



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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rule, 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 **Symbolic / Physical** 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 the date **29.01.2025**, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The reserve price and the earnest money deposit are also mentioned hereunder :

Branch: Gokulpeth, Nagpur NIT Complex, West High Court Road, Gokulpeth, Nagpur.		
1	Name of the Borrowers & Guarantors: Mr. Sameer Ratan Verma	Amount Due Rs. 5,89,484.34 (As per demand notice dated 02.03.2020) and interest there on.
1.1	Property No. 1 (Symbolic Possession) All that piece and parcel of Apartment No. 404, 4th Floor, Building Known & Styled As Vijaya Apartment-5, Plot No. 60& 66, Survey No. 12/3, 12/4, PH No. 38, Mouza Ghogli, situated in Swami Dham Nagari, Ghogli-Besa Road, Tah Nagpur (Rural), Dist Nagpur. Super Built Up Area: 75.583 Sq. Mt. (813.57 Sq. Ft.). Boundaries: East-Plot No. 65, West-Flat No. 403, North-Road, South-Flat No. 401. Reserve Price: Rs. 11,20,189.50 (Rs. Eleven Lacs Twenty Thousand One Hundred Eighty Nine and Paise Fifty Only), EMD: Rs. 1,12,018.95 (Rs. One Lac Twelve Thousand Eighteen and Paise Ninety Five Only)	
Branch: Chandrapur Branch (Chhota Bazar) Kamallaxmi Sadan, Chhota Bazar, Post & Dist. Chandrapur, Maharashtra		
2	Name Of The Borrowers & Guarantors : Mr. Kundan Vinay Singh Mrs. Putuldevi Kundan Singh.	Amount Due Rs.13,92,152.00 (As per demand notice dated 30/10/2023) and interest there on.
2.1	Property No. 1 (Physical Possession) - Description of immovable secured assets to be Sold: - All that Piece & Parcel of Flat No. F-3,e B-Wing, Building Styled and named as Riddhi Nagari containing On First Floor Having Built up area 46.382 Sq. Mtr.land situated at Mouza Kosara, T.S. No. 7 within the Jurisdiction Of Chandrapur Registration office 'Plot No. 2' out of diverted Survey No. 35/2B Having Undivided Share of 50.00 Sq. Mtr. Out Of 400.00 Sq. Mtr. & Building . The boundaries of plot no 2 are as under: To the East:Layout Plot No. 3, To the West:Layout Plot No.1, To the North: Land bearing sr no 35/1, The Boundries of Flat:- North:-Flat No F-2, South:-Wide Layout Road 9 m, East:-Layout Plot No.3, West:- Layout Plot No.1 Reserve Price: 15,94,093.50 (Rs. Fifteen Lacs Ninety Four Thousand Ninety Three and Paise Fifty), EMD: 1,59,409.35 (Rs. One Lac Fifty Nine Thousand Four Hundred Nine and Paise Thirty Five Only)	
3	Name of the Borrowers & Guarantors: Mr. Rajendra Nanaji Chamalwar	Amount Due Rs: 15,77,906.00 (As per demand notice dated 13/07/2023) and interest there on.
3.1	Property No. 1 (Symbolic Possession) All That Piece & Parcel Of Plot No. 69, Survey No 10754-A Bhumapan No. 113. PM N25 Adash Raghujji Nagar". Mouza Chichordi. Municipal Corporation: Padmavati Tah Bhadravati & Dist Chandrapur -442501, Boudaries : North : Plot No 68, South : Part of Plot No 69, East : Plot No 73, West : Layout Road. Reserve Price: Rs.37,66,350.00 (Rs. Thirty Seven Lacs Sixty Six Thousand Three Hundred Fifty Only), EMD: 3,76,635.00 (Rs. Three Lacs Seventy Six Thousand Six Hundred Thirty Five Only)	
Branch: Katol Road, Nagpur 131, Takali House, Opp. Jilla Parishad Girls School, Katol Road, Nagpur, Maharashtra.		
