only) for Property No.3.**

The earnest money deposit will be ₹.25,28,000 (Rupees Twenty-Five Lakh Twenty-Eight Thousand Only) for Property No.1; ₹. 6,66,800 (Rupees Six Lakh Sixty-Six Thousand Eight Hundred Only) for Property No.2 and ₹.12,47,900/- (Rupees Twelve Lakh Forty-Seven Thousand Nine Hundred Only) for Property No.3.

Description of Immovable Property

Property No.1: Commercial cum residential land and building described as Municipal Property No C1/307(New),R-6/446 (Old) CTS No. 9414, Old cloth lane, Latur-413512, admeasuring plot area 166.84 sqm and built up area 4666.00 sqft owned by Late Mrs. Sufiyabegum W/o. Abdul Raheman Patel.

Bounded as under:

East: 20 Ft.road; West: House of Dashrath Shitole;
North: House of Ranu Ubale & Others; South: House of Sajedabi Irshad Patel & Others.

Property No.2: Commercial cum residential land and building described as Municipal Property No C1/306(New), R-6/444 (old), 65010611 (New) CTS No.9412, old cloth lane, behind shoppers stop, Latur admeasuring plot area 42.30 sqm and built up area 1200.00 sqft owned by Late Mrs. Sufiyabegum W/o. Haji Abdul Raheman Patel.

Bounded as under:

East: Road; West: Premises of CTS no.9412 owned by Mr.Faiyaz patel;

North:Premises of CTS no.9412; South: Premises of CTS no.9412 owned by Mr.Faiyaz patel.

Property No.3: Commercial cum residential land and building described as Municipal Property No C1/306(N), R-6/444 (old),65010611 (New) CTS No.9412, old cloth lane, behind shoppers stop, Latur admeasuring plot area 76.70 sqm and bulid-up area 1965.00 sqft owned by Mr. Faiyaz Haji Abdul Raheman Patel.

Bounded as under:

East: Road;	West: Plot of Mr.Itkar;
North: Road;	South: Sufiya Manzil & plot of Faiyaz patel out of C.T,S, no.9412.

List of Encumbrances:

a) Not Known to the Bank

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.

Date: 22/07/2026
Place: Latur

Yours Faithfully

Vineet Kumar Singh
Authorised Officer
Union Bank of India

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. NAME AND ADDRESS OF THE BORROWER:	**M/s Patel Plast Wear** Prop. **Mr. Faiyaz Haji Abdul Raheman Patel.** Add: Nawab Manzil, Old Cloth Lane, Latur-413512 (Borrower/Mortgagor)
NAME AND ADDRESS OF THE GUARANTOR/MORTGAGOR:	**Late Smt. Vahidabegum alias Sufiyabegum Abdul Rahaman Patel through her legal heirs** **1. Mr. Faiyaz Haji Abdul Raheman Patel** **2. Mr. Riyaz Abdul Rahaman Patel** **3. Mrs. Hasinabegum B Jamshed Patel** **4.Mrs. Saminabegum B Nisar Patel** Add: Nawab Manzil, Old Cloth Lane, Latur-413512 **(Guarantor & Mortgagor)**
NAME AND ADDRESS OF THE GUARANTOR:	**Mr. Riyaz Abdul Rahaman Patel** Add: Nawab Manzil, Old Cloth Lane, Latur-413512 **(Guarantor)**
2. Name and address of the Secured Creditor:	UNION BANK OF INDIA, Subhash Road Latur Branch, Brashi Road, Narayan Darshan Building, Usha Kiran Petrol Pump, Dist. Latur-413512.

Property No.1: Commercial cum residential land and building described as Municipal Property No C1/307(New),R-6/446 (Old) CTS No. 9414, Old cloth lane, Latur-413512, admeasuring plot area 166.84 sqm and built up area 4666.00 sqft owned by Mrs. Sufiyabegum W/o. Abdul Raheman Patel.

Bounded as under:

East: 20 Ft.road; West: House of Dashrath Shitole;
North: House of Ranu Ubale & Others; South: House of Sajedabi Irshad Patel & Others.

Property No.2: Commercial cum residential land and building described as Municipal Property No C1/306(New), R-6/444 (old), 65010611 (New) CTS No.9412, old cloth lane, behind shoppers stop, Latur admeasuring plot area 42.30 sqm and built up area 1200.00 sqft owned by Late Mrs. Sufiyabegum W/o. Haji Abdul Raheman Patel.

Bounded as under:

East: Road; West: Premises of CTS no.9412 owned by Mr.Faiyaz patel;

North:Premises of CTS no.9412; South: Premises of CTS no.9412 owned by Mr.Faiyaz patel.

Property No.3: Commercial cum residential land and building described as Municipal Property No C1/306(N), R-6/444 (old),65010611 (New) CTS No.9412, old cloth lane, behind shoppers stop, Latur admeasuring plot area 76.70 sqm and bulid-up area 1965.00 sqft owned by Mr. Faiyaz Haji Abdul Raheman Patel.

Bounded as under:

East: Road; West: Plot of Mr.Itkar;
North: Road; South: Sufiya Manzil & plot of Faiyaz patel out of C.T,S, no.9412.

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.	NIL
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	**27/08/2026 from 12.00 Noon to 5.00 PM**. (with 10 min 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:	₹. 2**,06,03,967.63/- (Rupees Two Crore Six Lakh Three Thousand Nine Hundred Sixty-Seven and Sixty-Three Paisa Only) as on 30/04/2026** with Further, Cost, Charges and other expenses.
9.1 Reserve price for the properties below which the immovable property may not be sold:	**Property No.1:- ₹. 2,52,80,000/- (Rupees Two Crore Fifty-Two Lakh Eighty Thousand Only).** **Property No.2:- ₹. 66,68,000/- (Rupees Sixty-Six Lakh Sixty-Eight Thousand Only).** **Property No.3:- ₹. 1,24,79,000/- (Rupees One Crore Twenty-Four Lakh Seventy-Nine Thousand Only).**
9.2 EMD Payable	**Property No.1:- ₹.25,28,000 (Rupees Twenty-Five Lakh Twenty-Eight Thousand Only).** **Property No.2:- ₹. 6,66,800 (Rupees Six Lakh Sixty-Six Thousand Eight Hundred Only).** **Property No.3:- ₹.12,47,900/- (Rupees Twelve Lakh Forty-Seven Thousand Nine 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 ubin0808393@unionbankofindia.bank.in or contact UNION BANK OF INDIA, Subhash Road Latur Branch, Brashi Road, Narayan

Darshan Building, Usha Kiran Petrol Pump, Dist. Latur-413512, Contact Person -Mr. Vineet Kumar Singh, 7909030248, Branch Manager.

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.2,52,000/- (Rupees Two Lakh Fifty-Two Thousand Only) for Property No.1; Rs.66,000/- (Rupees Sixty-Six Thousand Only) for Property No. 2 and Rs.1,25,000/- (Rupees One Lakh Twenty-Five Thousand Only) for Property No.3 in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of Rs.2,52,000/- (Rupees Two Lakh Fifty-Two Thousand Only) for Property No.1; Rs.66,000/- (Rupees Sixty-Six Thousand Only) for Property No. 2 and Rs.1,25,000/- (Rupees One Lakh Twenty-Five Thousand Only) for Property No.3.
(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 0839111980050000 of Union Bank of India, Subhash Road Latur Brach, IFSC code UBIN0808393** 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.

Date: 22/07/2026
Place: Latur

Yours Faithfully

Vineet Kumar Singh
Authorised Officer
Union Bank of India