



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 Herby 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 **28/01/2026** 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: Asset Recovery Branch, Nagpur

Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur,
Contact No: 9423456034

1.	Name of Borrower & Guarantor: (Borrower) Mr. Kailas Tejiramji Chandankar, Mr. Chhagan Tejiramji Chandankar (Guarantor)	Amount Due- Rs. 41,60,380.24 (As per demand notice dated 25.09.2025) and interest there on
1.1	Property No. 1 (Symbolic Possession)- Independent House All that part and parcel of Plot no. 26, Gali No. 3, Near Yukdoji Putla Square, Manewada Road, Tal. & Distt.- Nagpur, admeasuring 139.40 sq.mtrs. i.e. (1500 sq ft) together with RCC constructed house standing thereon being the portion of entire land bearing Kh. No. 8, Mouza- Babulkhed, PH. No. 39, City Sy. No. 1019, Sheet No. 151/8, Corporation House no. 950, ward no. 14, situated at Taj Nagar, Nagpur. Bounded; On the North by Plot No. 23, On the South by- Plot No.35, On the East by-10ft. lane, On the West by: 20 ft wide road Reserve Price: 68,67,000.00, (Rupees Sixty eight lakh sixty seven thousand Only) EMD: 6,86,700.00 (Rupees Six lakh eighty six thousand seven hundred Only)	
2.	Name Of The Borrowers & Guarantors: Mr. Kishor Dashrath Raut (Borrower)	Amount Due- Rs.22,15,518.00 (As per demand notice dated 27.06.2025) and interest there on.
2.1	Property No. 1 (Symbolic Possession) Independent House All that part and parcel of R.C.C. superstructure comprising Row House/Duplex No. 03, covering a built-up area admeasuring 104.25 sq.mtrs. (i.e.1122.22 sq.ft.) of the building named known and styled as "SPARKLING MEADOWS" being the portion of land bearing Khasra No. 50. adm. 1.41 HR. (i.e.14100.00 sq.mtrs.) out of total land adm. 2.13 HR of mouza- Panjri, P.H. No. 42, situated at Panjri (Bu) within the limits of Grampanchayat- Panjri (Bu), Tah.-Nagpur (Rural) & Distt.- Nagpur. Bounded; On the North by- Plot No. 02, On the South by- Plot No. 04, On the East by-75 mtrs. Wide Road, On the West by: Boundary Wall. Reserve Price- 44,45,000.00 (Rupees Forty four lakh forty five thousand Only), EMD- 4,44,500.00 (Rupees Four lakh forty four thousand five hundred Only)	
3.	Name of Borrower & Guarantors: M/s. Pharma Plus Distributors, Mr. Amarilal Jeswani, Mr. Gopal Jawaharil Sahu, Unknown legal heirs of late - Mr. Nehru Harjasrai Lalwani, Ms. Keosha Shashpal Jeswani, Ms. Laxmi Nehru Lalwani, Mr. Shashpal Amarilal Jeswani, Unknown Legal Heirs of Late Mr. Bhagwandas Nagwani, Mr. Nanak Bhagwandas Nagwani	Amount Due- Rs.1,68,48,929.00 (As per demand notice dated 30.06.2025) and interest there on.
3.1	Property No 1 (Symbolic Possession) Independent House All that part and parcel of Nagpur Improvement Trust Plot no. 567 admeasuring 54.00 sq.mtrs. (i.e 581.25 sq.ft.) situated in Indoara Housing Accommodation scheme of the Nagpur Improvement Trust being a part and portion of the entire land bearing Kh. No. 33 of Mouza- Indoara together with construction standing thereon giving its total built up area 50.626 sq.mtrs. having its NMC House no. 4902/567, ward no. 57, city sy. No. 61, situated near Shiv Mandir, Narla Road, Jaripatka Nagpur, Tah. & Distt.- Nagpur. Bounded; On the North by Plot No.566, On the South by- Plot No.568, On the East by- Road, On the West by: Plot no. 532. Reserve Price: 30,22,000.00 (Rupees Thirty lakh twenty two thousand Only), EMD: 302000.00 (Rupees Three lakh two thousand Only)	
3.2	Property No 1 (Symbolic Possession) All that part and parcel of the property consisting of land bearing layout plot no. 5 admeasuring 280.00 sq.mtrs. in Mouza- Ghuggus, House no. 1884, Survey no. 15 (New), 204/2 (Old), Saza No. 2 alongwith entire RCC construction of Ground floor, first and second floor standing upon it about 278.70 sq.mtrs. built up. Bearing GP Ghuggus House no. 1884 alongwith all easementary rights within the limits of gram Panchayat Ghuggus, Tal. & Distt.- Chandrapur. Bounded; On the North by-Revised Plot No.5, On the South by- Revised Plot No. 4, On the East by- Space of ACC Cement Factory, On the West by: Revised Road. Reserve Price: 76,50,000 (Rupees Seventy six lakh fifty thousand Only), EMD: 7,65,000 (Rupees Seven lakh sixty five thousand Only)	
4.	Name of Borrower & Guarantors: M/s. Swati Enterprises , through its Prop.- Mrs. Swati Rupesh Lohkare and Rupesh Ramdasji Lohkare (Guarantor)	Amount Due: Rs. 23,77,412.00 (As per demand notice dated 10.07.2025) and interest there on.
