



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 **11/08/2026** 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- JARIPATKA

ADDRESS-SHOP NO UG 6 TO 9, GINGER MALL JARIPATKA MAIN MARKET JARIPATKA NAGPUR MAHARASHTRA 440014

1.	Name Of The Borrowers & Guarantors: Deepak Rameshlal Ramani	Amount Due : Amount Due Rs. 9,63,058.90 (As per demand notice dated 04/08/2025 and interest there on
1.1	Property No. 1 (symbolic possession): All that piece and parcel of NIT Leasehold Tenement No. E-2/9 Admeasuring 57.160 sq.mt. (or 400 sq.ft.) of Building E-2/9 Under Indora Housing Accommodation Scheme of N.I.T. being the portion of entire land bearing Khasra No. 57/1, 2 of Mouza Mankapur, Division - North, bearing City Survey No. 681, Sheet No. 20, Corporation House No. 3445/U/F/2/9, Ward No. 57, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Tahsil & Dist. Nagpur. Bounded As Under: To The East-marginal space and old basti, To The West- open to sky then road the property is occupied by the owner, To The North-other building tenement, To The South- staircase lobby Reserve Price: Rs. 10,20,000/- (Rupees Ten lakh twenty thousand Only) EMD: Rs. 1,02,000/- (Rupees One lakh two thousand Only)	
2.	Name Of The Borrowers & Guarantors: Deepak Rameshlal Ramani & Rameshlal Kachhmal Ramani	Amount Due : Amount Due Rs. 10,56,556/- (As per demand notice dated 04/08/2025 and interest there on.
2.1	Property No. 1 (symbolic possession): All that Piece and Parcel of MHADA Leasehold plot bearing Tenement No. EWS II-137 Ward no 57, Plot able Land admeasuring 26.60 Sq. Meters, alongwith R.C.C. superstructure of Tenement admeasuring 14.04 Sq. Meters, being the portion of entire land bearing Khasra No. 7.9.10/1 & 10/2, City survey no 15 sheet no 14, 264/25 Mouza Indora, bearing Municipal Corporation House No. 3920/A/294/137 at the 294 Tenement under E. W. S. Housing scheme at Indora, Tah, and Dist. Nagpur and same was bounded as under: East-EWS II-136. West-EWSII-138. North-Road. South-EWSII-11. Landmark -Dayanand Park Ground And Mahadevo Anaj Bhandar The Property Is Self Occupied Reserve Price: Rs. 16,15,000/- (Rupees Sixteen lakh fifteen thousand Only) EMD: Rs. 1,61,500/- (Rupees One lakh sixty one thousand five hundred Only)	

Branch- Nagpur (Dharampath)

Address at Plot no.2, Yashodhan, WHC Road, NAGPUR – 440010

3.	Name Of The Borrowers & Guarantors: 1) M/S Rabbitwood Retails Private Limited, 2) Vishwaraj Achhapeliya 3) Rahul Anil Multani 4) Nikita Dharmesh Madnani 5) P.Sravanthi 6) Anil Narayandas Multani	Amount Due : Rs 3,26,49,790.93 (As per demand notice dated 01/01/2026) and interest there on.
3.1	Property No. 1 (Physical possession): Open Plot No. 47, KH No. 87/2, "Rajbhoomi/Rajatbhoomi - 5", P.H. 73, situated Near Sandesh City, Wardha Road, Jamtha, Mouza Dongargaon, Tah Nagpur Gramin, Dist Nagpur - 441108 bounded as under : East - KH no.88, West - 9.00 M wide Road, North - Plot No.46 and South - Plot No. 48. Property owned by Guarantor Mr. Anil Multani. Reserve Price: Rs. 17,27,600/- (Rupees Seventeen lakh twenty seven thousand six hundred Only) EMD: Rs. 1,72,760/- (Rupees One lakh seventy two thousand seven hundred sixty Only)	
3.2	Property No. 2 (Symbolic possession): Residential Land admeasuring 686.00 Sq.Yds. with G+4 Floors RCC structure at RS no.754, Near Door No.12-7, Venkatapuram Village, Eluru Block - 2, Eluru Mandal, West Godavari District, Andhra Pradesh bounded as North - Panta Bode, South - Road, East - Panta Bode, West - Road. Property owned by Guarantor Mrs. Pathuri Sravanthi. Reserve Price: Rs. 1,12,80,000/- (Rupees One crore twelve lakh eighty thousand Only) EMD: Rs. 11,28,000/- (Rupees Eleven lakh twenty eight thousand Only)	
3.3	Property No. 3 (Symbolic possession): Open Residential Plot admeasuring 1062.60 Sq.Yds. at RS no.754, Near Door No.12-7, Venkatapuram Village, Eluru Block - 2, Eluru Mandal, West Godavari District, Andhra Pradesh bounded as North - Vacant Land, South - Vacant Land, East - Vacant Land, West - 40 Fts. Wide Road. Property owned by Guarantor Mrs. Pathuri Sravanthi. Reserve Price: Rs. 1,46,76,000/- (Rupees One crore forty six lakh seventy six thousand Only) EMD: Rs. 14,67,600/- (Rupees Fourteen lakh sixty seven thousand six hundred Only)	

BRANCH- WARDHA

SHASTRI CHOWK, NEAR RLY STATION, WARDHA, 442001, STATION ROAD, WARDHA MAHARASHTRA

4.	Name Of The Borrowers & Guarantors: Mr. Manoj Tarachand Hirani & Mr. Premchand Girdharilal Hirani	Amount Due : Amount Due Rs. 10,37,875.82 (As per demand notice dated 20/10/2025) and interest there on.
4.1	Property No. 1 (symbolic possession): All the pieces and parcel Flat No 205, Second floor, Admeasuring- 839 Sq. ft. Sai prasad Apartment, Constructed on Plot no 15, 16 And 17 bearing survey no 192, T.S. No 19, Mouza Bargaon (Meghe), Situated at Balaji Nagar, Beside Turak Lawn, Wardha Tahasil and district Wardha Boundaries: East- Margin space of building West- Flat no 201 North- Flat no 206 South- Flat no 204 Reserve Price: Rs. 11,40,700/- (Rupees Eleven lakh forty thousand seven hundred Only) EMD: Rs. 1,14,070/- (Rupees One lakh fourteen thousand seventy Only)	

Branch- seminary hills SHOP NO. F 1-3, 6-8 GOVINDA GOURKHEDE CO SEMINARY HILLS, KHASRA NO. 91/1, HAZARI PAHAD ROAD NAGPUR MAHARASHTRA

5.	Name Of The Borrowers & Guarantors: Mr. Vivek Jeewanlal gupta & Mrs. Rekha vivek gupta	Amount Due : Amount due Rs. 12,41,251.69 (As per demand notice dated 04/05/2023) and interest there on
5.1	Property No. 1 (symbolic possession): ALL THAT PIECE & PARCEL MALIK MAQBOOJA 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. 14,18,699/- (Rupees Fourteen lakh eighteen thousand six hundred ninety nine only) EMD: Rs. 1,41,869/- (One lakh forty one thousand eight hundred sixty nine)	

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

**Date & Time Of E-Auction: 11/08/2026
(12 NOON To 5.00Pm)**

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

<https://baanknet.com/ebkraj.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: 20/07/2026, Place: Nagpur

Authorized Officer, UNION BANK OF INDIA