



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 27.12.2024, 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: Gokulpeth, Nagpur

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

1	Name of the Borrowers & Guarantors: Mr. Amit Devendrakumar Ahuja	Amount Due Rs. 13,49,326.41/- (As per demand notice dated 06-10-2018) and interest there on
1.1	Property No. 1 (Physical Possession) All that piece & parcel of Apartment No 204 2 floor Building Known as & Styled as "DIVYA CHAMBER" on NIT Plots no 15 & 16 Khasra No 119,120, City Survey No 110, Sheet no 735/21, 734/2, 33, in Esteem Industrial Street Scheme of NIT Situated at Kalamma Chikhli Layout, Nagpur, Ta. & Dist. Nagpur and construction thereon.. Boundary - East: Plot No 17, West: Plot No 14, North: Road, South: Road Reserve Price : Rs. 15,38,797.50 (Rs. Fifteen Lacs Thirty Eight Thousand Seven Hundred Ninety Seven and Paisa Fifty Only) EMD: Rs. 1,53,879.75 (Rs. One Lac Fifty Three Thousand Eight Hundred Seventy Nine and Paisa Seventy Five Only)	
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.
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. Mt. (813.57 Sq. Ft.). Boundaries: East-Plot No. 65, West-Flat No. 403, North-Road, South-Flat No. 401. Reserve Price: Rs. 11,20,189.50 (Rs. Eleven Lacs Twenty Thousand One Hundred Eighty Nine and Paisa Fifty Only), EMD: Rs. 1,12,018.95 (Rs. One Lac Twelve Thousand Eighteen and Paisa Ninety Five Only)	

Branch: Chandrapur Branch (Chhota Bazar)

Kamallaxmi Sadan, Chhota Bazar, Post & Dist. Chandrapur, Maharashtra

3	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.
3.1	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 Boundaries 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: 15,94,093.50 (Rs. Fifteen Lacs Ninety Four Thousand Ninety Three and Paisa Fifty Only), EMD: 1,59,409.35 (Rs. One Lac Fifty Nine Thousand Four Hundred Nine and Paisa Thirty Five Only)	
4	Name Of The Borrowers & Guarantors : Mr. Saurabh Ashok Wajurkar and Mrs. Meghana Saurabh Wajurkar	Amount Due Rs.19,88,971.00 (As per demand notice dated 28/09/2023) and interest there on.
4.1	Property No. 1 (Symbolic Possession) All that Piece & Parcel of land situated at Mouza Kosara, Tahsil & Distt. Chandrapur, Survey No. 35/2B, Plot No. 3, Total Area 685.00 Sq.Mtr. and Undivided Share of Land 48.928 Sq. Mtr. and Super Builtup Area 75.51 Sq. Mtr. Builtup Construction Area 60.160 Sq. Mtr. of Flat No. T-2, C-Wing, Siddhi Nagari, On Third Floor, within the limits of Gram panchayat Kosara, Tah. & Dist. Chandrapur, Registration District and Sub District Chandrapur, Tah & Dist. Chandrapur. Boundaries : To the East : Land of Survey No. 38. To the West : Layout Plot No.2 & 9 Mtr. Road, To the North : Flat No. T-1, To the South : Flat No. T-3. Reserve Price: Rs. 9,85,243.50 (Rs. Nine Lacs Eighty Five Thousand Two Hundred Forty Three and Paisa Fifty Only), EMD: Rs. 98,524.35 (Rs. Ninety Eight Thousand Five Hundred Twenty Four and Paisa Thirty Five Only)	
5	Name of the Borrowers & Guarantors: Mr. Rajendra Nanaji Chamalwar	Amount Due Rs: 15,77,906.00 (As per demand notice dated 13/07/2023) and interest there on.

Branch: Katol Road, Nagpur

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

6	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.
6.1	Property No. 1 (Symbolic Possession): All that piece & parcel of Residential Apartment "Azaan 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. 18,32,175.00 (Rs. Eighteen Lacs Thirty Two Thousand One Hundred Seventy Five Only), EMD: 1,83,217.50 (Rs. One Lac Eighty Three Thousand Two Hundred Seventeen and Paisa Fifty Only).	
7	Name Of The Borrowers & Guarantors : Mr. Syed Khusrau Waqar	Amount Due Rs. 18,70,000/- (As per demand notice dated 28/10/2021) and interest there on.
7.1	Property No. 1: (Physical Possession): All that piece & parcel of Flat No. T-30, 3rd Floor, R.V. Enclave II (Madina Apartment), Plot No. 44 & 45, N.M.C. House No.1245/A/44-45/TF/303, Ward No.61, Bearing Kh. No. 269, C.S. No. 1183, Sheet No.539/94, Mouza Zingabai Takli, Rathod Layout, Near Kids World School, Anant Nagar, Tah & District Nagpur. Reserve Price: Rs. 15,67,485.00 (Rs. Fifteen Lacs Sixty Seven Thousand Four Hundred Eighty Five Only), EMD : Rs. 1,56,748.50 (Rs. One Lac Fifty Six Thousand Seven Hundred Forty Eight and Paisa Fifty Only)	
8	Name of the Borrowers & Guarantors: Mr. Santosh S/o Ramlal Kuril	Rs.26,85,019.80 (As per demand notice dated 16/08/2018) and interest there on.

8.1 Property No. 1 (Symbolic Possession)

All that piece & parcel of Apartment / Flat No. A-1, on 1st floor, building known & styled as "Azaan Heights" on Plot No. 119-A, N.M.C. House No. 236/A/119/A, Ward No. 61, City Survey No. 1297, Sheet No. 533/93, Mouza - Zingabaitakli, in the layout of Shramik Co-op. Housing Society Ltd. situated in Yogendra Nagar, Near Jafar Nagar & Blue Diamond School, Tah. & Dist. Nagpur.

