



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 **10/04/2026** 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-RAMTEK IN FRONT OF SAI MANDIR TAHSIL ROAD RAMTEK RAMTEK NAGPUR

1.	Name Of The Borrowers & Guarantors: Swapnil Wamanrao Katukale & Harish Wamanrao Katukale	Amount Due : Rs.6,99,592/- (As per demand notice dated 10/07/2025) and interest there on.
1.1	Property No. 1(SYMBOLIC possession): All that Piece & Parcel of House Plot/Property bearing N.P. Property No. 224,C.T.S. No. 2109/1,Sheet No. 18,Admeasuring area area 47.70Sq.Mtr.,Situated at Mouza Ramtek,Ramaleshwar Ward,Ramtek,within the limits of Nagar Parishad Ramtek, Mouza No 309,P.C. No. 37,Tahasil Ramtek, Registration Sub-District Ramtek, District Nagpur Maharashtra -441106 Boundaries:- East:-By the Property owned by Shri Sanjay Tate, West:- By The Road, North:-By the Property owned by shri Sanjay tete, South:-By property jointly owned by Smt. Meena Devanand Katukale and Other Reserve Price: 12,92,000/- (Rupees Twelve lakh ninety two thousand Only), EMD: 1,29,200/- (Rupees One lakh twenty nine thousand two hundred Only)	

BRANCH:WARDHA SHASTRI CHOWK, NEAR RLY STATION, WARDHA,442001,STATIONROAD,WARDHA MAHARASHTRA

2.	Name Of The Borrowers & Guarantors: Mr.Manoj Tarachand Hirani & Mr.Premchand Girdharilal Hirani	Amount Due : Rs. 10,37,875.82 (As per demand notice dated 20/10/2025) and interest there on.
2.1	Property No. 1(symbolic possession): All the pieces and parcel Flat No.205,Second floor,Admeasuring-839 Sq.ft. Sai prasad Apartment,Constructed on Plot no 15,16 And 17bearing survey no 192 ,T.S. No 19,Mouza Bargaon (Meghe), Situated at Balaji Nagar,Beside Turak Lawn,Wardha Tahasil and district Wardha Boundaries: East:- Margin space of building, West:-Flat no 201, North:-Flat no 206, South:-Flat no 204 Reserve Price: 11,40,700/- (Rupees Eleven lakh forty thousand seven hundred Only), EMD: 1,14,070/- (Rupees One lakh fourteen thousand seventy Only)	

Branch- Umred Kannamwar Comm.Complex,Umred,441203,Umred,Nagpur,Maharashtra

3.	Name Of The Borrowers & Guarantors: Borrower: M/s Mata Bhagirathi Rice Mills ,PROP manta Aniruddha thakre Aniruddha thakre Pandurang thakre	Amount Due : Amount Due Rs. 1,54,26,546.65/- (As per demand notice dated 08/05/2025) and interest there on.
3.1	<p>3. Description of Immovable secured assets to be Sold: All that piece and parcel of land bearing Plot No.6, total admeasuring area 195.16 Sq.Mtr. and Plot No.7, total admeasuring area 238.38 Sq.Mtr. of Non Agri. Survey No. 809, Nagar Panchayat property No.637, P.H.No. 78, Mauza- Bhiwapur, Within the limit of Nagar Panchayat Bhiwapur. Tah -Bhiwapur. Dist. Nagpur. Boundaries of Plot No.6 as per Sale Deed, ON THE EAST-Bhiwapur-Nakshi Road. ON THE WEST-Open Land of Plot No.4. ON THE NORTH-Open Land of Plot No.5. ON THE SOUTH-Open Land of Plot No.7. Boundaries of Plot No.7 as per Sale Deed, ON THE EAST-Bhiwapur-Nakshi Road, ON THE WEST -Open Land. ON THE NORTH-Open Land of Plot No.6 and 4. ON THE SOUTH-Open Land of Plot No.8.</p> <p>& All that piece and parcel of land bearing Plot No.4, total admeasuring area 176.50 Sq. Mtr. and Plot No.5, total admeasuring area 195.16 Sq. Mtr. of Non Agri. Survey No. 809, Nagar Panchayat property No.622 and 4060, P.H.No.78, Mauza- Bhiwapur, Within the limit of Nagar Panchayat Bhiwapur, Tah-Bhiwapur, Dist. Nagpur. Boundaries of Plot No.4 as per Sale Deed, ON THE EAST-Plot No.5 and 6. ON THE WEST-Field of Shri. Janbandhu. ON THE NORTH-Lay-out Road. ON THE SOUTH-Plot No.7. Boundaries of Plot No.5 as per Sale Deed, ON THE EAST-Bhiwapur-Nakshi Road, ON THE WEST-Plot No.7. ON THE NORTH-Lay-out Road. ON THE SOUTH-Plot No.6. Plus Additional Plant Machinery And Tools As Mentioned Below)</p> <p>Description of Machinery 1) Color Sorter-1 Nos 2) Air Compressor & Receiving Tank-1 Nos 3) Air Compressor in dismantle condition-1 Nos 4) Elevator in dismantle condition-01 Nos 5) Elevator-8 Nos 6) Rubber Sheller-1 Nos 7) Rice Grader-01 Nos 8) Rice Whitener-02 Nos 9) Gravity Paddy Separator-1 Nos 10) Electrical & Control Panel-LS Reserve Price: 1,38,68,425 (Rupees One crore thirty eight lakh sixty eight thousand four hundred twenty five Only), EMD: 13,86,843/- (Rupees Thirteen lakh eighty six thousand eight hundred forty three Only)</p>	

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

Date & Time Of E-Auction: 10/04/2026
(12 NOON To 5 Pm)

For Detailed Terms And Condition Of The Sale And Registration And Login And Bidding Rules Visit
<https://baanknet.com/ebkray.in>

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 : 08/03/2026
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA