



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 11 (1) 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 27.03.2025, 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: Gokulpet, Nagpur		
NIT Complex, West High Court Road, Gokulpet, 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. 608/66, Survey No. 12/3, 12/4, PH No. 38, Mouza Ghogh, situated in Swami Chhatrapati Nagar, Ghogh-Besa Road, Tah Nagpur (Rural), Dist Nagpur. Super Built Up Area: 75,593 Sq. Mt. (813.57 Sq. Ft.). Boundaries: East Plot No. 60, West Plot No. 403, North Road, South Plot No. 401. Reserve Price: Rs. 11,20,181.50 (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 (Chhola Bazar)		
Kamallaxmi Sadan, Chhola Bazar, Post & Dist. Chandrapur, Maharashtra		
2	Name Of The Borrowers & Guarantors : Mr. Kundan Vinay Singh Mrs. Pulkund 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-B Wing, Building Known & Styled as Vidya Nagar containing On First Floor Having Built up area 46,382 Sq. Mt. land situated at Mouza Kachan, T.S. No. 7 within the Jurisdiction Of Chandrapur Registration office Plot No. 2 out of divided Survey No. 35/2B Having Undivided Share of 50.00 Sq. Mt. Out Of 400.00 Sq. Mt. A 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 no 35/1. The Boundaries of Flat: North - Flat No. F-3, South - Wide Layout Road 9m, East - Layout Plot No. 3, West - Layout Plot No. 1. Reserve Price: Rs. 15,40,093.50 (Rs. Fifteen Lacs Ninety Four Thousand Ninety Three and Paise Fifty Only). EMD: 1,54,009.35 (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. 63 Survey No. 10754 A Bhuraganp No. 113 PHN 25 Atash Raghunagar, Mouza Chichori, 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. 37,86,350.00 (Rs. Thirty Seven Lacs Sixty Six Thousand Three Hundred Fifty Only). EMD: 3,78,635.00 (Rs. Three Lacs Seventy Six Thousand Six Hundred Thirty Five Only)	
Branch: Gandhibagh, Nagpur		
318, P.O. Road, Nanga Pulla Chowk, Gandhibagh, Nagpur, Maharashtra.		
4	Name of the Borrowers & Guarantors: Mr. Jayant Dilip Dhomne Mrs. Meena Dilip Dhomne, Mrs. Mayuri Jayant Dhomne, Mrs. Ishant Markeling	Amount Due Rs. 8,28,307.00 (As per demand notice dated 03.10.2018) and interest there on.
4.1	Property No. 1 (Physical Possession) All that piece and parcel of Residential Apartment Flat No. M-301, 3rd Floor, "Vohal Palace", Puthi Galli, New Itwari, Near ICICI Bank, Branch Itwari, approaching New Itwari Road, within the limits of NMC & NIT, House No. 108, West No. 21, Circle No. 8/13, Sheet No. 173, City Survey No. 540, Tah & Dist Nagpur. Super Built Up Area: 64,203 Sq. Mt. (891.00 Sq. Ft.). Boundaries: East-House of Mr. Kalyade, West-House of Mr. Shant Chate, 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-441004 Maharashtra		
5	Name Of The Borrowers & Guarantors: Mrs. Rajani Karunakar Pitthal and Mr. Karunakar rajnarai pitthal	Amount Due Rs. 10,47,783.49 (As per demand notice dated 04.12.2019) and interest there on.
5.1	Property No. 1 (Physical Possession) All that piece & parcel of Residential Flat No. 620/3, 3rd Floor, Lait Apartment, Plot No. 38, New Gat No. 96/6, Old Gat No. 92 to 98, P.H. No. 02, At - Mouza Gadgaon, Tah. Lakhni, Dist. Bhandara Pincode - 441004. Reserve Price: Rs. 8,61,648.50 (Rs. Six Lacs Sixty One Thousand Six Hundred Forty Eight and Paise Fifty Only). EMD: Rs. 86,164.85 (Rs. Sixty Six Thousand One Hundred Sixty Four and Paise Eighty Five Only)	
Branch: NIT, Nagpur		
Station Road, NIT Building, Sadar PO Nagpur, Maharashtra		
6	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.
6.1	Property No. 1 (Symbolic Possession): All that piece & parcel of Apartment No. 201, On 2nd Floor, in Wing 'O' in Cluster "1" out of the complex to be known & styled as "Kanchan Gangi" bearing KH Nos. 121,175, 194/1, 194/2, 194/3, 194/4, 194/5, PH No. 49, Mouza Mundha, situated at Village Mundha, Hingra Road, Tah Hingra, 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: Chandrapur (EAB) Chandrapur		
G. Floor - S.No. 107/63A-1, Prestige Plaza, Vivek Nagar, Mul Road, Chandrapur, Maharashtra		
7	Name of the Borrowers & Guarantors: Mr. Pankaj Meninath Nagdeole	Amount Due Rs. 3,79,870.00 (As per demand notice dated 15.09.2017) and interest there on.