4.1	Property No 1 (Symbolic Possession) Independent House All that part and parcel of the property Plot no. 39, bearing old survey no. 19, GP House no. 60, mouza- no. 143, mouza- Sindhi Meghe situated Parvati Nagar, Infront Hirvale Hospital Kali Lawn Road, Mhasala Wardha within the limits of GP Mhasala Wardha Tah. Distt.- 442001. Western side portion of plot no. 39, Length- North- South- 50.0 Sq.Ft. Width East- West- 20.00 Sq.Ft Total area 100 sq.ft. (92.93 sq.mtr), Bounded; On the North by- Layout Road, On the South by- Plot of Shri. Bhagat, On the East by- Remaining portion of plot no. 39, On the West by: Plot of Shri. Parshuram Thoel. Reserve Price: 32,75,000.00 (Rupees Thirty two lakh seventy five thousand Only), EMD: 3,27,500.00 (Rupees Three lakh twenty seven thousand five hundred Only)	
4.2	Property No 1 (Physical Possession) MIDC Unit H-8 All that part and parcel of the property Plot No. H-8 alongwith shed thereon having total area admeasuring 547.83 sq.mtrs. situated at Wardha Industrial area, village Barbad Tal. & Distt. Wardha, Maharashtra. Bounded; On the North by- Plot No.H-9, On the South by- Plot No. H-7, On the East by-20.00 Mtrs. Road, On the West by: Plot no. H-15 & H-16. Reserve Price: 35,55,000.00 (Rupees Thirty five lakh fifty five thousand Only), EMD: 3,55,500.00 (Rupees Three lakh fifty five thousand five hundred Only)	
5.	Name of Borrower & Guarantors :M/s Mayur Enterprises a proprietary firm through its Pro. Mrs. Vandana Akhileshkumar Pandey and Mr. Akhilesh Kumar Sharadprasad Pandey (Guarantor)	Amount Due: Rs. 72,44,532.41 (As per demand notice dated 01.08.2025) and interest there on.
5.1	Property No 1 (Symbolic Possession) Independent House All that piece and parcel of plot No 57 & 58 (East part) Ward No 61 bearing Kh No 277,278,279 & 280 P H No 11 Mouza Mankapur, in the layout of Ashramil GNSS situated at Yogenra nagar Dinshaw factory road, Shivaji Chowk Near Hanuman Mandir, Tah+Dist: Nagpur held in the name of MR Akhileshkumar Sharadprasad Pandey, Boundaries are as under- Toward East: Road, Toward West-Plot No 60/Residence of Gandhi, Towns North- Plot No 56, toward South- Plot No 58 (East Part) Reserve Price: Rs 1,71,00,000.00 (Rupees One crore seventy one lakh Only) EMD: Rs 17,10,000.00 (Rupees Seventeen lakh ten thousand Only)	
6.	Name of Borrower & Guarantors :M/s. Trishaa Enterprises, a proprietary firm through its Pro. Mrs. Ashwini W/o. Jayant Annappa (Borrower)	Rs. 41,59,475.14 (As per demand notice dated 05.06.2025) and interest there on.
6.1	Property No 1 (Symbolic Possession) Flat All that piece and parcel of Residential Flat/ Apartment No 33, comprising of total super built up area of 550.00 sq.ft. on Third Floor of a Building known and styled as Building No. A-8, Yvankatesh Nagar, constructed on plot nos. 198 to 309 of Survey/Khasra nos. 319/1, 2 & 4, city survey no 101, Sheet no 248, ward no 20 situated at besides KDK college Nandanwan Mouza Nagpur Tah & District Nagpur with 0.20% undivided share and interest in the land and building at Yvankatesh Nagar Nandanwan, Nagpur. Bounded as- East- Flat No 32, West- Open land, North-Flat no. 34, South- Open. Reserve Price: 17,54,00,000 (Rupees Seventeen lakh fifty four thousand Only) EMD: 1,75,400.00 (Rupees One lakh seventy five thousand four hundred Only)	
7.	Name or borrower & guarantor: Mrs. Kavita Satish Narharshettiwari (Borrower) ,Mr. Satish Vilasrao Narharshettiwari (Co-Borrower)	Amount Due: Rs. 96,28,681.00 (As per demand notice dated 27.07.2015) and interest there on.
7.1	Property No:1 (symbolic) All that part and parcel of the open plots bearing plot no. 47 to 96 total area admeasuring 6612 sq.mtrs. Survey no. 300, old Survey no. 153, ouza Sawangi Meghe, T.S. No. 34, Near Deram Land City, Behind Sharad Pawar Dental College, Wardha Taluka & Distt- Wardha, property owned by Mrs. Kavita Satish Narharshettiwari. Bounded; On the North by- Another layout. On the South by- Pandhan Road, On the East by-9.00 mtrs, wide sayout road and plot no. 42-46 in the layout, On the West by- Another layout Reserve Price: 88,89,000.00 (Rupees Eighty eight lakh eighty nine thousand Only) EMD: 8,88,900.00 (Rupees Eight lakh eighty eight thousand nine hundred 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: 28.01.2026

(12 pm 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 date of E-auction to avoid last minute rush.

Date: 24.12.2025

Place: Nagpur

Authorized Officer
UNION BANK OF INDIA