4	Name of the Borrowers & Guarantors: Mr. Sudhir Naradlala Ranshoor	Amount Due Rs. 26,85,019.80 (As per demand notice dated 10.01.2015) and interest there on.
4.1	Property No. 1 (Symbolic Possession): All that piece & parcel of Residential Apartment "Azhaan Heights" flat no B-2 having super built up area of 958.00 sq ft 2nd floor at plot no 119-A corporation house no 236/A/119/A ward no 61 city survey no 1297 sheet no 533/93 mouza zingabai takli in layout of shramik co-op housing society ltd located in yogendra nagar near jafar nagar locality lane opp to blue diamond school tah & dist nagpur & construction thereon. Boundaries: East-Apartment/Flat No B-1, West-Open Space, North-Plot No 94, South-Road. Reserve Price: Rs. 18,32,175.00 (Rs. Eighteen Lacs Thirty Two Thousand One Hundred Seventy Five Only), EMD: 1,83,217.50 (Rs. One Lac Eighty Three Thousand Two Hundred Seventeen and Paise Fifty Only).	
5	Name Of The Borrowers & Guarantors : Mr. Syed Khusrav Waqar	Amount Due Rs. 18,70,000/- (As per demand notice dated 28/10/2021) and interest there on.
5.1	Property No. 1: (Physical Possession): All that piece & parcel of Flat No. T-30, 3rd Floor, R.V. Enclave II (Madina Apartment), Plot No. 44 & 45, N.M.C. House No.1245/A/44-45/TF/303, Ward No.61, Bearing Kh. No. 269, C.S. No.1183, Sheet No.539/94, Mouza Zingabai Takli, Rathod Layout, Near Kids World School, Anant Nagar, Tah & District Nagpur. Reserve Price: Rs. 15,67,485.00 (Rs. Fifteen Lacs Sixty Seven Thousand Four Hundred Eighty Five Only), EMD : Rs. 1,56,748.50 (Rs. One Lac Fifty Six Thousand Seven Hundred Fourty Eight and Paise Fifty Only)	
Branch: Gandhibagh, Nagpur 318, P.O. Road, Nanga Putla Chowk, Gandhibagh, Nagpur, Maharashtra.		
6	Name of the Borrowers & Guarantors: Mr. Jayant Dilip Dhomne Mrs. Meena Dilip Dhomne, Mrs. Mayuri Jayant Dhomne, M/s. Ishant Marketing	Amount Due Rs. 8,28,307.00 (As per demand notice dated 03.10.2018) and interest there on
6.1	Property No. 1 (Physical Possession) All that piece and parcel of Residential Apartment/Flat No. M-301, 3rd Floor, "Vishal Palace", Pothi Galli, New Itwari, Near ICICI Bank, Branch Itwari, approaching New Itwari Road, within the limits of NMC & NIT, House No. 826, Ward No. 31, Circle No. 8/13, Sheet No. 173, City Survey No. 540, Tah & Dist Nagpur. Super Built Up Area- 64.203 Sq. Mt. (691.00 Sq. Ft.). Boundaries: East-House of Mr. Kathade, West- House of Mr. Sharad Ghate, North- House of Mr. Dilip R. Dhomne, South-Galli. Reserve Price: Rs. 25,90,290.00 (Rs. Twenty Five Lacs Ninety Thousand Two Hundred Ninety Only), EMD: Rs. 2,59,029.00 (Rs. Two Lacs Fifty Nine Thousand Twenty Nine Only)	
Branch: Bhandara (eAB) Branch, Bhandara Gandhi Chowk, Main Road, Bhandara-441904Maharashtra		
7	Name Of The Borrowers & Guarantors: Mrs. Rajani Karunakar Pidthal and Mr . Karunakar rajratan pidathal	Amount Due Rs. 10,47,783.49 (As per demand notice dated 04.12.2019) and interest there on
7.1	Property No. 1 (Physical Possession) All that piece & parcel of Residential Flat No. 620/3, 3rd Floor, Lalit Apartment, Plot No. 38, New Gat No. 96/6, Old Gat No. 92 to 98, P.H. No. 02, At - Mouza Gadegaon, Tah, Lakhni, Dist. Bhandara Pincode - 441804 Reserve Price: Rs. 6,61,648.50 (Rs. Six Lacs Sixty One Thousnad Six Hundred Fourty Eight and Paise Fifty Only), EMD: Rs. 66,164.85 (Rs. Sixty Six Thousand One Hundred Sixty Four and PaiseEighty Five Only)	
Branch: NIT, Nagpur Station Road, NIT Building, Sadar PO Nagpur, Maharashtra		
8	Name of the Borrowers & Guarantors: Mr. Anil Govind Sharma, Mrs. Sangeeta Anil Sharma	Amount Due Rs. 6,15,304.28 (As per demand notice dated 16.10.2021)and interest there on.
8.1	Property No. 1 (Symbolic Possession): All that piece & parcel of Apartment No. 201, On 2nd Floor, in Wing 'O' in Cluster "4" out of the complex to be known & styled as "Kanchan Ganga" bearing KH Nos. 121,175, 194/1, 194/2, 194/3, 194/4, &194/5, PH No. 49, Mouza Mondha, situated at Village Mondha, Hingna Road, Tah Hingna, Dist Nagpur. Super Built Up Area: 41.807 Sq. Mt. Bounded as under East:-Flat no 202 West:- Other wing North:-Marginal Space and road South:-Flat no 202. Reserve Price: Rs. 10,32,750.00 (Rs. Ten Lacs Thirty Two Thousand Seven Hundred Fifty Only), EMD: Rs. 1,03,275.00 (Rs. One Lac Three Thousand Two Hundred Seventy Five Only)	
Branch : Shanti Nagar (UMFB) 1/2/13 Mahesh Nagar, Shanti Nagar, Nagpur, Maharashtra 440009		
9	Name of the Borrowers & Guarantors: Mrs Kavita Ashok Yadav	Amount Due Rs.12,12,406/- (As per demand notice dated 05/12/2023) and interest there on.
9.1	Property No. 1: (Symbolic Possession): All that Piece & Parcel House No. 668, Ward No. 40, Circle No. 12/18, City Survey No. 450 and 452, Sheet No. 122, Mouza Nagpur, Off Shanti Nagar Bastarwari, Behind Lanjewar Flour Mill, Near Yadav Colony Itwari, Nagpur Tahasil And District Nagpur. Boundries : East - Road, West - House and Nala, North - House of Shri. Bondre and Kishnu Paunikar, South - House of Shri. Vitthal Padole. Reserve Price: Rs. 22,95,000/- (Rs. Twenty Two Lacs Ninety Five Thousand Only), EMD: Rs. 2,29,500/- (Rs. Two Lacs Twenty Nine Thousand Five	
Branch: Chandrapur (eAB), Chandrapur G. Floor - S No. 107/63A-1, Prestige Plaza, Vivek Nagar, Mul Road, Chandrapur, Maharashtra.		
10	Name of the Borrowers & Guarantors: Mr. Pankaj Meninath Nagdeote	Amount Due Rs. 3,79,870.00 (As per demand notice dated 15.09.2017) and interest there on.
10.1	Property No. 1 (Symbolic Possession) All that Piece & Parcel of Survey No.1431 out of that Plot No. 2 Area 180.00 Sq. Mt. and Plot No. 3 Area 220.00 Sq. Mt. Vidy Nagar, Armori - Gadchiroli Chandrapur Highway (S.H. No.7), Mouza Saoli, Tah Saoli, Dist Chandrapur. Boundaries : East: Layout 9.00 Mt. Wide Road, West: (Other Layout) Tar Road, North: Layout Plot No. 1, South: Survey No. 1432. Reserve Price: Rs. 6,40,050.00 (Rs. Six Lacs Fourty Thousand Fifty Only), EMD: Rs. 64,005.00 (Rs. Sixty Four Thousand Five Only)	
Branch : Seminary Hills Branch Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur.		
11	Name Of The Borrowers & Guarantors : Mr. Vivek Jeewanlal Gupta & Mrs. Rekha Vivek Gupta	Amount Due Rs. 12,41,251.69 (As per demand notice dated 04/05/2023) and interest there on.
