

E-AUCTION SALE NOTICE

[See Proviso to Rule 8 of Security Enforcement Rules, 2002]

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 the proviso of 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 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 mentioned below, 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, Bid Increment are also mentioned hereunder.

Name and address of the Borrower / Co-Applicant / Guarantors : **Mr. Anand Ramdas Pakhale**, Plot no 13, Anand Niwas, Behind kadu Petrol Pump, Panchvati, Kadu Layout, Katol District, Nagpur-441302, **Mr. Anand Ramdas Pakhale**, Flat No 201, Second Floor, Manpadma Enclave, Plot No 23, NMC House No 5929 & 5930, PH No 39; KH No 3/1 KH, City Sy No 111 and 112, Sheet No 6, Corporation Ward No 14, Mouza-Manewada, within the limits of NMC & NIT, Tah & District Nagpur-440024

The secured debt for the recovery of which the immovable secured asset is to be sold : **Rs. 65,55,728.03** (As on 30.06.2025) with further interest, cost & expenses.

DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD

All that RCC superstructure comprising of a residential apartment / flat no 201 on second floor having a built up area 44.546 Sq.Mtrs; in the building Manpadma Enclave along with 16.062% undivided share & interest in plot no 23, plot area 137.96 Sq. Mtrs bearing Khasra no 3/1 KH, Mouza-Manewada, city survey no 111 & 112, sheet no 6, NMC House no 5929 & 5930, corporation ward no 14, Nagpur, within the limits of Nagpur Improvement Trust Nagpur & Nagpur Municipal corporation Nagpur, Tehsil & District Nagpur belongs to Anand Ramdas Pakhale. Boundaries as per sale deed document no: 2713/2018 dated 09.04.2018.
Boundaries : North: Margin of the building and then Plot No.22, South: Flat No 202 on Plot No 24, East: 9.00 Mtrs. Wide Road, West: Margin of the Building.
Google coordinator: 21.113762, 79.103472

Reserve Price : Rs. 34,09,000.00/- EMD : Rs. 3,40,900/- Bid Increment : Rs. 34,090/-

Date and Time of E-Auction : 14-08-2025 between 12:00 Noon to 05:00 PM
(with 10 minutes unlimited auto extensions) E-auction website- <https://baanknet.com>

Last Date & Time for submission of EMD : EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.

Register on <https://baanknet.com> using mobile number and valid email ID. For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>. For queries contact Number: 8291220220 email ID support.baanknet@psballiance.com Bidders are advised to go through the website: <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and www.unionbankofindia.co.in tenders 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 after the closing of the e-Bidding Process. The interest bidder may contact the **Authorised Officers**, 249/3RT, 1st Floor, Main Road, SR Nagar, Hyderabad-500038. **Mobile No: 9949763570, 9009984470**

Statutory 15 Days Sale Notice under Rule 8 of Security Interest (Enforcement) Rules, 2002.

This may also be treated as notice u/r 8 of security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-auction Sale on the above mentioned date.

Note : The Sale shall be subject to the outcome of Securitisation Application if any

Place: Hyderabad
Date: 23-07-2025

Authorised Officer
Union Bank of India, Asset Recovery Branch