



## 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 provision 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 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 **31/12/2024**, 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: Hudkeshwar Branch, Nagpur**  
**D. No. 9, Dube Nagar, Hudkeshwar Road, Nagpur.**

<b>1</b>	<b>Name of the Borrowers &amp; Guarantors: Smt. Kiran Vinod Gaikwad</b>	<b>Amount Due Rs. 6,88,565.40</b> (As per demand notice dated <b>12.02.2024</b> ) and interest there on.
<b>1.1</b>	<b>Property No. 1 (Symbolic Possession):</b> All that piece and parcel of Tenement No. A2-04, On Ground Floor, 'Building No. A-2' In Tarodi Affordable Housing Scheme Under Pradhan Mantri Awas Yojana, Bearing Kh. No. 63, Mouza - Tarodi (Khurd), Situated At Pradhan Mantri Awas Yojna Gate No. 1, Near Symbiosis University, Wathoda Road, Tarodi Khurd, Tah. Kamptee & Dist. Nagpur. <b>Reserve Price: Rs. 10,43,800/- (Rs. Ten Lacs Fourty Three Thousand Eight Hundred Only), EMD: Rs. 1,04,380/- (Rs. One Lac Four Thousand Three Hundred Eighty Only)</b>	

**Branch : Telecom Nagar Branch , Nagpur**  
**32, Kaivalya, Telecomnagar Main Road, Ramkrishna Nagar, Nagpur, 440025, Nagpur,**

<b>2</b>	<b>Name of the Borrowers &amp; Guarantors: Tejas Enterprises</b> <b>Prop: Rajendra Damodar Waghmare</b>	<b>Amount Due Rs. 25,53,604.59</b> (As per demand notice dated <b>09.05.2024</b> ) and interest there on.
<b>2.1</b>	<b>Property No. 1 (Symbolic Possession):</b> Plot No. 107, Out Of Kh. Nos. 41/6, 41/7, 41/8 & 42/2, P.H. No. 5, Mouza - Wadi, In The Layout Of Shri Gajanan Prasad Co-Opp. Housing Society Ltd. Situated At Dattwadi, Guruprasad Nagar, Opp. To Play Ground Dattawadi, Off Amravati Road, Tah. Nagpur (Rural) & Dist. Nagpur. <b>Reserve Price: Rs. 40,34,950/- (Rs. Fourty Lacs Thirty Four Thousand Nine Hundred Fifty Only), EMD: Rs. 4,03,495/- (Rs. Four Lacs Three Thousand Four Hundred Ninety Five Only)</b>	

**Branch : Kingsway Branch, Nagpur**  
**National Insurance Building, Ground Floor, Kingsway, S.V.P.marg, Nagpur 440001**

<b>3</b>	<b>Name of the Borrowers &amp; Guarantors: Mr Vinay Kaushik</b>	<b>Amount Due Rs. 25,72,225</b> (As per demand notice dated <b>22/04/2024</b> ) and interest there on.
<b>3.1</b>	<b>Property No. 1 (Symbolic Possession):</b> Apartment No. B-201, On The Second Floor, In The Building Known And Styled As "Dev Heights" On Plot No. 84, Bearing Kh. No. 188/1-2, 191/3-B & 191/4, P. H. No. 18, Situated At Mouza - Pawangaon, Prabha City Township, Near Pawangaon Village, Bharatwada Road, Tah. Kamptee & Dist. Nagpur. Boundaries: North - Other Khasara, South - Flat No B-204, East - Flat No B-206, West - Flat No B-202. <b>Reserve Price: Rs. 23,37,500/- (Rs. Twenty Three Lacs Thirty Seven Thousand Five Hundred Only), EMD: Rs. 2,33,750/- (Rs. Two Lacs Thirty Three Thousand Seven Hundred Fifty Only)</b>	

**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:**  
**31.12.2024 (12 pm to 5 pm)**

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit <https://ebkgray.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 the date of E-auction to avoid last minute rush.**

**Date : 28.11.2024**  
**Place: Nagpur**

**AUTHORIZED OFFICER**  
**UNION BANK OF INDIA**