



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 **29/08/2025**, 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 - GONDIYA Bhopche Bhavan Balaghat Road Gondiya

1.	Name of the Borrowers & Guarantors: Mr. Chandra Kishore Bedre	Amount Due Rs. 17,33,430.80 (As per demand notice dated 15.10.2024) and interest there on.
1.1	Property No. 1 (Symbolic Possession) All that piece and parcel of Residential building on Plot No. 3B, Radhakrishna Colony, Angur Bagicha Road, Katangi Kala, Property No. 2/194, Ward No. 5, old Survey No. 84/1/B, New Survey No. 84/1/4, P.H. No. 41, Mouza- Katangi Kala, Tahsil & District- Gondia, Maharashtra. Reserve Price: Rs. 15,73,350/- (Rupees Fifteen Lakh Seventy Three Thousand Three Hundred Fifty Only) EMD: Rs. 1,57,335/- (Rupees One Lakh Fifty Seven Thousand Three Hundred Thirty Five Only)	

BRANCH - WARORA Building No.261, Plot No.3188, Kamgar Chowk, Warora, Chandrapur, Maharashtra

2.	Name of the Borrowers & Guarantors: Mr. Ravindra Tulsiram Kulmethe	Amount Due Rs. 16,10,872 (As per demand notice dated 13.12.2023) and interest there on.
2.1	Property No. 1 (Symbolic Possession) All That Piece & Parcel of Plot No 09, Property No 1455, Survey No 177, P H No 16, Mouza Khanji Situated At Mokashe Layout Sai Park, Mahagada Road, Khanji, Warora, Tah Warora Dist Chandrapur Maharashtra. Reserve Price: Rs. 16,35,400/- (Rupees Sixteen Lakh Thirty Five Thousand Four Hundred Only) EMD: Rs. 1,63,540/- (Rupees One Lakh Sixty Three Thousand Five Hundred Forty Only)	

3.	Name of the Borrowers & Guarantors: Mr. Yogesh Anandrao Tajne, Smt. Sulochana Anandrao Tajne & Mr. Shubham Kishor Chambhare	Amount Due Rs. 7,02,775.18 (As per demand notice dated 25/10/2024) and interest there on.
3.1	Property No. 1 (Symbolic Possession) All That Piece & Parcel of Plot Bearing Plot No. 5, Survey no 290/2, Malmata No 1540, 1541, Admeasuring Total Plot Area 157.50 Sq.Mt. (1695.33 Sq.ft.) And Resedential Building Thereon Situated Near Water filter tank at Ambedkar layout, Shivaji Ward, Within limits of Warora Nagar Parishad, Mouza Warora, Tah Warora, Dist Chandrapur in the name of Mrs. Sulochana Anand Tajane. BOUNDARIES: East:- 6 Mtr. Layout Road, West:- Plot No. 6, North:- Plot No 4, South:- 12 Mtr. Layout Road. Reserve Price: Rs. 15,03,650/- (Rupees Fifteen Lakh Three Thousand Six Hundred Fifty Only) EMD: Rs. 1,50,365/- (Rupees One Lakh Fifty Thousand Three Hundred Sixty Five Only)	

BRANCH - RAMTEK Ramtek Branch Opp. Sai Mandir, Tahasil Office Road, Nagpur, Maharashtra - 441106

4.	Name of the Borrowers & Guarantors: Mr. Chindu Mahadev Thakare	Amount Due Rs. 7,87,044 (As per demand notice dated 19/11/2024) and interest there on.
4.1	Property No. 1 (Symbolic Possession) All that piece and parcel of the House Plot/Property bearing G.P.House Property No.114. admeasuring area 500 sq.ft. (46.46 at Mouza sq.mtr.), situated Kirnapur, within the limits of Ward No.1 of Gat Gram Panchayat, Kirnapur (Chokhala- Wadegaon), P.C.No.46. Tahsil Ramtek. Registration Sub-District, Ramtek, District Nagpur and bounded as under:- East By - the House owned by Smt. Yamuna Upase, West:- By the Cement Road, North:- By the Tar Road, South:- House of Chindu Thakre. Reserve Price: Rs. 4,18,200/- (Rupees Four Lakh Eighteen Thousand Two Hundred Only) EMD: Rs. 41,820/- (Rupees Forty One Thousand Eight Hundred Twenty Only)	

BRANCH - KAMPTEE Plot No 1 Opp City Hospital Kalamna Road Ranala Kamptee

5.	Name of the Borrowers & Guarantors: Pratham Trading Co. Prop. Mr. Hiwraj Baburao Bopche	Amount Due Rs. 24,39,352.02 (As per demand notice dated 14/10/2024) and interest there on.
5.1	Property No. 1 (Symbolic Possession) All pieces and parcel of Property Details: R.C.C. Superstructure consisting of Shop/Chamber bearing Chamber no 2, Covering a Super Built up area admeasuring 11.07 sq mtrs (i.e.119.15 sq ft) & (Actual total admeasuring 13.935 sq mtrs (i.e. 150.00 sq ft) (As per Sale Deed), situated on the Ground Floor in the Building to be named and styled as "CHAITANYA APARTMENT" Together with the proportionate undivided share and interest in All that piece and parcel of Malik Makbuza Freehold Land Bearing T.S.No 1555, 1556, 1556-A, corporation House Nos. 924, 925 & 926" total admeasuring 302.95 sq mtrs. (i.e. 3621.00 sq. ft.), of Mouza: Nagpur, bearing city Survey No 327, Sheet No 173, Ward no. 31 (Old) (New Ward No. 50), situated at jagnath Road, Bhavsar Chowk, Nagpur, situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur and the said chamber bounded as under :- Boundary of Chamber No. 2, East- Chamber no. 1/Kashmir Handloom, West - Chamber no 3/ of Bhagwat, North - Chamber Nos. 4 & 5, South - Road. Reserve Price: Rs. 25,50,000/- (Rupees Twenty Five Lakh Fifty Thousand Only) EMD: Rs. 2,55,000/- (Rupees Two Lakh Fifty Five Thousand Only)	

E-Auction Date and Times
29/08/2025 (12 Noon To 5 Pm)

Last Date Of EMD: shall be deposited before participation in the auction process

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: 26/07/2025
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA