



4	Name of the Borrowers & Guarantors: Anand Madhukarao Ghotkar, Vaishali Anand Ghotkar	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. 120/07700200191736/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. <b>Boundaries</b> : East- Krushnam Nagar Block A, West- Krushnam Nagar Block B, North - Khasara No 117, South - Khasara No 112. <b>Reserve Price</b> : 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 Bhave 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, Mouza 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 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. <b>Boundaries</b> : East - House of Anandrao Hatwar, West - Flat No. 620/5 Digambar Ambade, North - Road, South - Open Plot of Seller. <b>Reserve Price</b> : 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 Pidatalha, Mr. Karunakar Rajratan Pidatalha	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. <b>Reserve Price</b> : 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 W.C.A. Area, Within The Limits of Gram Panchayat Waygaon Ghoturli, Tah Umred, Dist Nagpur. Total Plot Area: 153.75 Sq. Mt. (1654.96 Sq. Ft.). <b>Boundaries</b> : East-Layout Road, West-Plot No. 16, North-Plot No. 15/Residence of Singh, South-Plot No. 19. <b>Reserve Price</b> : 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 Mama 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, khate no 1377 total admeasuring area 2000.00 Sq.Mtr., Nagar Panchayat property No.4509, P.H.No.78 Mauza - Bhawipur, Within the limit of Nagar Panchayat Bhawipur, Tah Bhawipur, Dist. Nagpur. <b>Boundaries as per Sale Deed</b> : 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. <b>Reserve Price</b> : 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 Mama 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 Ward No.2-a, Mauza Bhawipur, P.H. No.78 Within the limit of Nagar Panchayat Bhawipur, Tah Bhawipur, Dist. Nagpur. <b>Boundaries as per Sale Deed</b> : On The East- Road, On The West- House of Shri Nana Hedau, On The North- Road, On The South- Road. <b>Reserve Price</b> : 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)
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Branch: Chandrapur Branch (Chhota Bazar)  
Kamalaxmi 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, PM N 25 Adash Raghji Nagar", Mouza Chichordi, Municipal Corporation: Padmavati Tah Bhadravati & Dist Chandrapur-442501. <b>Boundaries</b> : North- Plot No.68, South- Part of Plot No.69, East- Plot No.73, West- Layout Road. <b>Reserve Price</b> : 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 Bhave Ward, G.T. Road, Tiroda District: Gondia Maharashtra 441911

12	Name of the Borrowers & Guarantors: Mr Ritesh Sukcharan Warkade & Guarantor Mr Jinal 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 Shastry 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. 27/5, Ga/Bhumapan No. Nil, admeasuring area (100x25x2500 Sq. Ft. i.e. 232.34 Sq. Mtrs.), Length: North-South: 100 Ft. L.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. <b>Bounded by</b> :- 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. <b>Reserve Price</b> : 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- Kalmeshwar

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

13	Name of the Borrowers & Guarantors: Mr. Pradeep Krushnarao Jagtap Alias Pradeep Deshmukh & Mrs. Pratibha 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. <b>Boundaries of Property No. 17000128</b> : 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. <b>Reserve Price</b> : 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	<p><b>Property No. 1 (Symbolic Possession):</b> All that piece &amp; 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 &amp; dist nagpur &amp; construction thereon. <b>Boundaries:</b> 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).</p>	

**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