

यूनियन बैंक
ऑफ़ इंडिया
भारत सरकार का उद्यम

Union Bank
of India
A Government of India Undertaking

REGIONAL OFFICE, NAGPUR
34/2 Ashirwad Commercial Complex,
Central Bazar Road, Ramdaspath, Nagpur-10
Phone No. 0712-2461042



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 Public 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 **30.12.2025**, 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 Pulla Chowk, Gandhibagh, Nagpur, Maharashtra.

1	Name of the Borrowers & Guarantors: Mr. Jayant Dilip Dhomne Mrs. Meena Dilip Dhomne, Mrs. Mayuri Jayant Dhomne, M/s. Ishant Marketing	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
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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. Ml. (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: Gokulpeth, Nagpur

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

2	Name of the Borrowers & Guarantors: Mr. Sameer Ratan Verma	Amount Due Rs. 5,89,484.34 (As per demand notice dated 02.03.2020) and interest there on.
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2.1 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. Ml. (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)

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.

3	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.
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3.1 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 Lalgaon 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, lalgaon, 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)

Branch: Civil Lines,

Maharashtra State Education Board, Bhavan T Marg, Nagpur, Maharashtra 440001

4	Name of the Borrowers & Guarantors: Anand Madhukarrao Gholkar, Vaishali Anand Gholkar	Amount Due Rs. 17,40,934.40 (As per demand notice dated 18/01/2024) and interest there on.
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4.1 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. 120/0770002019T136/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 Nagan Block A, West - Krushnam Nagan Block B, North - Khasara No 117, South - Khasara No 112.
Reserve Price : Rs. 16,39,800.00 (Rs. Sixteen Lacs Thirty Nine Thousand Eight Hundred Only), **EMD:** Rs. 1,63,980.00 (Rs. One Lac Sixty Three Thousand Nine Hundred Eighty Only)

Branch : Tiroda, Dist : Gondia

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

5	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.
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5.1 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 Fifty Only), **EMD:** Rs. 86,470.00 (Rs. Eighty Six Thousand Four Hundred Seventy Only)

Branch: Station Road, Bhandara

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

6	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.
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6.1 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: Bhandara (FAP)

