

यूनियन बैंक
ऑफ इंडिया
भारत सरकार का उपक्रम



Union Bank
of India
A Government of India Undertaking

UMFB CITY CENTRE BRANCH - GWALIOR
Business Centre, Nr. Income Tax Office, Kailash Vihar, City Centre, Gwalior, M.P.474011

By Regd Post & Courier

To,

Borrower:

M/S Prabha Foam Industries
Kala Mahal, Thakur Mohalla,
Char Shahar Ka Naka, Hazira Gwalior, PIN-474003

Partner:

Smt. Shashi Sikarwar W/o Kripal Singh Sikarwar
274, New Grisham Vihar Colony,
Hazira, Gwalior, PIN-474003

Partner:

Smt. Poonam Bhadoria W/o Satyendra Singh Bhadoria
Kala Mahal, Thakur Mohalla,
Char Shahar Ka Naka, District - Gwalior(MP)

Guarantor:

Smt. Suruchi Bhadoria W/o Surendra Singh Bhadoria
Ganesh Colony Ranipura, Gram Ranipura,
Thasil and District Gwalior (MP)

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, **UMFB CITY CENTRE BRANCH - GWALIOR**, Business Centre, Nr. Income Tax Office, Kailash Vihar, City Centre, Gwalior, M.P.474011 the secured creditor, caused a demand notice dated **04-04-2022** under Section 13(2) of the Securitization 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

Classification: Internal



[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

1. 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 **10-09-2026** for recovery of **Rs. 2,97,76,325.14/- (Rupees Two Crore Ninety-Seven Lacs Seventy-Six Thousand Three Hundred Twenty Five and Paisa Fourteen only)** with further cost and expense incurred. due to Secured Creditor, Union Bank of India from M/s Prabha foam industries and the reserve price will be for Property **Rs. 26,50,000/- (Rupees Twenty-Six Lakh Fifty Thousand only)** and the earnest money deposit will be **Rs. 2,65,000/- (Rs Two Lakh Sixty-Five Thousand Only)**

Description of Immovable Property

Description of immovable secured assets to be Sold: -

Municipal House No. 1122, Part of Survey No. 133/2, 134/Min, 135/Min-1, 136,137,141,142 Min-1, 143, Ward No. 09, New Ward no.07, Ganesh Colony Ranipura, Gram Ranipura, Thasil & District Gwalior (MP) Land Area 1000.00 sq.ft.

Boundaries of the property as per Sale Deed:

North: Common Road 22" Feet

South: Plot of other

East: Plot of Sunita Kushwaha

West: Part of Plot Seller

List of Encumbrances:

- a) NOT KNOWN
- b) NOT KNOWN

Classification: Internal



TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	Borrower: M/S Prabha Foam Industries Kala Mahal, Thakur Mohalla, Char Shahar Ka Naka, Hazira Gwalior, PIN-474003 Partner: Smt. Shashi Sikarwar W/o Kripal Singh Sikarwar 274, New Grisham Vihar Colony, Hazira, Gwalior, PIN-474003 Partner: Smt. Poonam Bhadoria W/o Satyendra Singh Bhadoria Kala Mahal, Thakur Mohalla, Char Shahar Ka Naka, District - Gwalior(MP) Guarantor: Smt. Suruchi Bhadoria W/o Surendra Singh Bhadoria Ganesh Colony Ranipura, Gram Ranipura, Thasil and District Gwalior (MP)
2. Name and address of the Secured Creditor:	Union Bank of India UMFB CITY CENTRE BRANCH - GWALIOR, Business Centre, Nr. Income Tax Office, Kailash Vihar, City Centre, Gwalior, M.P.474011
3. Description of immovable secured assets to be Sold: <u>Property 1:</u> Municipal House No. 1122, Part of Survey No. 133/2, 134/Min, 135/Min-1, 136,137,141,142 Min-1, 143, Ward No. 09, New Ward no.07, Ganesh Colony Ranipura, Gram Ranipura, Thasil & District Gwalior (MP) Land Area 1000.00 sq.ft. <u>Boundaries of the property as per Sale Deed:</u> North: Common Road 22" Feet South: Plot of other East: Plot of Sunita Kushwaha West: Part of Plot Seller	
4. The details of encumbrances, if any known to the Secured Creditor	NOT KNOWN
5. Details of Stay / Status Quo/ Litigation	As per DRT Jabalpur order dated 27.03.2026 sale

Classification: Internal



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 arb.jabalpur@unionbankofindia.bank.in or contact 9326079130.

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.

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- a) In case of bidding the bid increment shall not be less than for Property **Rs.26,500/- (Twenty Nine Thousand Two Hundred Only)** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.26,500/- (Twenty Nine Lakh Two Hundred Only)**
- 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.

Classification: Internal



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: Gwalior
Date: 13-08-2026



AUTHORISED OFFICER
FOR UNION BANK OF INDIA