



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 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. Satyaajeet roy	Amount Due Rs. 2,75,250.99/- (As per demand notice dated 28/05/2025) and interest there on.
1.1	Property No. 1 (SYMBOLIC possession): All that piece and parcel of Residential House situated at Mouza- Ghoturly (W.C.L), P.H.N. 21, Survey No. 80, and 81/1 Plot No. 18, Grampanchayat Waigaon Property No. 72, Ward No. 5, Tah. Umred, Dist- Nagpur. Total Plot Area 153.75 Sq. Mt. 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 Palandurkar & Mr.Sunil s/o kamsiram palandurkar(deceased)	Amount Due Rs. 6,80,043.82/- (As per demand notice dated 28/05/2025) and interest there on.
2.1	Property No. 1 (SYMBOLIC possession): All that piece and parcel of land situated at Mouza Jogithana 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 LEGEL HEIRS)	Amount Due Rs. 2,10,210.52/- (As per demand notice dated 28/05/2025) and interest there on.
3.1	Property No. 1 (SYMBOLIC possession): 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 mamta Aniruddha thakare ,Aniruddha thakare Pandurang thakare	Amount Due Rs. 1,54,26,546.65/- (As per demand notice dated 08/05/2025) and interest there on.
4.1	Property No. 1 (SYMBOLIC possession): All that piece and parcel of land bearing Non Agri. 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 Agri. Gat No.809. ON THE WEST Agri. Gat No.333/1. ON THE NORTH Agri. Gat No.333/1, ON THE SOUTH Agri. Gat No.808. Reserve Price: 39,1,00,000/- (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 mamta Aniruddha thakare ,Aniruddha thakare Pandurang thakare	Amount Due Rs. 1,54,26,546.65/- (As per demand notice dated 08/05/2025) and interest there on.
5.1	Property No. 1 (SYMBOLIC possession): 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 nilkanthrao jogi	Amount Due Rs. 18,45,244.83 (As per demand notice dated 30/01/2025) and interest there on.
6.1	Property No. 1 (SYMBOLIC possession): 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 of Nagpur-chandrapur road total Of Survey No. 113/1 In Mouza Chichodi, tahsil Bhadravati Dist Chandrapur within the municipal limit and in jurisdiction of sub registrar 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 vithmal maroti 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 Bhawe Ward, G.T. Road,Tiroda District: Gondia Maharashtra 441911

7.	Name Of The Borrowers & Guarantors: Mr Ritesh Sukcharan Warkade & Gurrantor Mr Jivanlal Jayyagol Maraskolhe	Amount Due Rs. 15,39,041/- (As per demand notice dated 07/12/2024) and interest there on.
7.1	Property No. 1 (SYMBOLIC possession): ALL those pieces of land situated at Shastri Ward, Prabag Kr. 03 of Mouza Tiroda T.S. Kr. 14, Tah. No. 73, Within the area of Municipal Council Tiroda, Regn. Sub-District-Tiroda, Tah. Tiroda, Distt. Gondia bearing Malmatta Kr. 2725, Gat/Bhumapan No. Nil, admeasuring area (100x25x2500 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 Sitaram Markam, To the West: House of Vilay 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 Lahanuji Maharaj Ward Kalmeshwar,Kalmeshwar-Katol Road,Nagpur,Maharashtra

8.	Name Of The Borrowers & Guarantors: Mr. Pradeep Krushnarao Jagtap Alias Pradeep Deshmukh & Mrs . Prabhba Pradeep Deshmukh	Amount Due Rs. 14,02,683 /-(As per demand notice dated 01/07/2025) and interest there on.
8.1	Property No. 1 (Symbolic possession): 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 harjasral lalwani s/o harjasral lalwani(deceased) legal heir Mrs laxmi nehru lalwani & Mr Harsh Nehru Lalwani , Poonam Gopichand Jeswani w/o Gopichand Jeswani,Gopichand Pehalraj Jeswani	Amount Due Rs.5,62,86,184.48/- (As per demand notice dated 22/05/2025) and interest there on.
9.1	Property No. 1 (symbolic possession): All that piece and parcel of R.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: East: Road, West: Plot No. 545 & 548, North: Plot No. 512, South: Road 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