



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 30.05.2025, 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: Chandrapur (eAB), Chandrapur

G. Floor - S No. 107/63A-1, Prestige Plaza, Vivek Nagar, Mul Road, Chandrapur, Maharashtra.

1	Name of the Borrowers & Guarantors: Mr. Pankaj Menlnath Nagdeote	Amount Due Rs. 3,79,870.00 (As per demand notice dated 15.09.2017) and interest there on.
1.2 Property No. 1 (Symbolic Possession) All that Piece & Parcel of Survey No.1431 out of that Plot No. 2 Area 180.00 Sq. Mt. and Plot No. 3 Area 220.00 Sq. Mt. Vidya Nagar, Armori - 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 Fourty Thousand Fifty Only), EMD: Rs. 64,005.00 (Rs. Sixty Four Thousand Five Only)		
Branch : Seminary Hills Branch Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur.		

2	Name Of The Borrowers & Guarantors : Mr. Vivek Jeewanlal Gupta & Mrs. Rekha Vivek Gupta	Amount Due Rs. 12,41,251.69 (As per demand notice dated 04/05/2023) and interest there on.
2.1 Property No. 1: (Physical Possession): Description of immovable secured assets to be sold : - 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. Muslman 3) On North-Lane & house of Mr. Shourya Bairagi 4) On South Ganesh Mangal Karalaya & House of Mr. Nanusaw Chawda Reserve Price: Rs. 13,13,250/- (Rs. Thirteen Lacs Thirteen Thousand Two Hundred Fifty Only), EMD : Rs. 1,31,325/- (Rs. One Lac Thirty One Thousand Three Hundred Twenty Five Only)		
Branch : Savner, Nagpur In Front of Telephone Exchange, Main Road Saoner, Nagpur - Maharashtra		

3	Name of the Borrowers & Guarantors: Rajesh Suresh Bhagat	Amount Due Rs. 48,78,179.00/- (As per demand notice dated 20-05-2024) and interest there on.
3.1 Property No. 1 (Physical Possession) All that piece and parcel of mouza ajani sheri house property no 280 ph no 280 ph no 35 total area is 3600 sq ft tah saoner dist Nagpur ward no 1 tah saoner dist Nagpur East :house of gulab paratkar West : road North:road South :house of patrakar. Reserve Price : Rs. 16,13,215.00 (Rs. Sixteen Lacs Thirteen Thousand Two Hundred Fifteen Only), EMD : Rs. 1,61,321.50 (Rs. One Lac Sixty One Thousand Three Hundred Twenty One and Paise Fifty Only).		

4	Name Of The Borrowers & Guarantors: Manoj Tukaram Songerva and Rakhi Manoj songerva	Amount Due Rs. 10,24,575.62 (As per demand notice dated 16.06.2021) and interest there on
4.1 Property No. 1 (Physical Possession) Nt Leasehold Tenament 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, Vyantesh Nagar Nandanwan Nagpur, Mouza Nagpur, Within The Limit Of Nmc & Nlt, Wathoda Street Scheme, Tah.- & Dist.- Nagpur. Reserve Price: Rs. 17,84,150.00 (Rs. Seventeen Lacs Eighty Four Thousand One Hundred Fifty Only), EMD: Rs. 1,78,415.00 (Rs. One Lac Seventy Eight Thousand Four Hundred Fifteen 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:
30.05.2025 (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://baanknet.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 the date of E-auction to avoid last minute rush.

Date : 09.05.2025

Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA