



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 27.02.2026, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) and 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. 13,82,950.00 (Rs. Thirteen Lacs Eighty Two Thousand Nine Hundred Fifty Only), EMD: Rs. 1,38,295.00 (Rs. One Lac Thirty Eight Thousand Two Hundred Ninety Five Only)	

Branch : Seminary Hills Branch
Shop No. F-1/2/3/6/7/8, Govinda Gourkhe Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur.

2	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.
2.1	Property No. 1: (Physical Possession): ALL THAT PIECE & PARCEL MALIK MAOBOOJA 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 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, Lalganj, 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. Musliman 3) On North-Lane & house of Mr. Shourya Bairagi 4) On South Ganesh Mangal Karalaya & House of Mr. Nanusaw Chawda Reserve Price: Rs. 13,13,250/- (Rs. Thirteen Lacs Thirteen Thousand Two Hundred Fifty Only), EMD : Rs. 1,31,325/- (Rs. One Lac Thirty One Thousand Three Hundred Twenty Five Only)	

Branch: Station Road, Bhandara
Jajaram Chowk, Gandhi Ward, Station Road, Bhandara, Maharashtra 441904.

3	Name of the Borrowers & Guarantors: Sudarshan Abhi Behara	Amount Due Rs. 7,54,544.98 (As per demand notice dated 06.02.2024) and interest there on.
3.1	Property No. 1: (Symbolic Possession) All that piece and parcel of the immovable property i.e. residential flat second floor and undivided share of land only, on T.S.No. 2, Gat No. 96/6 Plot No. 38, Flat No. 634/2, At-Mouza Gadegaon N.H-6, Tah- Lakhani, Dist-Bhandara-441804. Boundaries : East - House of Anand Rao Hatwar, West - Flat No. 620/5 Digambar Ambade, North - Road, South - Open Plot of Seller. Reserve Price : Rs. 7,54,000.00 (Rs. Seven Lacs Fifty Four Thousand Only), EMD : Rs. 75,400.00 (Rs. Seventy Five Thousand Four Hundred Only)	

4	Name of the Borrowers & Guarantors: Mrs. Rajni Karunakar Pidathal, Mr. Karunakar Rajratan Pidathal	Amount Due Rs. 10,47,783.49 (As per demand notice dated 04.12.2019) and interest there on.
4.1	Property No. 1 (Physical possession) All that piece & parcel of Residential Flat No. 620/3, 3rd Floor on 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. Pin -441804. Reserve Price: Rs. 6,61,648.00 (Rs. Six Lacs Sixty One Thousand Six Hundred Forty Eight Only), EMD: Rs. 66,164.85 (Rs. Sixty Six Thousand One Hundred Sixty Four & Eighty Five Paise Only).	

Branch: Umred
Kannamwar Commercial Complex, Umred, Dist. Nagpur. Contact No. 9881329008

5	Name of the Borrowers & Guarantors: M/s Mata Bhagirathi Rice Mills Prop Mamta Aniruddha Thakare, Aniruddha Thakre, Pandurang Thakre	Amount Due Rs. 1,54,26,546.65 (As per demand notice dated 08.05.2025) and interest there on.
5.1	Property No. 1 (Symbolic Possession) All that piece and parcel of land bearing No Agri. Gat Survey No.334, khate no 1377 total admeasuring area 2000.00 Sq Mtr., Nagar Panchayat property No.4509, P.H.No.78 Mauza- Bhiwapur, Within the limit of Nagar Panchayat Bhiwapur, Tah Bhiwapur, Dist. Nagpur. Boundaries as per Sale Deed : On The East - Agri. Gat No. 809, On The West - Agri. Gat No. 335/1, On The North - Agri. Gat No. 333/1, On The South - Agri. Gat No. 808. Reserve Price: Rs. 39,10,000.00 (Rs. Thirty Nine Lacs Ten Thousand Only), EMD: Rs. 3,91,000.00 (Rs. Three Lacs Ninety One Thousand Only)	
6	Name of the Borrowers & Guarantors: M/s Mata Bhagirathi Rice Mills Prop Mamta Aniruddha Thakare, Aniruddha Thakre, Pandurang Thakre	Amount Due Rs. 1,54,26,546.65 (As per demand notice dated 08.05.2025) and interest there on.
6.1	Property No. 1 (Symbolic Possession): All that piece and parcel of land bearing Plot No 15, Sheet No.5, Nagar Bhupman No. 1679, total admeasuring area 1600.00 Sq Ft., Nagar Panchayat property No.986 Ward No.2-a, Mauza Bhiwapur, P.H. No.78 Within the limit of Nagar Panchayat Bhiwapur, Tah Bhiwapur, Dist. Nagpur. Boundaries as per Sale Deed : On The East - Road, On The West - House of Snn Nana Hedau, On The North - Road, On The South - Road. Reserve Price: Rs. 31,96,000.00 (Rs. Thirty One Lacs Ninety Six Thousand Only), EMD: Rs. 3,19,600.00 (Rs. Three Lacs Nineteen Thousand Six Hundred Only)	

Branch: Chandrapur Branch (Chhota Bazar)
Kamallaxmi Sadan, Chhota Bazar, Post & Dist. Chandrapur, Maharashtra

7	Name of the Borrowers & Guarantors: Mr. Rajendra Nanaji Chamalwar & Vinod Nilkanthrao Jogi	Amount Due Rs: 18,45,244.83 (As per demand notice dated 30.01.2025) and interest there on.
7.1	Property No. 1 (Symbolic Possession) All That Piece & Parcel Of Plot No. 69, Survey No 10754-A Bhupman No. 113, PM N 25 Adash Raghui Nagar, Mouza Chichordi, Municipal Corporation: Padmavati Tah Bhadravati & Dist Chandrapur -442501. Boundaries: 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- Kalmeshwar
Sant Lahanuji Maharaj Ward Kalmeshwar, Kalmeshwar-Katol Road, Nagpur, Maharashtra

8	Name of the Borrowers & Guarantors: Mr. Pradeep Krushnarao Jagtap Alias Pradeep Deshmukh & Mrs. Pralibha Pradeep Deshmukh	Amount Due Rs: 14,02,683.00 (As per demand notice dated 01/07/2025) and interest there on.
8.1	Property No. 1 (Symbolic Possession): All the pieces and parcels of land situated at: Mouza-Kalmeshwar... House Property no. 17000128 Ward no. 17 Mouza no. 19 Total Area 1000 sq ft (92.93 sq.mtr) Tah Kalmeshwar Dist. Nagpur in the State of Maharashtra within the jurisdiction of the Sub-Registrar Kalmeshwar, together with the buildings, sheds, standing thereon. Boundaries of Property No. 17000128: To the East : Plot No. 34, To the West : Plot No. 32, To the South : 40 mtr wide layout, To the North : House of surendra Deshmukh. Reserve Price: Rs. 16,03,950.00 (Rs. Sixteen Lacs Three Thousand Nine Hundred Fifty Only), EMD: Rs. 1,60,395.00 (Rs. One Lac Sixty Thousand Three Hundred Ninety Five Only).	

Branch: Civil Lines,
Maharashtra State Education Board, Bhavan T Marg, Nagpur, Maharashtra 440001

9	Name of the Borrowers & Guarantors: Anand Madhukarrao Ghotkar, Vaishali Anand Ghotkar	Amount Due Rs. 17,40,934.40 (As per demand notice dated 18/01/2024) and interest there on.
9.1	Property No. 1 (Physical Possession): Description of immovable secured assets to be Sold :- Apartment No. C-201 on Second Floor, "KRUSHNAM NAGARI", "Block B" "Wing D", Kh. No. 113/1, P: S. K. No. 37, Municipal Corporation House No. 120/07700200197136/N, Ward No. 77, Situated at Near Narsala Grampanchayat Nagpur, New Narsala Bus Stop, New Narsala Road, Nagpur, Mouza - Narsala, Tah Nagpur (Rural) & Dist. Nagpur - 440034. Boundaries : East - Krushnam Nagari Block A, West - Krushnam Nagari Block B, North - Khasara No 117, South - Khasara No 112. Reserve Price : Rs. 16,39,800.00 (Rs. Sixteen Lacs Thirty Nine Thousand Eight Hundred Only), EMD: Rs. 1,63,980.00 (Rs. One Lac Sixty Three Thousand Nine Hundred Eighty Only)	

Last Date of EMD: EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.

Date & Time of E-auction:
27.02.2026 (12 Noon to 5 PM)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit
PSB Alliance Pvt. Ltd. (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 : 09.02.2026
Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA