



## 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 Hereto 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 14/11/2025 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- Umred

#### Kannamwar Comm.Complex,Umred,441203,Umred,Nagpur,Maharashtra

1.	Name Of The Borrowers & Guarantors: Mr. Manoj Sahasram Singh & (deceased) Mr satyajeet roy	Amount Due Rs. 2,75,250.99/- (As per demand notice dated 28/05/2025) and interest there on.
1.1	<b>Property No. 1 (SYMBOLIC possession):</b> All that piece and parcel of Residential House situated at Mouza- Ghotorly (W.C.L), P.H.N. 21, Survey No. 80, and 81/1 Plot No. 18, Grampanchayat Waigaon Property BOUNDRIES On East-Road. On West:Plot No. 16. On North:Plot No. 15. On South:Plot No. 19. Reserve Price: 34,19,350/- (Rupees Thirty four lakh nineteen thousand three hundred fifty Only), EMD: 3,41,935.00 (Rupees Three lakh forty one thousand nine hundred thirty five Only)	
2.	Name Of The Borrowers & Guarantors: Mr.Sheetal s/oSuresh Palandarkar & Mr.Sunil s/o kansliram palandarkar(deceased)	Amount Due Rs. 6,80,043.82/- (As per demand notice dated 28/05/2025) and interest there on.
2.1	<b>Property No. 1 (SYMBOLIC possession):</b> All that piece and parcel of land situated at Mouza Joghithana Peth, Umred, bearing City Survey No. 4422, Sheet no. 59 in Ward no. 9, Municipal House Property no. 5005, having Patwari Halka No. 46 in Tahsil Umred, District Nagpur which is admeasuring about 95.19 Sq. meters situated within the limits of Municipal Council, Umred, Tahsil Umred, District Nagpur. Boundaries. To East -City Survey no. 4418, To West-Road, To North-City Survey no. 4421 of Shankar Tolani, To South-Cement Road. Reserve Price: 57,40,900/- (Rupees Fifty seven lakh forty thousand nine hundred Only), EMD: 5,74,090/- (Rupees Five lakh seventy four thousand ninety Only)	
3.	Name Of The Borrowers & Guarantors: Pralhad Pandurang More (DECEASED THROUGH UNKNOWN LEGAL HEIRS)	Amount Due Rs. 2,10,210.52/- (As per demand notice dated 28/05/2025) and interest there on.
3.1	<b>Property No. 1 (SYMBOLIC possession):</b> All that piece and parcel of Residential house situated at Mouza H. No. 84, Grampanchayat Ukhadi Ukhali, P. Property No. 77, Ward No. 2, Ta. Bhiwapur, Dist. Nagpur. Bounded By ON EAST- Road, ON WEST- Open Land. ON NORTH- House of Shri. Chahande. ON SOUTH- Road. Reserve Price: 6,22,000/- (Rupees Six lakh twenty two thousand Only), EMD: 62,200/- (Rupees Sixty two thousand two hundred Only)	
4.	Name Of The Borrowers & Guarantors: M/s Mata Bhagirathi Rice Mills Prop marta Aniruddha thakare -iruddha thakre Pandurang thakre	Amount Due Rs. 1,54,26,546.65/- (As per demand notice dated 08/05/2025) and interest there on.
4.1	<b>Property No. 1 (SYMBOLIC possession):</b> All that piece and parcel of land hearing Non Agrl. Gat Survey No 334, khate no 1377 total admeasuring area 2000.00 Sq.Mtr., Nagar Panchayat property No.4509, P.H.No.78 Mauza- Bhiwapur, Within the limit of Nagar Panchayat Bhiwapur, Tah Bhiwapur, Dist. Nagpur. Boundaries as per Sale Deed. ON THE EAST Agrl. Gat No.809. ON THE WEST Agrl. Gat No.22/1. ON THE NORTH Agrl. Gat No.331/1. ON THE SOUTH Agrl. Gat No.808. Reserve Price: 31,73, .../- (Rupees Thirty nine lakh ten thousand Only), EMD: 3,91,000/- (Rupees Three lakh ninety one thousand Only)	
5.	Name Of The Borrowers & Guarantors: M/s Mata Bhagirathi Rice Mills Prop marta Aniruddha thakare , Aniruddha thakre Pandurang thakre	Amount Due Rs. 1,54,26,546.65/- (As per demand notice dated 08/05/2025) and interest there on.
5.1	<b>Property No. 1 (SYMBOLIC possession):</b> All that piece and parcel of land bearing Plot No.15, Sheet No.5. Nagar Bhumapan No. 1679, total admeasuring area 1600.00 Sq.Ft., Nagar Panchayat property No.986 Ward No.2-a, Mauza Bhiwapur, P.H. No.78 Within the limit of Nagar Panchayat Bhiwapur. Tah Bhiwapur, Dist. Nagpur. Boundaries as per Sale Deed. ON THE EAST- Road. ON THE WEST House of Shri. Nana Hedau, ON THE NORTH- Road. ON THE SOUTH- Road. Reserve Price: 31,96,000/- (Rupees Thirty one lakh ninety six thousand Only), EMD: 3,19,600/- (Rupees Three lakh nineteen thousand six hundred Only),	

### Branch : Chandrapur

#### Kamalalaxmi Sadan,Chhota Bazar,Chandrapur,Maharashtra 442402

6.	Name Of The Borrowers & Guarantors: Rajendra nanaji chamalwar & Vinod nikanthro jogi	Amount Due Rs. 18,45,244.83 (As per demand notice dated 30/01/2025) and interest there on.
6.1	<b>Property No. 1 (SYMBOLIC possession):</b> All pieces and parcel of plot no 69 kh no 107/54-a ,p.h no 25 ,Adarsh raghuji nagar ,guru nagar near hanuman temple off Nagpur-chandrapur road total Of Survey No. 113/1 in Mouja Chichodi ,tahsil Bhadravati Dist Chandrapur within the munciple limit and in jurisdiction of sub registrars office Bhadravati. The boundaries are as under: To the East: plot no.73, To the West: layout road, To the North: plot no.68, To the South: part of plot of shri vithal marot selorkar out of plot no.69. Reserve Price: 37,66,350/- (Rupees Thirty seven lakh sixty six thousand three hundred fifty Only), EMD: 3,76,635/- (Rupees Three lakh seventy six thousand six hundred thirty five Only)	

### Branch-Tiroda

#### Shahid Mishra Ward, Ward No. 14 Tiroda,Vinoba Bhave Ward, G.T. Road,Tiroda District: Gondia Maharashtra 441911

7.	Name Of The Borrowers & Guarantors: Mr Ritesh Sukcharan Warkade & Gurrrantor Mr Jivanlal Jaygopal Maraskolhe	Amount Due Rs. Rs 15,39,041/- (As per demand notice dated 07/12/2024) and interest there on.
7.1	<b>Property No. 1 (SYMBOLIC possession):</b> All those pieces of land situated at Shastri Ward, Prabhat Kr. 03 of Mouza Tiroda T. S. Kr. 14, Thak No. 73, Within the area of Municipal Cuncil Tiroda, Regn.Sub-District-Tiroda, Tah, Tirora, Distt. Gondia bearing Malmatta Kr. 2725, Gat/Bhumapan No. 11, admeasuring area 100+25+2500 Sq. Ft. i.e. 232.34 Sq. Mtrs.), Length: North-South: 100 Ft. i.e. 30.48 Mtr., Width: East-West: 25 Ft. i.e. 7.62 Mtr. Total area 2500 Sq. Ft. i.e. 232.34 Sq. Mtr. Built up area-Ground Floor 30X15+41.82 Sq. Mtrs. i.e. 450 Sq. Ft. Bounded by :- To the East: House of Stararam Markam, To the West: House of Vijay Katre, To the North: Tiroda to Gondia Road, To the South- Water Tank Reserve Price: 11,05,000/- (Rupees Eleven lakh five thousand Only), EMD: 1,10,500/- (Rupees One lakh ten thousand five hundred Only)	

### Branch- Kalmeshwar

#### Sant Lahanji Maharaj Ward Kalmeshwar,Kalmeshwar-Katol Road,Nagpur,Maharashtra

8.	Name Of The Borrowers & Guarantors: Mr. Pradeep Krishnarao Jagtap Alias Pradeep Deshmukh & Mrs. Pratibha Pradeep Deshmukh	Amount Due Rs. 14,02,683/- (As per demand notice dated 01/07/2025) and interest there on.
8.1	<b>Property No. 1 (Symbolic possession):</b> All the pieces and parcels of land situated at Mouza-Kalmeshwar., House Property no. 17000128 Ward no. 17 Mouza no. 19 Total Area 1000 sq.ft (92.93 sq.mtr) Tah. Kalmeshwar Distt. Nagpur in the State of Maharashtra within the jurisdiction of the Sub-Registrar Kalmeshwar, together with the buildings, sheds, standing thereon. Boundaries of... property no. 17000128 To the East :-Plot No. 34, To the West :-Plot No. 32, To the South :-40 mtr wide layout, To the North:- House of surendra Deshmukh. Reserve Price: 16,03,950/- (Rupees Sixteen lakh three thousand nine hundred fifty Only), EMD: 1,60,395/- (Rupees One lakh sixty thousand three hundred ninety five Only)	

### Branch- Branch:Katol Road

#### 131, Lal Takli House, Opp: Zilla Parishad Girls School, Rajnagar, Katol Road, Nagpur

9.	Name Of The Borrowers & Guarantors: M/s Shiva Pharmachem Through Partner Nanak Bhagwandas Nagwani, & Through Partner Amit Gopichand Jeswani, Nanak Bhagwandas Nagwani/s/o Bhagwandas Nagwani, Nehru harjasai Lalwani/s/o harjasai Lalwani/deceased) legal heir Mrs laxmi nehu lalwani & Mr Harsh Nehru Lalwani , Poonam Gopichand Jeswani w/o Gopichand Jeswani,Gopichand Pehalwani Jeswani,Amaral Harpalaj Jeswani	Amount Due Rs.5,62,86,184.48/- (As per demand notice dated 22/05/2025) and interest there on.
9.1	<b>Property No. 1 (symbolic possession):</b> All that piece and parcel of R.C.C. Superstructure comprising a residential unit bearing Apartment/Flat No. 302 on the Third Floor admn 55.73 Sq mtrs with 3.695% Ward No. 57, Sheet No. 880/80 situated at Kalpana Nagar, Near WCL rescue station, Nagpur and is bounded over as under: Reserve Price: 24,28,450/- (Rupees Twenty four lakh twenty eight thousand four hundred fifty Only), EMD: 2,42,845/- (Rupees Two lakh forty two thousand eight hundred forty five Only)	

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

Date & Time Of E-Auction: 14/11/2025  
(12 NOON 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 date of E-auction to avoid last minute rush.

Date: 12.10.2025

Place: Nagpur

Authorized Officer  
UNION BANK OF INDIA