



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 proviso 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 Authorized 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 28/01/2026, 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: Asset Recovery Branch, Nagpur.

Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur, Contact No: 9423456034

1.	Name of the Borrowers & Guarantors: M/s. Annapurna Trading Company Prop/ Guarantor: Mr. Ritesh Kumar Singh Mr. Rakesh Kumar Singh, Mrs. Nutan Rakesh Singh	Amount Due Rs. 6,39,42,613.78 (As per demand notice dated 03.10.2018) and interest there on
1.1	Property No. 1 (Physical Possession) All that piece & parcel of Apartment No. 101, having building up area of 47.608 sq mtr (super built up area 76.444 sq mtr) on first floor in the building named and styled as "Indrajeet Palace" constructed on Plot No 14 & 15 total admeasuring 521.75 sq mtr (5616.11sq ft) out of the layout of Utkarsh Gruh Nirman Sahakari Sanstha Maryadit, Nagpur being a portion of entire land bearing Kh No 175/1, Mouza Zingabai Takli, City Survey No 2, Sheet No 1036/2, Ph No 11, situated in Ward No 61, Corporation House No 620-A/14 and 620-A/15, Utkarsh Society, Near Dharampeth Mahila Bank, Zingabai Takli, Tah & Dist Nagpur. Owner: Mrs. Nutan Rakesh Singh. Boundaries of Plot No. 14: East: Government Land, West: Plot No. 15, North: Layout, South: 25 Ft. Wide Road. Boundaries of Plot No. 15: East: Plot No. 14, West: Plot No 16, North: Layout, South: 25 Ft. Wide Road. Reserve Price: Rs. 21,80,000.00 (Rupees Twenty One Lakh Eighty Thousand Only), EMD: Rs. 2,18,000.00 (Rupee Two Lakh Eighteen Thousand Only)	
1.2	Property No. 2 (Physical Possession) All that piece & parcel of Apartment No. 201, having building up area of 47.608 sq mtr (super built up area 76.444 sq mtr) on Second floor in the building named and styled as "Indrajeet Palace" constructed on Plot No 14 & 15 total admeasuring 521.75 sq mtr (5616.11sq ft) out of the layout of Utkarsh Gruh Nirman Sahakari Sanstha Maryadit, Nagpur being a portion of entire land bearing Kh No 175/1, Mouza Zingabai Takli, City Survey No 2, Sheet No 1036/2, Ph No 11, situated in Ward No 61, Corporation House No 620-A/14 and 620-A/15, Utkarsh Society, Near Dharampeth Mahila Bank, Zingabai Takli Tah & Dist Nagpur. Owner: Mrs. Nutan Rakesh Singh. Boundaries of Plot No. 14: East: Government Land, West: Plot No. 15, North: Layout, South: 25 Ft. Wide Road. Boundaries of Plot No. 15: East: Plot No. 14, West: Plot No. 16, North: Layout, South: 25 Ft. Wide Road. Reserve Price: Rs. 21,80,000.00 (Rupees Twenty One Lakh Eighty Thousand Only), EMD: Rs. 2,18,000.00 (Rupee Two Lakh Eighteen Thousand Only)	
1.3	Property No. 3 (Physical Possession) All that piece & parcel of land bearing Plot No. 31,32,44,45 out of which Plot No. 31 admeasuring 1500 sq ft (139.354 sq mt), Plot No.32 admeasuring 1500 sq ft (139.354), Plot No 44 admeasuring 1575 sq ft (146.32 sq mt), Plot No.45 admeasuring 1875 sq ft (174.19 sq mt) total area of four Plots admeasuring 6450 sq ft (599.21 sq mt) and having construction 200 sq ft (18.58 sq mt) situated at Mouza Bhokara, Ph No. 12A, bearing survey No. 106/1, 113/2 in the layout of Mahalaxmi Housing Society Ltd, back side of Eden Garden Restaurant, Off Chindwara Road, Mouza Bhokara, Within the limits of Grampanchayat Bhokara, Tah Nagpur (Rural), Dist Nagpur. Owner: Mr. Rakesh Singh. Boundaries of Plot No.31 & 45: East: Road, West: Road, North: Plot No.32 & 44, South: Plot No. 30 & 46. Boundaries of Plot No.32 & 44: East: Road, West: Road, North: Plot No.33 & 43, South: Plot No. 31 & 45. Reserve Price: Rs. 76,76,000.00 (Rupees Seventy Six Lakh Seventy Six Thousand Only), EMD: Rs. 7,67,600.00 (Rupee Seven Lakh Sixty Seven Thousand Six Hundred Only)	
1.4	Property No. 4 (Physical Possession) All that piece & parcel of land bearing Plot No 224, admeasuring 135 sq mtr (1453.14 Sq Ft) being a portion of Kh No 67/1, Mouza Bokhara Ph No 12-A in the layout of Padmalay Gruha Nirman Sahakari Sanstha Maryadit Bhokara, Opposite to Ramnath City, Off Chindwara Road, Mouza Bhokara, within the limits of NMC, Tah Nagpur (Rural), Dist Nagpur. Owner: Mr. Rakesh Singh. Boundaries: East: Plot No. 231, West: Road, North: Plot No. 223, South: Plot No. 225. Reserve Price: Rs. 17,30,000.00 (Rupees Seventeen Lakh Thirty Thousand Only), EMD: Rs. 1,73,000.00 (Rupee One Lakh Seventy Three Thousand Only)	
1.5	Property No. 5 (Physical Possession) All that piece & parcel of land bearing Plot No 234, admeasuring 135 sq mtr (1453.14 Sq Ft) being a portion of Kh No 67/1, Mouza Bokhara Ph No 12-A in the layout of Padmalay Gruha Nirman Sahakari Sanstha Maryadit Bhokara, Opposite to Ramnath City, Off Chindwara Road, Mouza Bhokara, within the limits of NMC, Tah Nagpur (Rural), Dist Nagpur. Owner: Mr. Rakesh Singh. Boundaries: East: Road, West: Plot No. 221, North: Plot No. 235, South: Plot No. 233. Reserve Price: Rs. 17,30,000.00 (Rupees Seventeen Lakh Thirty Thousand Only), EMD: Rs. 1,73,000.00 (Rupee One Lakh Seventy Three Thousand 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
28/01/2026 (12 pm to 5 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit

<https://www.unionbankofindia.co.in/auction-property/view.auction-property.aspx>

PSB Alliance Pvt. Ltd. (<https://baanknet.com>)

Note: 1. 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.
2. (GST/TDS shall be payable as per applicable Government rule by purchase of sale of Movable/Immovable Assets)

Date: 10/01/2026

Place: Nagpur

Authorized Officer
UNION BANK OF INDIA