



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 **26.09.2025**, 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: Gandhibagh, Nagpur 318, P.O. Road, Nanga Putla Chowk, Gandhibagh, Nagpur, Maharashtra.	
1	<p>Name of the Borrowers & Guarantors: Mr. Jayant Dilip Dhomne Mrs. Meena Dilip Dhomne, Mrs. Mayuri Jayant Dhomne, M/s. Ishant Marketing</p> <p style="text-align: right;">Amount Due : 3/10/2018 & RS 828307.00 Jayant D Dhomne 5/10/2018 & RS 842091.00 Mayuri J Dhomne 5/10/2018 & 830604.00 Meena J Dhomne 03/12/2018 & 1162598 Ishant Marketing</p>

1.1 Property No. 1 (Physical Possession)
All that piece and parcel of Residential Apartment/Flat No. M-301, 3rd Floor, "Vishal Palace", Pothi Galli, New Itwari, Near ICICI Bank, Branch Itwari, approaching New Itwari Road, within the limits of NMC & NIT, House No. 826, Ward No. 31, Circle No. 8/13, Sheet No. 173, City Survey No. 540, Tah & Dist Nagpur. Super Built Up Area- 64.203 Sq. Mt. (691.00 Sq. Ft.). **Boundaries:** East-House of Mr. Kathade, West-House of Mr. Sharad Ghate, North-House of Mr. Dilip R. Dhomne, South-Galli. **Reserve Price: Rs. 28,47,500.00 (Rs. Twenty Eight Lacs Forty Seven Thousand Five Hundred Only), EMD: Rs. 2,84,750.00 (Rs. Two Lacs Eighty Four Thousand Seven Hundred Fifty Only)**

Branch: Civil Lines,
Maharashtra State Education Board, Bhavan T Marg, Nagpur, Maharashtra 440001

2	<p>Name of the Borrowers & Guarantors: Anand Madhukarrao Ghotkar, Vaishali Anand Ghotkar</p> <p style="text-align: right;">Amount Due Rs. 17,40,934.40 (As per demand notice dated 18/01/2024) and interest there on.</p>
2.1	<p>Property No. 1 (Physical Possession): Description of immovable secured assets to be Sold: - Apartment No. C-201 on Second Floor, "KRUSHNAM NAGARI", "Block B" "Wing D", Kh. No. 113/1, P. S. K. No. 37, Municipal Corporation House No. 120/0770020019T136/N, Ward No. 77, Situated at Near Narsala Grampanchayat Nagpur, New Narsala Bus Stop, New Narsala Road, Nagpur, Mouza - Narsala, Tah. Nagpur (Rural) & Dist. Nagpur - 440034. Boundaries : East - Krushnam Nagari Block A, West - Krushnam Nagari Block B, North - Khasara No 117, South - Khasara No 112. Reserve Price : Rs. 15,48,700.00 (Rs. Fifteen Lacs Forty Eight Thousand Seven Hundred Only), EMD: Rs. 1,54,870.00 (Rs. One lac Fifty Four Thousand Eighty Hundred Seventy Only)</p>

Branch: Gokulpeth, Nagpur
NIT Complex, West High Court Road, Gokulpeth, Nagpur.

3	<p>Name of the Borrowers & Guarantors: Mr. Sameer Ratan Verma</p> <p style="text-align: right;">Amount Due Rs. 5,89,484.34 (As per demand notice dated 02.03.2020) and interest there on.</p>
3.1	<p>Property No. 1 (Symbolic Possession) All that piece and parcel of Apartment No. 404, 4th Floor, Building Known & Styled As Vijaya Apartment-5, Plot No. 60& 66, Survey No. 12/3, 12/4, PH No. 38, Mouza Ghogli, situated in Swami Dham Nagari, Ghogli-Besa Road, Tah Nagpur (Rural), Dist Nagpur. Super Built Up Area: 75.583 Sq. Mt. (813.57 Sq. Ft.). Boundaries: East-Plot No. 65, West-Flat No. 403, North-Road, South-Flat No. 401. Reserve Price: Rs. 13,82,950.00 (Rs. Thirteen Lacs Eighty Two Thousand Nine Hundred Fifty Only), EMD: Rs. 1,38,295.00 (Rs. One Lac Thirty Eight Thousand Two Hundred Ninety Five Only)</p>

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.

4	<p>Name Of The Borrowers & Guarantors : Mr. Vivek Jeewanlal Gupta & Mrs. Rekha Vivek Gupta</p> <p style="text-align: right;">Amount Due Rs. 12,41,251.69 (As per demand notice dated 04/05/2023) and interest there on.</p>
4.1	<p>Property No. 1: (Physical Possession): 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. Musliman 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)</p>

Branch : Savner, Nagpur
In Front of Telephone Exchange, Main Road Saoner, Nagpur - Maharashtra

5	Name of the Borrowers & Guarantors: Rajesh Suresh Bhagal	Amount Due Rs. 48,78,179.00/- (As per demand notice dated 20-05-2024) and interest there on.
5.1	Property No. 1 (Physical Possession) All that piece and parcel of mouza ajani sherdi 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. 16,04,715.00 (Rs. Sixteen Lacs Four Thousand Seven Hundred Fifteen Only), EMD : Rs. 1,60,471.00 (Rs. One Lac Sixty Thousand Four Hundred Seventy One Only).	

Branch : Tiroda, Dist : Gondia
Shahid Mishra Ward, Ward No. 14, Vinoba Bhawe Ward, Tiroda, Dist. Gondia, Maharashtra

6	Name of the Borrowers & Guarantors: M/s Om Garments, Prop: Mr. Om Prakash Mure	Amount Due Rs.5,01,903/- (As per demand notice dated 11-05-2025) and interest there on.
6.1	Property No. 1 (Symbolic Possession) All that piece & parcel of Residential Building Ground And First Floor, Only On Land Survey No 98, P.H No 14, Property No 2147, Mouja Tiroda, Tah Tiroda, Dist Gondia. Reserve Price: Rs.8,64,705.00 (Rs. Eight Lacs Sixty Four Thousand Seven Hundred Five Only), EMD: Rs. 86,470.00 (Rs. Eighty Six Thousand Four Hundred Seventy Only)	

Branch: Chandrapur Branch (Chhota Bazar)
Kamallaxmi Sadan, Chhota Bazar, Post & Dist. Chandrapur, Maharashtra

7	Name Of The Borrowers & Guarantors : Mr. Kundan Vinay Singh Mrs. Putuldevi Kundan Singh.	Amount Due Rs.13,92,152.00 (As per demand notice dated 30/10/2023) and interest there on.
7.1	Property No. 1 (Physical Possession) - Description of immovable secured assets to be Sold: - All that Piece & Parcel of Flat No. F-3,e B-Wing, Building Styled and named as Riddhi Nagari containing On First Floor Having Built up area 46.382 Sq. Mtr.land situated at Mouza Kosara, T.S. No. 7 within the Jurisdiction Of Chandrapur Registration office 'Plot No. 2' out of diverted Survey No. 35/2B Having Undivided Share of 50.00 Sq. Mtr. Out Of 400.00 Sq. Mtr. & Building. The boundaries of plot no 2 are as under: To the East:Layout Plot No. 3, To the West:Layout Plot No.1, To the North: Land bearing sr no 35/1. The Boundries of Flat:- North:-Flat No F-2, South:-Wide Layout Road 9 m, East:-Layout Plot No. 3, West:- Layout Plot No.1 Reserve Price: 13,01,350.00 (Rs. Thirteen Lacs One Thousand Three Hundred Fifty Only), EMD: 1,30,135.00 (Rs. One Lac Thirty Thousand One Hundred ThirtyFive Only)	

Branch: Station Road, Bhandara
Jalaram Chowk, Gandhi Ward, Station Road, Bhandara, Maharashtra 441904.

8	Name of the Borrowers & Guarantors: Sudarshan Abhi Behara	Amount Due Rs. 7,54,544.98 (As per demand notice dated 06.02.2024) and interest there on.
8.1	Property No. 1:(Symbolic Possession) All that piece and parcel of the immovable property i.e. residential flat second floor and undivided share of land only, on T.S No. 2, Gat No. 96/6 Plot No. 38, Flat No. 634/2, At- Mouza Gadegaon N.H-6, Tah- Lakhani, Dist-Bhandara-441804. Boundaries : East - House of Anandrao Hatwar, West - Flat No. 620/5 Digambar Ambade, North - Road, South - Open Plot of Seller. Reserve Price : Rs. 7,54,000.00 (Rs. Seven Lacs Fifty Four Thousand Only), EMD : Rs. 75,400.00 (Rs. Seventy Five Thousand Four Hundred Only)	

BRANCH:RAMTEK
RAMTEK BRANCH OPP. SAI MANDIR,TAHASIL OFFICE ROAD,NAGPUR,MAHARASHTRA,441106

9	Name of the Borrowers & Guarantors: Mr. Chindu Mahadev Thakare	Amount Due Rs. 7,87,044 (As per demand notice dated 19/11/2024) and interest there on.
9.1	Property No. 1 (Symbolic Possession): All that piece and parcel of the House Plot/Property bearing G.P.House Property No.114. admeasuring area 500 sq.ft. (46.46 at Mouza sq.mtr.), situated Kimapur, within the limits of Ward No.1 of Gat Gram Panchayat, Kirnapur (Chokhala- Wadegaon), P.C.No.46. Tahsil Ramtek, Registration Sub-District, Ramtek, District Nagpur and bounded as under:- East By the House owned by Smt. Yamuna Upase, West:-By the Cement Road, North:- By the Tar Road, South:-House of Chindu Thakre Reserve Price: Rs. 4,18,200.00 (Rs. Four Lacs Eighteen Thousand Two Hundred Only), EMD: Rs. 41,820.00 (Rs. Fourty One Thousand Eight Hundred Twenty Only)	

Branch : Wadi, Nagpur
Plot No.50, Near Kailash Petrol Pump, Amravati Road, Wadi, Dist Nagpur - 440023

10	Name Of The Borrowers & Guarantors: Manoj Tukaram Songerva and Rakhi Manoj songreva	Amount Due Rs. 11,07,725 (As per demand notice dated 13.10.2021) and interest there on
10.1	Property No. 1 (Physical Possession) Nit 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, Vyanktesh Nagar Nandanwan Nagpur, Mouza Nagpur, Within The Limit Of Nmc & Nit, Wathoda Street Scheme, Tah.- & Dist.- Nagpur. Reserve Price: Rs. 11,07,725.00 (Rs. Eleven Lacs Seven Thousand Seven Hundred Twenty Five Only), EMD: Rs. 1,10,772.00 (Rs. One Lac Ten Thousand Seven Hundred Seventy Two 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:
26.09.2025 (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 the date of E-auction to avoid last minute rush.

Date : 07.09.2025
Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA