



A Government of India Undertaking

REGIONAL OFFICE, NAGPUR
 34/2 Ashirwad Commercial Complex,
 Central Bazar Road, Ramdaspeth, Nagpur-10
 Phone No. 0712-2461042



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.

1	Name of the Borrowers & Guarantors: Smt. Kiran Vinod Gaikwad	Amount Due Rs. 6,88,565.40 (As per demand notice dated 12.02.2024) and interest there on.
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1.1	Property No. 1 (Symbolic Possession): 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. 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)
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Branch : Telecom Nagar Branch , Nagpur

32, Kaivalya, Telecommnagar Main Road, Ramkrishna Nagar, Nagpur,440025, Nagpur,

2	Name of the Borrowers & Guarantors: Tejas Enterprises Prop: Rajendra Damodar Waghmare	Amount Due Rs. 25,53,604.59 (As per demand notice dated 09.05.2024) and interest there on.
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2.1	Property No. 1 (Symbolic Possession): 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. 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)
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Branch : Kingsway Branch, Nagpur

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

3	Name of the Borrowers & Guarantors: Mr Vinay Kaushik	Amount Due Rs. 25,72,225 (As per demand notice dated 22/04/2024) and interest there on.
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3.1	Property No. 1 (Symbolic Possession): 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. 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)
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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://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 the date of E-auction to avoid last minute rush.

Date : 28.11.2024

Place: Nagpur

**AUTHORIZED OFFICER
UNION BANK OF INDIA**