Reserve Price: Rs. 21,78,550.00 (Rs. Twenty One Lacs Seventy Eight Thousand Five Hundred Fifty Only), EMD : Rs. 2,17,855.00 (Rs. Two Lacs Seventeen Thousand Eight Hundred Fifty Five Only)

Branch: Gandhibagh, Nagpur

318, P.O. Road, Nanga Putla Chowk, Gandhibagh, Nagpur, Maharashtra.

9	Name of the Borrowers & Guarantors: Mr. Jayant Dilip Dhomne Mrs. Meena Dilip Dhomne, Mrs. Mayuri Jayant Dhomne, M/s. Ishant Marketing	Amount Due Rs. (1) 8,28,307.00 (1) 8,30,604.46 (3) 8,42,090.80 (4) 11,62,598.00 (As per demand notice dated 03.10.2018, 05.10.2018, 05.10.2018 & 03.12.2018) and interest there on
9.1	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. 25,90,290.00 (Rs. Twenty Five Lacs Ninety Thousand Two Hundred Ninety Only), EMD: Rs. 2,59,029.00 (Rs. Two Lacs Fifty Nine Thousand Twenty Nine Only)	

Branch: Bhandara (eAB) Branch, Bhandara

Gandhi Chowk, Main Road, Bhandara-441904/Maharashtra

10	Name Of The Borrowers & Guarantors: Mrs. Rajani Karunakar Pidthal and Mr . Karunakar rajratan pidthal	Amount Due Rs. 10,47,783.49 (As per demand notice dated 04.12.2019) and interest there on
10.1	Property No. 1 (Physical Possession) All that piece & parcel of Residential Flat No. 620/3, 3rd Floor, Lalit Apartment, Plot No. 38, Layout On Old Land Survey No. 92,93,94,95,96,97,98, New Land Survey No. 96/6, PH No. 2, Neharu Ward, Mouza Gadegaon, Tah Lakhani, Dist Bhandara. Built Up Area: 70.63 Sq. Mt. (760.00 Sq. Ft.). Boundaries : East-Residence of Mr. Anand Rao Hatwar On Plot No. 37, West- Flat No. 620/4, North-6.00 Mt. Wide Road, South-Open Plot of Mr. Bisen & Others. Reserve Price: Rs. 6,61,648.50 (Rs. Six Lacs Sixty One Thousand Six Hundred Forty Eight and Paisa Fifty Only), EMD: Rs. 66,164.85 (Rs. Sixty Six Thousand One Hundred Sixty Four and Paisa Eighty Five Only)	

Branch: NIT, Nagpur

Station Road, NIT Building, Sadar PO Nagpur, Maharashtra

11	Name of the Borrowers & Guarantors: Mr. Anil Govind Sharma, Mrs. Sangeeta Anil Sharma	Amount Due Rs. 6,15,304.28 (As per demand notice dated 16.10.2021) and interest there on.
11.1	Property No. 1 (Symbolic Possession): All that piece & parcel of Apartment No. 201, On 2nd Floor, in Wing 'O' in Cluster "4" out of the complex to be known & styled as "Kanchan Ganga" bearing KH Nos. 121,175, 194/1, 194/2, 194/3, 194/4, & 194/5, PH No. 49, Mouza Mondha, situated at Village Mondha, Hingna Road, Tah Hingna, Dist Nagpur. Super Built Up Area: 41.807 Sq. Mt. Bounded as under East:-Flat no 202 West:- Other wing North:-Marginal Space and road South:-Flat no 202. Reserve Price: Rs. 10,32,750.00 (Rs. Ten Lacs Thirty Two Thousand Seven Hundred Fifty Only), EMD: Rs. 1,03,275.00 (Rs. One Lac Three Thousand Two Hundred Seventy Five Only)	

12	Name of the Borrowers & Guarantors: Sushma Nagesh Dhurve	Amount Due Rs. 12,16,673.50 (As per demand notice dated 09.07.2015) and interest there on.
12.1	Property No. 1 (Symbolic Possession) All That Piece & Parcel Of Flat No 205 & 206 Second Floor Jaidev 1 Apartments Plot No 67 Mahadeo Nagar Shivneri Hills Layout Opp Ramkrishna Hall Near Vishram Lawn Village Lawa Via Dattawadi Tah Distt Nagpur. Reserve Price: Rs. 6,05,200.00 (Rs. Six Lacs Five Thousand Two Hundred Only), EMD: Rs. 60,520.00 (Rs. Sixty Thousand Five Hundred Twenty Only)	

Branch : Shanti Nagar (UMFB)

1/2/13 Mahesh Nagar, Shanti Nagar, Nagpur, Maharashtra 440009

13	Name of the Borrowers & Guarantors: Mrs Kavita Ashok Yadav	Amount Due Rs.12,12,406/- (As per demand notice dated 05/12/2023) and interest there on.
13.1	Property No. 1: (Symbolic Possession): All that Piece & Parcel House No. 668, Ward No. 40, Circle No. 12/18, City Survey No. 450 and 452, Sheet No. 122, Mouza Nagpur, Off Shanti Nagar Bastawri, Behind Lanjewar Flour Mill, Near Yadav Colony Itwari, Nagpur Tahsil And District Nagpur. Boundaries : East- Road, West- House and Nala, North - House of Shri. Bondre and Kishnu Paonkar, South- House of Shri. Vithal Padole. Reserve Price: Rs. 22,95,000/- (Rs. Twenty Two Lacs Twenty Five Thousand Only), EMD: Rs. 2,29,500/- (Rs. Two Lacs Twenty Nine Thousand Five Thousand Only)	