यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India undertaking

**REGIONAL OFFICE, NAGPUR**
**34/2, Ashirwad Commercial Complex**
**Central Bazar Road, Ramdaspeth**
**Nagpur-440010**

# 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) & 9(1) of the Security Interest (Enforcement) Rule, 2002.**

Notice 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 said on **"As is where is", "As is what is" and "Whatever there is"** on the below mention date 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: Chhota Bazar, Chandrapur**
**Kamla Sadan, Chhota Bazar, Chandrapur, Maharashtra-442401. Contact No: 9372140780**

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| 1 | **Name of the Borrowers & Guarantors:**<br>**Mr.Koushik Dhirajlal Dawda** | **Amount Due: Rs.16,89,975.23/-**<br>**(As per demand notice dated 04.05.2026) and interest there on.** |
| | | **Encumbrance- Not Known to bank** |
| 1.1 | **Property No. 1 (Symbolic Possession)** : All that piece & parcel of land An undivided share and interest of undivided share of land area 31.29904 Sq. Mts. in all that piece and parcel of land bearing Plot No. 108, area 1064.17 Sq. Mts. out of total area 7985.00 Sq. Mts, together with the entire R.C.C. Superstructure comprising of Flat No. T-305 on third floor covering a built up area 65.03 Sq. Mts. (Carpet area 48.071 Sq. Mts.) excluding the common area and facilities such as stairway, parking, lobby etc, in the building being constructed on the said plot named Risha Residency Wing-C, situated Near Pathanpura Gate, Pathanpura Ward, Nazul Mohalla Samadhipura, Mouja-Chanda, Tq and dist- Chandrapur, the flat being bounded as under: On the East- Building wing D, On the west- Passage and staircase, On the north- Other Land, On the south- Flat no T-306 on third floor<br>**Reserve Price: Rs.23,48,000/-**<br>**(Rupees Twenty Three Lakh Forty Eight Thousand Only)** | **EMB: Rs.2,34,800/-**<br>**(Rupees Two Lakh Thirty Four Thousand Eight Hundred 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: 28/10/2026 (12 Noon to 5 pm)**

**Branch: Wadi , Nagpur**
**Ground Floor Plot, Popular Society Wadi, Amravati Road, Wadi, Nagpur, Maharashtra-440023. Contact No: 8369458330**

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| 2 | **Name of the Borrowers & Guarantors:**<br>**1) Mrs. Sheela Anup Pashine**<br>**2) Mr. Anup Ashok Pashine** | **Amount Due: Rs.25,12,255.83/-**<br>**(As per demand notice dated 16/05/2026) and interest there on.** |
| | | **Encumbrance- Not Known to bank** |
| 2.1 | **Property No. 1 (Symbolic Possession):** All that Piece & Parcel of ALL THAT R.C.C Superstructure Comprising Shop No. PM/S-07, Ground Floor, Building known as Panch Minar Apartments, on piece and parcel of land malik Makbuza, Total Built up area of Shop block 14.2407 Sq.Mtrs. Kh.No.72/1, 73/1, City Survey No.2066/1, Sheet No.216/40, NMC House No.599/B/5/7, Ward No.60 situated at Chitnavis Layout, Tah. and Dist. Nagpur Bounded: East-Panchgiri Apartment, West-Chindawada Road, North-Kher Bunglow, South-Building No. 1 & 2.<br>**Reserve Price: Rs.23,45,150/-**<br>**(Rupees Twenty Three Lakh Fourty Five Thousand One Hundred Fifty Only)** | **EMB: Rs.2,34,515/-**<br>**(Rupees Two Lakh Thirty Four Thousand Five Hundred Fifteen 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: 13/11/2026 (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 : 05/10/2026 Place :Nagpur**

**Authorised Officer, Union Bank of India**