4	Name of the Borrowers & Guarantors: Anand Madhukarrao Gholkar, Vaishali Anand Gholkar	Amount Due Rs. 17,40,934.40 (As per demand notice dated 18/01/2024) and interest there on.
4.1	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 Nagan Block A, West - Krushnam Nagari Block B, North - Khasara No 117, South - Khasara No 112. Reserve Price : Rs. 16,39,800.00 (Rs. Sixteen Lacs Thirty Nine Thousand Eight Hundred Only), EMD: Rs. 1,63,980.00 (Rs. One Lac Sixty Three Thousand Nine Hundred Eighty Only)	
Branch : Tiroda, Dist : Gondia Shahid Mishra Ward, Ward No. 14, Vinoba Bhawe Ward, Tiroda, Dist. Gondia, Maharashtra		
5	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.
5.1	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: Station Road, Bhandara Jalaram Chowk, Gandhi Ward, Station Road, Bhandara, Maharashtra 441904.		
6	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.
6.1	Property No. 1:(Symbolic Possession) All that piece & 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 Anand Rao 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: Bhandara EAB) Gandhi Chowk, Main Road, Bhandara - 441904		
7	Name of the Borrowers & Guarantors: Mrs. Rajni Karunakar Pidathal, Mr. Karunakar Rajratna Pidathal	Amount Due Rs. 10,47,783.49 (As per demand notice dated 04.12.2019) and interest there on.
7.1	Property No. 1 (Physical possession) All that piece & parcel of Residential Flat No. 620/3, 3rd Floor, on Plot No 38, New gat No 96/6, Old Gat no 92 to 98 ,P.H.No. 02,At:Mouza-Gadegaon,Tah. Lakhni Dist Bhandara.Pin-441804. Reserve Price: Rs. 6,61,648.00 (Rs. Six Lacs Sixty One Thousand Six Hundred Forty Eight Only), EMD: Rs. 66,164.85 (Rs. Sixty Six Thousand One Hundred Sixty Four & Eighty Five Paise Only).	
Branch: Umred Kannamwar Commercial Complex, Umred, Dist. Nagpur. Contact No. 9881329008		
8	Name of the Borrowers & Guarantors: M/s. Navin Construction, Prop: Mr. Manoj Sahasram Singh, Guarantor: Mr. Satyajit Roy	Amount Due Rs. 2,75,250.99 (As per demand notice dated 28.05.2025) and interest there on.
8.1	Property No. 1 (Symbolic Possession) All that piece & parcel of Plot No. 18, Grampanchayat House No. 72, Ward No. 5, Survey No. 80, 81/1, P.H. No. 21, Mouza Ghoturli, Situated At Ghoturli, Umred Nagpur Road, Near WCL Area, Within The Limits of Gram Panchayat Waygaon Ghoturli, Tah Umred, Dist Nagpur. Total Plot Area: 153.75 Sq. Mt. (1654.96 Sq. Ft.). Boundaries: East-Layout Road, West-Plot No. 16, North-Plot No. 15/Residence of Singh, South-Plot No. 19. Reserve Price: Rs. 34,19,350.00 (Rs. Thirty Four Lacs Nineteen Thousand Three Hundred Fifty Only), EMD: Rs. 3,41,935.00 (Rs. Three Lac Forty One Thousand Nine Hundred Thirty Five Only)	
9	Name of the Borrowers & Guarantors: M/s Mata Bhagirathi Rice Mills Prop Mamta 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.
9.1	Property No. 1 (Symbolic Possession) All that piece and parcel of land bearing Non Agri. Gat Survey No.334, khathe 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.335/1, On The North - Agri. Gat No. 333/1, On The South - Agri. Gat No. 808. Reserve Price: Rs. 39,10,000.00 (Rs. Thirty Nine Lacs Ten Thousand Only), EMD: Rs. 3,91,000.00 (Rs. Three Lacs Ninety One Thousand Only)	
10	Name of the Borrowers & Guarantors: M/s Mata Bhagirathi Rice Mills Prop Mamta 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.
10.1	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 Mouza 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 - Roadm, On The West - House of Shri Nana Hedau, On The North - Road, On The South - Road. Reserve Price: Rs. 31,96,000.00 (Rs. Thirty One Lacs Ninety Six Thousand Only), EMD: Rs. 3,19,600.00 (Rs. Three Lacs Nineteen Thousand Six Hundred Only)	
Branch: Chandrapur Branch (Chhota Bazar) Kamallaxmi Sadan, Chhota Bazar, Post & Dist. Chandrapur, Maharashtra		
11	Name of the Borrowers & Guarantors: Mr. 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.
11.1	Property No. 1 (Symbolic Possession) All That Piece & Parcel Of Plot No. 69, Survey No 10754-A Bhumapan No. 113. PMN 25 Adash Raghujai Nagar". Mouza Chichordi. Municipal Corporation: Padmavati Tah Bhadravati & Dist Chandrapur -442501. Boudaries : North : Plot No 68, South : Part of Plot No 69, East: Plot No 73, West: Layout Road. Reserve Price: Rs. 37,66,350.00 (Rs. Thirty Seven Lacs Sixty Six Thousand Three Hundred Fifty Only), EMD: Rs. 3,76,635.00 (Rs. Three Lacs 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		
12	Name of the Borrowers & Guarantors: Mr Ritesh Sukcharan Warkade & Gurrantor Mr Jivanlal Jaygopal Maraskolhe	Amount Due Rs. 15,39,041.00 (As per demand notice dated 07/12/2024) and interest there on.
12.1	Property No. 1 (Symbolic Possession): ALL those pieces of land situated at Shastri Ward, Prabhag Kr. 03 of Mouza Tiroda T. S. Kr. 14, Thak 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 (100x25=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 Sitaram Markam, To the West: House of Vijay Katre, To the North: Tiroda to Gondia Road, To the South: Water Tank. Reserve Price: Rs. 11,05,000.00 (Rs. Eleven Lacs Five Thousand Only), EMD: Rs. 1,10,500.00 (Rs. One Lac Ten Thousand Five Hundred Only)	
Branch- Kalmeshwer Sant Lahanuji Maharaj Ward Kalmeshwar, Kalmeshwar-Katol Road, Nagpur, Maharashtra		
13	Name of the Borrowers & Guarantors: Mr. Pradeep Krushnarao Jagtap Alias Pradeep Deshmukh & Mrs. Pralibha Pradeep Deshmukh	Amount Due Rs. 14,02,683.00 (As per demand notice dated 01/07/2025) and interest there on.
13.1	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: Rs. 16,03,950.00 (Rs. Sixteen Lacs Three Thousand Nine Hundred Fifty Only), EMD: Rs. 1,60,395.00 (Rs. One Lac Sixty Thousand Three Hundred Ninety Five Only).	

Branch: Katol Road, Nagpur
131, Takali House, Opp. Jilla Parishad Girls School, Katol Road, Nagpur, Maharashtra.

14	Name of the Borrowers & Guarantors: Mr. Sudhir Naradlala Ranshoor	Amount Due Rs. 26,85,019.80 (As per demand notice dated 10.01.2015) and interest there on.
14.1	Property No. 1 (Symbolic Possession): All that piece & parcel of Residential Apartment "Azhaan Heights" flat no B-2 having super built up area of 958.00 sq ft 2nd floor at plot no 119-A corporation house no 236/A/119/A ward no 61 city survey no 1297 sheet no 533/93 mouza zingabai takli in layout of shramik co-op housing society ltd located in yogendra nagar near jafar nagar locality lane opp to blue diamond school tah & dist nagpur & construction thereon. Boundaries: East-Apartment/Flat No B-1, West-Open Space, North-Plot No 94, South-Road. Reserve Price: Rs. 19,46,500.00 (Rs. Nineteen Lacs Fourty Six Thousand Five Hundred Only), EMD: Rs. 1,94,650.00 (Rs. One Lac Ninety Four Thousand Six Hundred Fifty 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:
30.12.2025 (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 : 12.12.2025

Place: Nagpur

**AUTHORIZED OFFICER
UNION BANK OF INDIA**

NAGPUR