

Asset Recovery Branch, Nagpur

Shop No F-1/2/3/6/7/8, Govinda Gourkhede Complex
(First Floor), Khasra No 91/1, Hajaripahad,
Seminary Hills, Nagpur-440006



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 **13.02.2026**, 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: Asset Recovery Branch, Nagpur

Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur, Contact No: 9423456034

1.0	Name of the Borrowers & Guarantors: M/s Kanha's Tiger Trail through its Proprietor Smt Ashwini Vasanta Bhagatkar and Mr Rajesh Laxman Umredkar (Guarantor)	Amount Due Rs. 39,15,383.54 (Thirty nine lakh fifteen thousand three hundred eighty three rupees and fifty four paise only.) (As per demand notice dated 29.02.2022) and interest there on.
1.1	Property No: 1 (Symbolic Possession) All that piece & Parcel of 0.43 Hectar Diverted land situated at PH No. 12/39, Khasara No. 136 & 139, Village - Suryapaati, RIC Khatiya Narangi, Tehsil-Bichiya Dist. - Mandala, MP and construction thereon Kh No 136 (Area 0.21 Hectar) - East-Govt Property, West-Govt Property, North-Property of Ghansu S/o Manni, South-Govt property KH No 139 (Area-0.22 Hectar) - East-Govt Property, West-Property of Ghansu S/o Manni, North-Property of Leemu & others, South-Govt Property Reserve Price - 27,00,000.00 (Twenty seven lakh rupees only.) Rs. EMD: 2,70,000.00 (Two lakh seventy thousand rupees only.)	
2.0	Name of Borrower & Guarantor: Mr Mahesh Vasant Dabholikar (Borrower) & Mr Vivek Dattatray Deshpande (Guarantor)	Amount Due Rs. 50,44,197.28 (Fifty lakh forty four thousand one hundred ninety seven rupees and twenty eight paise only.) (As per demand notice dated 01.07.2019) and interest there on.
2.1	Property No: 1 (Symbolic Possession) Apartment No. A-101, First floor, Bhargavi Apartment, Navketan Co Op Hsg Society, Swapnil Trisha Complex, Buty Layout, KH No. 115/2 (Old kh 115/5), Circle No. 20, Division No. 08, City Survey No. 2151, Sheet No. 86, Mouza-Ambazari, PSK 07, Tah Dist - Nagpur, Ward No. 75 Boundaries: East - House of Ingle Bhole, Akre Saratkar, West- Savitri Apartment, North- Shivshall Apartment, South- Road Reserve Price: Rs. 98,59,000.00 (Ninety eight lakh fifty nine thousand rupees only.) EMD: 9,85,900.00 (Nine lakh eighty five thousand nine hundred rupees only.)	
3.0	Name of Borrower & Guarantor: M/s Relyance Agro Industry Through its Partners: 1) Mrs Sarita Punodas Mahant 2) Mrs Saroj Pravin Dhore 3) Mr Sandeep Madhorao Rahate	Amount Due Rs. 39,40,061.51 (Thirty nine lakh forty thousand sixty one rupees and fifty one paise only.) (As per demand notice dated 28.07.2025) and interest there on
3.1	Property No:1 (Symbolic Possession) All that piece and parcel of Non Agriculture land (industrial cum commercial purpose) situated at Mouza - Bhagimahari to Narsala Road, Near Saoner MIDC, PH No. 10, Survey No. 106/2, Tah Saoner, Dist-Nagpur-441107. Area 0.40 Hr (4000 Sq mtr) Boundaries of Property: East- Field Survey No. 117, West- Bhagimahari Narsala Road, North- Remaining Agriculture land, South- Nallah Reserve Price: 40,00,000.00 (Forty lakh rupees only.) EMD:4,00,000.00 (Four lakh rupees only.)	
4.0	Name of Borrower & Guarantor: Mr. Swapnil Associates Through its partners & personal Guarantor 1. Mr Vivek Dattatray Deshpande 2. Mr Shashikant Gosavi 3. Mr Mahesh Dabholkar	Amount Due Rs. 80,42,663.55 (Eighty lakh forty two thousand six hundred sixty three rupees and fifty five paise only.) (As per demand notice dated 01.07.2019) and interest there on
4.1	Property No:1 (Symbolic Possession) All that piece and parcel of Apartment No. C-701, 7 th Floor of Building No. C, Jahnvi, Out of Complex, Navketan Co-op Hosing Society, Swapnil Trisha, KH- No. 115/2 (Old No 115/5), Ward No. 75, Circle No. 20, Division No. 08, PSK 7, City Survey No. 2151, Sheet No. 86, Mouza - Amabazari, Situated at Laxmi Nagar, Near Siddhi Ganesh Mandir, Nagpur & Bounded as under East- House of Bhole, West: Savitri Apartment, North: Shiv Shall Apartment, South- Road Reserve Price: 1,08,00,000.00 (One crore eight lakh rupees only.) EMD: 10,80,000.00 (Ten lakh eighty thousand rupees only.)	
5.0	Name of Borrower & Guarantor: Mr. Satish Vilasrao Narharshettiwar (Borrower), Mrs. Kavita Satish Narharshettiwar (Co-Borrower)	Amount Due: Rs. 1,00,73,385.00 (One crore seventy three thousand three hundred eighty five rupees only.) (As per demand notice dated 25.07.2015) and interest there on.
5.1	Property No:1 (Physical) - Open Plot All that part and parcel of the open plots bearing Plot No. 1 to 46, Total Area Admeasuring 6757.37 sq. mtrs., Survey No. 153 (Old) & 300(New), Mouza- Sawangi Meghe, T. S. No. 34, Near Deram Land City, Behind Sharad Pawar Dental College, Wardha, Taluka & Distt- Wardha, property owned by Mrs. Kavita Satish Narharshettiwar. Bounded - On the North by -Another layout, On the South by - Pandhan Road, On the East by -9.00 mtrs, wide sayout road and plot no. 42-46 in the layout, On the West by - Another layout Reserve Price: 90,90,000.00 (Ninety lakh ninety thousand rupees only.) EMD: 9,09,000.00 (Nine lakh nine thousand rupees and zero paise only.)	

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:
13.02.2026 (12 pm to 5 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit:

PSB Alliance Pvt. Ltd. (<https://bannknet.com>)

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: 10.01.2026
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA