



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) 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 Authorized 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 **30.12.2025** 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 Mehtioned Hereunder:

BRANCH - GONDIYA

SMT SUBHADRADEVI BOPCHE BHAVAN, BALAGHAT ROAD GONDIYA

1.	Name Of The Borrowers & Guarantors: pooja agarbatti works Prop-Gopal Yadora Rawate and prop shraddha gopal rawate	Amount Due: Rs. 15,68,886.91 (As per demand notice dated 06/04/2021) and interest there on.
1.1	Property No. 1(SYMBOLIC possession): All that piece and parcel of immovable property open land with and construction out of gat no 344 ,0.04 h.r PH no 41 thak no 74 ,admag 1200 sq ft owned by mr gopal yadaorao rawate thereon situated at katangikala tahsil gondia Boundaries.of the property To East – plot & house of Ghulam ahmed sheikh, To West-remaining plot of dr babasheb chaudhari, To North-plot and house of bhaiyalal, To South-road Reserve Price: 10,20,000/- (Rupees Ten lakh twenty thousand Only), EMD: 1,02,000/- (Rupees One lakh two thousand Only)	

BRANCH: KATOL ROAD

131, LAL TAKLI HOUSE, OPP: ZILLA PARISHAD GIRLS SCHOOL, RAJNAGAR, KATOL ROAD, NAGPUR

2.	Name Of The Borrowers & Guarantors: M/s Shiva Pharmachem Through Partner Nanak Bhagwandas Nagwani, & Through Partner Amit Gopichand Jeswani, Nanak Bhagwandas Nagwani s/o Bhagwandas Nagwani, Nehru harjasrai lalwani s/o harjasrai lalwani(deceased) legal heir Mrs laxmi nehu lalwani & Mr Harsh Nehru Lalwani , Poonam Gopichand Jeswani w/o Gopichand jeswani,Gopichand Pehalraj Jeswani,Amaral Pehalraj Jeswani	Amount Due Rs.5,62,86,184.48/- (As per demand notice dated 22/05/2025) and interest there on.
2.1	Property No. 1(symbolic possession)- All that 50% undivided share and parcel being land admeasuring about 0.10 Hectares, out of undivided portion admeasuring 0.20 Hectares out of entire land bearing Survey/Khasra No. 123(New 123/2), Bhogwatdar-1, Khata No. 36, Sanjha No. 6 of Mouza-Waddhamna, bearing Gram Panchayat No. 2171, Ward No. 3, within the limits of Gram Panchayat Waddhamna, Tahsil-Hingna and District Nagpur. The said entire land No. 123 as per Patwari map is bounded as under: East: Nala, West: Khasra No. 124, North: Khasra No. 128, South: Khasra No. 122 Reserve Price: 3,62,90,500/- (Rupees Three crore sixty two lakh ninety thousand five hundred Only), EMD: 36,29,050/- (Rupees Thirty six lakh twenty nine thousand fifty Only)	

BRANCH- UMRED

KANNAMWAR COMM.COMM.COMPLEX,UMRED,441203,UMRED,NAGPUR,MAHARASHTRA

3.	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.
3.1	Property No. 1(symbolic possession)- All that piece and parcel of land bearing Plot No.6, total admeasuring area 195.16 Sq.Mtr. and Plot No.7, total admeasuring area 238.38 Sq.Mtr. of Non Agri. Survey No. 809, Nagar Panchayat property No.637, P.H.No. 78. Mauza- Bhiwapur, Within the limit of Nagar Panchayat Bhiwapur. Tah -Land of Plot No.5. ON THE SOUTH-Open Land of Plot No.7. Boundaries of Plot No.6 as per Sale Deed. ON THE EAST-Bhiwapur-Nakshi Road. ON THE WEST-Open Land of Plot No.4. ON THE NORTH-Open ON THE NORTH-Open Land of Plot No.6 and 4. ON THE SOUTH-Open Land of Plot No.8. All that piece and parcel of land bearing Plot No.4, total admeasuring area 176.50 Sq. Mtr. and Plot No.5, total admeasuring area 195.16 Sq. Mtr. of Non Agri. Survey No. 809, Nagar Panchayat property No.622 and 4060, P.H.No.78, Mauza- Bhiwapur, Within the limit of Nagar Panchayat Bhiwapur, Tah-Bhiwapur, Dist. Nagpur. Boundaries of Plot No.4 as per Sale Deed. ON THE EAST- Plot No.5 and 6. ON THE WEST- Field of Shri. Janbandhu. ON THE NORTH Lay-out Road. ON THE SOUTH-Plot No.7. Boundaries of Plot No.5 as per Sale Deed. ON THE EAST-Bhiwapur-Nakshi Road, ON THE WEST -Plot No.7. ON THE NORTH -Lay-out Road. ON THE SOUTH -Plot No.6. Reserve Price: 1,41,80,500/- (Rupees One crore forty one lakh eighty thousand five hundred Only), EMD: 14,18,050/- (Rupees Fourteen lakh eighteen thousand fifty Only)	

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

Date & Time Of E-Auction: 30/12/2025
(12 NOON To 5 Pm)

For Detailed Terms And Condition Of The Sale And Registration And Login And Bidding Rules Visit

<https://baanknet.com/ebkray.in>

Note: All Bidders Are Requested To Visit The Above Site & Complete The Registration, Uploading Of KYC Documents & EMD Payment At Least 1 Week Before Date Of E-Auction To Avoid Last Minute Rush.

Date: 27.11.2025

Place: Nagpur

Authorized Officer
UNION BANK OF INDIA