11.1	Property No. 1: (Physical Possession) : Description of immovable secured assets to be sold : - ALL THAT PIECE & PARCEL MALIK MAQBOOJA NAGPUR MUNICIPAL HOUSE BEARING NO 199 admeasuring area 69.56 Sq Mtrs or 748.74 Sq Ft (Area about 96.619 Sq Mtrs or 1040.625 Sq Ft on sit), ward no 41 situated at Raut Chowk Lalganj Nagpur Tah & Dist Nagpur Sheet No 121 City Survey No 117 Mouza NAGPUR within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust including all rights of easements, accruing arising or flowing thereof of Tah, and Dist Nagpur. Flat property details: All that RCC superstructure comprising APARTMENT No G-02 situated on Ground Floor admeasuring Carpet Area 48.063 Sq Mtrs and total Super Built up area 57.430 Sq Mtrs, which includes One Kitchen with Rooms, W.C. and Bath covered Balcony Area and staircase premium area and common area together with Lift, Premium Area, Share in Parking, lobby and other area together with 10.51% undivided share in land in the Plot area of the aforesaid Municipal Corporation House 199 containing by admeasuring area 69.56 sq Mtrs or 748.74 Sq ft (Area about 96.619 sq. Mtrs or 1040.625 Sq Ft on sit) Ward no 41 Situated at Raut Chowk, laiganj, Nagpur Sheet No 121, City Survey No 117 mouza NAGPUR Within the local limits of the Nagpur municipal Corporation and the Nagpur improvement trust including all rights of easementary rights, accruing arising or flowing thereof in "MEMOON HEIGHTS" and FIGHTS the same is bounded as per Plan. 1) On East House of Mr. Nanusaw Chawda 2) On West-House of Mr. Muslman 3) On North-Lane & house of Mr. Shourya Bairagi 4) On South Ganesh Mangal Karalaya & House of Mr. Nanusaw Chawda Reserve Price: Rs. 13,90,500/- (Rs. Thirteen Lacs Ninety Thousand Five Hundred Only), EMD : Rs. 1,39,050/- (Rs. One Lac Thirty Nine Thousand Fifty Thousand Only)	
Branch: Umred Kannamwar Commercial Complex, Umred, Dist. Nagpur. Contact No. 9881329008		
12	Name of the Borrowers & Guarantors: M/s. Navin Construction, Prop: Mr. Manoj Sahasram Singh, Guarantor: Mr. Satyajit Roy	Amount Due Rs. 7,08,530.00 & Rs. 5,68,551.20 (As per demand notice dated 10.09.2020) and interest there on.
12.1	Property No. 1 (Symbolic Possession) All that piece & parcel of Plot No. 18, Grampanchayat House No. 72, Ward No. 5, Survey No. 80, 81/1, P H No. 21, Mouza Ghoturli, Situated At Ghoturli, Umred Nagpur Road, Near WCL Area, Within The Limits of Gram Panchayat Waygaon Ghoturli, Tah Umred, Dist Nagpur. Total Plot Area: 153.75 Sq. Mt. (1654.96 Sq. Ft.). Boundaries: East-Layout Road, West-Plot No. 16, North-Plot No. 15/Residence of Singh, South-Plot No. 19. Reserve Price: Rs. 34,19,550.00 (Rs. Thirty Four Lacs Nineteen Thousand Five Hundred Fifty Only), EMD: Rs. 3,41,955.00 (Rs. Three Lac Forty One Thousand Nine Hundred Fifty Five Only)	
Branch : Savner, Nagpur In Front of Telephone Exchange, Main Road Saoner, Nagpur - Maharshtira		
13	Name of the Borrowers & Guarantors: Rajesh Suresh Bhagal	Amount Due Rs. 48,78,179.00/- (As per demand notice dated 20-05-2024) and interest there on.
13.1	Property No. 1 (Physical Possession) All that piece and parcel of mouza ajani sherdi house property no 280 ph no 280 ph no 35 total area is 3600 sq ft tah saoner dist Nagpur ward no 1 tah saoner dist Nagpur East :house of gulab paratkar West : road North:road South :house of patrakar. Reserve Price : Rs. 14,44,234.50 (Rs. Fourteen Lacs Forty Four Thousand Two Hundred Thirty Four and Paise Fifty Only), EMD : Rs. 1,44,423.45 (Rs. One Lac Forty Four Thousand Four Hundred Twenty Three and Paise Forty Five Only).	

Branch : Wadi, Nagpur Plot No.50, Near Kailash Petrol Pump, Amravati Road, Wadi, Dist Nagpur - 440023		
14	Name Of The Borrowers & Guarantors: Manoj Tukaram Songerva and Rakhi Manoj songreva	Amount Due Rs. 11,26,490.42 (As per demand notice dated 14.10.2021) and interest there on
14.1	Property No. 1 (Physical Possession) Nit Leasehold Tenament No. F/14, City Survey No. 101, Kh. No. 319/1, 2, House No. 1128/C/D/F/14, Sheet No. 248, Ward No. 20, Situated Near K.D.K. College, Vyanktesh Nagar Nandanwan Nagpur, Mouza Nagpur, Within The Limit Of Nmc & Nit, Wathoda Street Scheme, Tah.- & Dist.- Nagpur. Reserve Price: Rs. 11,24,550.00 (Rs. Eleven Lacs Twenty Four Thousand Five Hundred Fifty Only), EMD: Rs. 1,12,455.00 (Rs. One Lac Twelve Thousand Four Hundred Fifty Five Only)	
15	Name Of The Borrowers & Guarantors: Mobotech Systems, Prop : Mangesh Ramji Thakre & Sau Priti Mangesh Thakare	Amount Due Rs. 10,24,575.65 (As per demand notice dated 16.06.2021) and interest there on
15.1	Property No. 1 (Physical Possession) Open Land Bearing Plot No. 48 & 49 In The Residential Layout Of K.H. No. 3a/1,2, P.H.No. 77, Mouza- Bidganeshpur, Within The Grampanchayat Limit Of Takalghat, Thl.- Hingna & Dist. -Nagpur. Reserve Price: Rs. 16,05,735.00 (Rs. Sixteen Lacs Five Thousand Seven Hundred Thirty Five Only), EMD: Rs. 1,60,573.50 (Rs. One Lac Sixty Thousand Five Hundred Seventy Three and Paise Fifty Only)	
Branch : Telecom Nagar Branch , Nagpur 32, Kaivalya, Telecomnagar Main Road, Ramkrishna Nagar, Nagpur,440025, Nagpur,		
16	Name of the Borrowers & Guarantors: Tejas Enterprises Prop: Rajendra Damodar Waghmare	Amount Due Rs. 25,53,604.59 (As per demand notice dated 09.05.2024) and interest there on.
16.1	Property No. 1 (Symbolic Possession): Plot No. 107, Out Of Kh. Nos. 41/6, 41/7, 41/8 & 42/2, P.H. No. 5, Mouza - Wadi, In The Layout Of Shri Gajanan Prasad Co-Opp. Housing Society Ltd. Situated At Dattwadi, Guruprasad Nagar, Opp. To Play Ground Dattawadi, Off Amravati Road, Tah. Nagpur (Rural) & Dist. Nagpur. Reserve Price: Rs. 40,34,950/- (Rs. Fourty Lacs Thirty Four Thousand Nine Hundred Fifty Only), EMD: Rs. 4,03,495/- (Rs. Four Lacs Three Thousand Four Hundred Ninety Five Only)	

Last Date Of EMD: EMD shall be deposited before participation in the auction process.

Date & Time of E-auction: 29.01.2025 (12 Noon to 5 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit <https://baanknet.com>
Note: All bidders are requested to visit the above site & complete the registration, uploading of KYC documents & EMD payment at least 1 week before the date of E-auction to avoid last minute rush.

Date : 09.01.2025

Place: Nagpur

AUTHORIZED OFFICER

UNION BANK OF INDIA