



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 10.09.2026 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: Chhota Bazar, Chandrapur

Address At: Kamla Sadan, Chhota Bazar, Chandrapur, Maharashtra-442401. Contact No: 9372140780

1.	Name of the Borrowers & Guarantors : Mr. Koushik Dhirajlal Dawda	Amount Due : Rs. 16,89,975.23/- (As per demand notice dated 04.05.2026) and interest thereon. 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 Reserve Price : Rs. 23,48,000/- (Rupees Twenty Three Lakh Forty Eight Thousand Only)	EMD : Rs. 2,34,800/- (Rupees Two Lakh Thirty Four Thousand Eight Hundred Only)

Branch - Nagpur (3771) (Dharampeth Branch)

Address At: Plot No. 2, Yashodhan, WHC Road, Nagpur, Maharashtra - 440010. Contact No: 8355803771

2.	Name of Borrowers & Guarantors : M/s. Rabbitwood Retail Private Limited 2) Vishwaraj Achhapeliya 3) Rahul Anil Multani; Guarantors 4) Nikita Dharmesh Madhani 5) P. Sravanthi 6) Anil Narayandas Multani	Amount Due Rs. 3,26,49,790.93/- (As per demand notice dated 01/01/2026) and interest thereon ENCUMBRANCE - Not Known to Bank
2.1	Property No. 1 (Symbolic Possession) : All piece and parcel of Residential Flat at Raintree Park, Walnut Block, Door No. 34-91, RS No. 213/A1, 213/B1, 214/1, 217, 216/2, Unit No. 716, 7th Floor, Namburu, Pedakkakani Mandal, Guntur District. Boundaries: East-Corridor, West-Open to Sky, North-Unit No. 715, South- Unit No. 717 Reserve Price : Rs. 41,86,500.00 (Rupees Forty One Lakh Eighty Six Thousand Five Hundred Only) EMD : Rs. 4,18,650.00 (Rupees Four Lakh Eighteen Thousand Six Hundred and Fifty Only)	

Branch: Katol Road, Nagpur

Address At: Katol Road, Nagpur, Maharashtra-440013. Contact No: 9137645810

3.	Name of the Borrowers & Guarantors : M/S. GS TIRES Mr. Gurmeetsingh Gurucharansingh Chandok	Amount Due : Rs. 49,60,993.22/- (As per demand notice dated 17.04.2026) and interest thereon. ENCUMBRANCE - Not Known to Bank
3.1	Property No. 1 (Symbolic Possession) : All that piece and parcel of the entire RCC Superstructure comprising Apartment / Flat No S-1, on the second floor, in the building named and styled as "Ganga Enclave", built up area 64.565 Sq. Mtrs and 883.704 sq. ft. Super built up area, Municipal Corporation House No 2158/310 comprising in Plot No 310 together with undivided 03.908 % in Plot No 310, Indora Housing Accommodation Scheme of Nagpur Improvement Trust, Mouza Nari, City Survey No 458, sheet No 417/91, within the limits of the Nagpur Improvement Trust and Nagpur Municipal Corporation Tahsil and District Nagpur and bounded over as under : On East: Plot no 309 & 311, On West: Road, On North: Road, On South: Road Reserve Price : Rs. 22,46,600/- (Rupees Twenty Two Lakh Forty Six Thousand Six Hundred Only)	EMD : Rs. 2,24,660/- (Rupees Two Lakh Twenty Four Thousand Six Hundred Sixty Only)

Branch: Narendra Nagar, Nagpur

At: House No. 1794/46, Ward No. 15, 46 Satkar Suyog Nagar Square, Nagpur, Maharashtra-440013. Contact No: 8369757460

4.	Name of the Borrowers & Guarantors : M/S. Rajkalp Resort, 1) Kranti Rajendra Lohakare 2) Chetan Mukteshwar Ambade	Amount Due : Rs. 19,76,868.28/- (As per demand notice dated 04.12.2025) and interest thereon. ENCUMBRANCE - Not Known to Bank
4.1	Property No. 1 (Symbolic Possession) : SCHEDULE-A All That Piece and parcel of Land bearing Commercial Plot No 81, 82, 83, 84, 85, 86, 87, 88, and 89 total admeasuring 902.75 Sq. Mtrs, Situated in the Layout of Survey No. 24, Land bearing P.H. No. 2, Survey No. 24 at Mouza Rengabodi in Tah Chimir and Dist Chandrapur and Land of Survey 24 is bounded as under: East: Road, West: Land of Shri Bablu Awari, North Land of Plot No. 45, South: Land of Plot No. 23 & 12/2 SCHEDULE-B All That Piece and parcel of NA (Residential) Lands bearing Plot No 8 admn 111.00 Sq. Mtrs, Plot No 15 admn 102 Sq. Mtrs, Plot No 16 admn 120.00 Sq. Mtrs, Plot No 26 admn 112.50 Sq. Mtrs, Plot No 27 admn 116.25 Sq. Mtrs, Plot No 40 admn 120.00 Sq. Mtrs, Plot No 41 admn 118.12 Sq. Mtrs, Plot No 56 admn 108.75 Sq. Mtrs, Plot No 57 admn 136.00 Sq. Mtrs, Plot No 73 admn 146.62 Sq. Mtrs and Plot No 74 admn 140.00 Sq. Mtrs located in layout carved on land admeasuring 2.30 Hectare R, situated in the Layout of Survey No. 24, Bhogwatdar Class 1 rights, Jama Rs. 3.50 Land bearing P. H. No. 2, Survey No. 24 at Mouza Rengabodi in Tah Chimir and Dist Chandrapur and land of Survey 24 is bounded as under: - East: Road, West Land of Shri. Bablu Awari, North: Land of Plot No. 45, South: Land of Plot No. 23 & 12/2 Reserve Price : Rs. 22,62,700/- (Rupees Twenty Two Lakh Sixty Two Thousand Seven Hundred Only)	EMD : Rs. 2,26,270/- (Rupees Two Lakh Twenty Six Thousand Two Hundred Seventy Only)

Branch: Wadi, Nagpur

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

5.	Name of the Borrowers & Guarantors : 1) Mr. Anup Ashok Pashline 2) Mrs. Sheela Anup Pashline	Amount Due : Rs. 24,43,776.89/- (As per demand notice dated 06.03.2026) and interest thereon. ENCUMBRANCE - Not Known to Bank
5.1	Property No. 1 (Symbolic Possession) : All the pieces and parcel of that R. C. C Superstructure Shop No. B-17 covering a Built up area of 20.635 Sq. Mts. (OR 222.13 Sq. Fts.) at Basement Floor of the Building to be known and styled as "UTKARSH NIRMAN", standing on ALL THAT Piece and parcel of land containing by admeasurements 45640 Sq. Fts., being the portion of the land bearing Kharsa No. 83/2 of MOUZA - WADPAKHAD, bearing City Survey No. 471. Sheet No. 15, Together with 0.175% proportionate undivided share and interest in land on which the said building is standing, situated at Opposite Mangalwari Road, Sadar. Nagpur, bearing Corporation House No. 151/B/11, Ward No. 63, within the limits of Nagpur Municipal Corporation. Tahsil and District Nagpur and bounded as under: Boundaries of the shop: East: P.W.D. Bungalow and Compound, West: Road, North: Road, South: Property of Dr. Rangilal Reserve Price : Rs. 33,58,000/- (Rupees Thirty Three Lakh Fifty Eight Thousand Only)	EMD : Rs. 3,35,800/- (Rupees Three Lakh Thirty Five 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:
10.09.2026 (12 pm 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 (ONE) week before date of E-auction to avoid last minute rush.

Date: 01/08/2026

Authorized Officer
UNION BANK OF INDIA