

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

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) RULES, 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**", "**WHATEVER THERE IS**" AND "**WITHOUT RECOURSE BASIS**" on **Dated 30.12.2025** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E- Auction through website : <https://baanknet.com> on **30.12.2025** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E- Auction through website :<https://baanknet.com>

Date & Time of Auction: 30.12.2025 at 12.00 PM to 05.00 P.M.

Lot No.	A) Name of the Borrower B) Name of the Branch C) Description of Property D) Name of the Owner/s	A) Reserve Price in Rupees B) Earnest Money Deposit (EMD) in Rupees C) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical																
1	<p>A). Kiran Agencies. B) Asset Recovery Management branch. C). Lot No.1:- All That Piece & Parcel Of Open Plots Bearing No.149,150,151,152 & 153 Total Admeasuring (1040.75 Sqmtr) Equivalent To 11202.63 Sq Ft) In The Layout Of Shri Vastu Vihar Developers On Land Bearing Survey No 37, 38, 40,41,42,43, & 46 At Mauza Murarpur With Class-I Occupancy Rights, Patwari Halka No 76, Gram Panchayat Ruikhairy, Tahsil Nagpur (Rural, Dist; Nagpur).</p> <table border="1"> <thead> <tr> <th>PLOT NUMBER</th><th>AREA – SQ. MTRS.</th></tr> </thead> <tbody> <tr><td>149</td><td>219.20</td></tr> <tr><td>150</td><td>164.80</td></tr> <tr><td>151</td><td>164.80</td></tr> <tr><td>152</td><td>164.80</td></tr> <tr><td>153</td><td>327.20</td></tr> <tr><td>TOTAL</td><td>1040.75</td></tr> </tbody> </table> <p>D). Abhinav Kiran Somaiwar.</p>	PLOT NUMBER	AREA – SQ. MTRS.	149	219.20	150	164.80	151	164.80	152	164.80	153	327.20	TOTAL	1040.75	<p>a). Rs.21,00,000.00 b). Rs.2,10,000.00 c). Rs.21,000.00</p>	<p>Rs.16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350 of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038389 Rajesh Kumar - 8088980811</p>	Not known to AO. Open Plots.		
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2	<p>A). Kiran Agencies. B) Asset Recovery Management branch. C). LOT NO.2.:- All that piece and Parcel of Open plots bearing No 154,155,156,157,158, and 159 total admeasuring 1379.05 Sq Mtrs (Equivalent to 18488 Sq Ft) in the Layout of Shri Vastu Vihar Developers on land bearing Survey No 37,38,40,41,42,43, and 46 at mauza Murarpur with Class-I occupancy Rights, Patwari Halka No 76, Gram panchayat Ruikhairy, Tahsil Nagpur (Rural, Dist; Nagpur).</p> <table border="1"> <thead> <tr> <th>PLOT NUMBER</th><th>AREA – SQ. MTRS.</th></tr> </thead> <tbody> <tr><td>154</td><td>364.50</td></tr> <tr><td>155</td><td>185.40</td></tr> <tr><td>156</td><td>185.40</td></tr> <tr><td>157</td><td>185.40</td></tr> <tr><td>158</td><td>185.40</td></tr> <tr><td>159</td><td>273.00</td></tr> <tr><td>TOTAL</td><td>1379.05</td></tr> </tbody> </table> <p>d). Abhinav Kiran Somaiwar.</p>	PLOT NUMBER	AREA – SQ. MTRS.	154	364.50	155	185.40	156	185.40	157	185.40	158	185.40	159	273.00	TOTAL	1379.05	<p>a). Rs.41,00,000.00 b). Rs. 4,10,000.00 c). Rs. 41,000.00</p>	<p>Rs.16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350 of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038389 Rajesh Kumar - 8088980811</p>	Not known to AO. Open Plots.
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Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> of Service Provider Indian Banks Auction Properties Information baanknet Portal.

The intending bidders must have valid e-mail id to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>.