7.1	Property No. 1 (Symbolic Possession) All that Piece & Parcel of Survey No. 1431 out of that Plot No. 2 Area 190.00 Sq. Mt. and Plot No. 3 Area 220.00 Sq. Mt. Vidya Nagar, Amori - 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 Forty Thousand Fifty Only). EMD: Rs. 64,005.00 (Rs. Sixty Four Thousand Five Only)	
Branch: Seminary Hills Branch		
Shop No F-12/3/67/8, Govinda Gourkhande Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur.		
8	Name Of The Borrowers & Guarantors : Mr. Vivek Jeewanlal Gupta & Mrs. Rakha Vivek Gupta	Amount Due Rs. 12,41,251.69 (As per demand notice dated 04/05/2023) and interest there on.
8.1	Property No. 1 (Physical Possession): Description of immovable secured assets to be sold - ALL THAT PIECE & PARCEL MALIK MAQBOOLA 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 all) ward no 41 situated at Rast Chowk Lalpur 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 thereon 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 and 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 all) Ward No. 41 Situated at Rast Chowk, Jagat, 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 thereon in "MEMOON HEIGHTS" and FIGHTS the same is bounded as per Plan. 1) On East House of Mr. Manuwar Chawda 2) On West House of Mr. Muslimjan 3) On North Lane & house of Mr. Shourya Barag 4) On South Ganesh Mangal Karalaya & House of Mr. Narasur 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		
9	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.
9.1	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 Ghotuli, Situated At Ghotuli, Umred Nagpur Road, Near WCL Area, Within The Limits of Gram Panchayat Waygaon Ghotuli, Tah Umred, Dist Nagpur. Total Plot Area: 153.75 Sq. Mt. (1654.96 Sq. Ft.). Boundaries: East Layout Road, West Plot No. 18, 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: Saver, Nagpur		
In Front of Telephone Exchange, Main Road Saver, Nagpur - Maharashtra		
10	Name of the Borrowers & Guarantors: Rajesh Suresh Bhagel	Amount Due Rs. 48,78,179.00/- (As per demand notice dated 20-05-2024) and interest there on.
10.1	Property No. 1 (Physical Possession) All that piece and parcel of mouza qant alandi house property no 280 ph no 280 ph no 35 total area is 3000 sq ft tah saoner dist Nagpur ward no 1 tah saoner dist Nagpur East. House of gajabharat West - road North road South - house of patkar. 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.60, Near Kallash Petrol Pump, Amravati Road, Wadi, Dist Nagpur - 440023		
11	Name Of The Borrowers & Guarantors: Manoj Tukaram Songreva and Rakhi Manoj songreva	Amount Due Rs. 11,26,490.42 (As per demand notice dated 14.10.2021) and interest there on.
11.1	Property No. 1 (Physical Possession) Nil Leasehold Tenantment 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, Walhoda 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)	
12	Name Of The Borrowers & Guarantors: Mobotek Systems, Prop : Mangesh Ramji Thakre & Sau Prithi Mangesh Thakare	Amount Due Rs. 10,24,575.65 (As per demand notice dated 16.06.2021) and interest there on.
12.1	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, Tah - Hingra & Dist - Nagpur. Reserve Price: Rs. 18,05,735.00 (Rs. Sixteen Lacs Five Thousand Seven Hundred Thirty Five Only). EMD: Rs. 1,80,573.50 (Rs. One Lac Sixty Thousand Five Hundred Seventy Three and Paise Fifty Only)	
Branch: Telecom Nagar Branch, Nagpur		
32, Kalvalya, Telecomnagar Main Road, Ramkrishna Nagar, Nagpur-440025, Nagpur.		
13	Name of the Borrowers & Guarantors: Tejas Enterprises Prop: Rajendra Damodar Waghamare	Amount Due Rs. 25,53,604.59 (As per demand notice dated 09.05.2024) and interest there on.
13.1	Property No. 1 (Symbolic Possession) Plot No. 107, Out Of No. Nos. 41/8, 41/7, 41/8 & 42/2, P.H. No. 5, Mouza - Wadi, In The Layout Of Shri Gajanan Prasad Co-Op. Housing Society Ltd. Situated At Dhatwadi, Gujraswad Nagpur. Opp. To Play Ground/Dhatwadi, Off Amravati Road, Tah Nagpur (Rural) & Dist Nagpur. Reserve Price: Rs. 40,34,650/- (Rs. Forty Lacs Thirty Four Thousand Nine Hundred Fifty Only). EMD: Rs. 4,03,495/- (Rs. Four Lacs Three Thousand Four Hundred Ninety Five Only)	

