यूनियन बैंक ऑफ इंडिया Union Bank of India

Regional Office Nagpur
34/2 Ashirwad Commercial Complex, Central Bazar Road, Ramdaspeth, Nagpur-10

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 **13/10/2026** 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: MUL ROAD CHANDRAPUR
GROUND FLOOR NO 107/63A PRESTIGEPLAZA CHANDRAPUR MUL ROAD CHANDRAPUR

1.	**Name Of The Borrowers & Guarantors: Mr. Kamalakar Narayan Sheote & Mrs. Girija Kamalakar Sheote**	**Amount Due: Amount Due Rs 19,63,938.74 (As per demand notice dated 14/01/2025) and interest there on.**
		Encumbrance- Not Known to bank
1.1	**Property No. 1(Symbolic possession):** All that piece & parcel of undivided share of land & construction thereon situated at First Floor Flat No. F 1 Wing 4 Riddhi Nagari Township – 2 Mouza Wandhari T. S. No 4within the limits of Grampanchayat Wandhari, Tah. And District Chandrapur Survey No. 96/2 Layout Plot No 4 Built up area 62.40 Sq Mtrs. and super built up area 81.84 Sq Mtrs **Boundaries of Plot No.4:** North: space of Survey no 98, South: 9 meters layout road, East: layout plot no 5, West: layout plot no 3 **Boundaries of Flat No F-1:** North: space of Survey no 98, South: 9 meters layout road, East: layout plot no 5, West: Layout Plot No 35 **Reserve Price: Rs. 10,25,865/- (Rupees Ten lakh twenty five thousand eight hundred sixty five Only) EMD: Rs. 1,02,586/- (Rupees One lakh two thousand five hundred eighty six Only)**	
2	**Name Of The Borrowers & Guarantors: Rajesh Rushiji Kawale Vaishali Rajesh Kawale**	**Amount Due: Amount Due Rs. 19,19,242.00 (As per demand notice dated 01/03/2023) and interest there on.**
		Encumbrance- Not Known to bank
2.1	**Property No. 1 (Symbolic possession):** All pieces and parcel of undivided share of 2 (Nos. Flat No. 5 i.e. Second Floor, Wing 5, in Residential housing scheme named & styled as "RIDDHI NAGAR TOWNSHIP-2" admeasuring built up area 62.40 Sq Mts(671.668 Sq ft), along with undivided share of land of 57.17 Sq mts (615.87 Sq ft) constructed on land bearing Plot No. 5, diverted Sy no 96/2, TS no 04, Chincha-a Village, Mouza Wandhari Tahsil Chandrapur & District Chandrapur Boundaries Boundaries: North: Other Land, South: 9 mtr wide Layout Road, East: Lay out Plot No 6, West: Lay out Plot No 4 **Reserve Price Rs. 11,49,631/- (Rupees Eleven lakh forty nine thousand six hundred thirty one Only) EMD: Rs. 1,14,963/- (Rupees One lakh fourteen thousand nine hundred sixty three Only)**	

BRANCH- NAGPUR (DHARAMPETH)
ADDRESS AT PLOT NO.2, YASHODHAN, WHC ROAD, NAGPUR, MAHARASHTRA – 440010.

3.	**Name Of The Borrowers & Guarantors: M/S Rabbitwood Retails Private Limited, 2)Vishwaraj Ashhapeliya 3)Rahul Anil Multani & Guarantors 4) Nikita Dharmesh Madnani 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 there on.**
		Encumbrance- Not Known to bank
3.1	**Property No. 1 (Symbolic possession):** All piece and parcel of Residential Flat at Raintree Park, Walnut Block, Door No. 34-91-R S No 213/A1,213/B1, 214/1,217,216/2 Unit No. 716, 7th floor, Namburu, Pedakakani Mandal, Guntur District bounded as North – Unit No 715, South – Unit No 717, East – Corridor and West – Open to sky. **Reserve Price Rs. 37,67,850/- (Rupees Thirty seven lakh sixty seven thousand eight hundred fifty Only) EMD: Rs. 3,76,785/- (Rupees Three lakh seventy six thousand seven hundred eighty five Only)**	
3.2	**Property No. 2 (Symbolic possession):** Open Residential Plot admeasuring 1062.605sq yds at RS no. 754, Near Door No 12-7, Venkatapuram Village, Eluru Block – 2, Eluru Mandal, West Godavari District, Andhra Pradesh bounded as North – Vacant Land, South – Vacant Land, East – Vacant Land, West – 40 Fts. Wide Road. Property owned by Guarantor Mrs. Pathuri Sravanthi **Reserve Price: Rs. 1,32,08,400/- (Rupees One crore thirty two lakh eight thousand four hundred Only) EMD: 13,20,084/-(Rupees Thirteen lakh twenty thousand eighty four Only)**	
3.3	**Property No. 3 (Symbolic possession):** Residential Land admeasuring 686.00 Sq Yds with G+4 Floors RCC structure at RS no. 754, Near Door No 12-7, Venkatapuram Village, Eluru Block – 2, Eluru Mandal, West Godavari District, Andhra Pradesh bounded as North – Panta Bode, South – Road, East – Panta Bode, West – Road. Property owned by Guarantor Mrs. Pathuri Sravanthi **Reserve Price: Rs. 1,01,52,000/- (Rupees One crore one lakh fifty two thousand Only) EMD: 10,15,200/- (Rupees Ten lakh fifteen thousand two hundred Only)**	

BRANCH- KATOL ROAD
KATOL ROAD, NAGPUR, MAHARASHTRA-440013.

4.	**Name Of The Borrowers & Guarantors: M/s G S TIRES Mr. Gurmeetsingh Gurucharansingh Chandok**	**Amount Due: Rs 49,60,793.22/- (As per demand notice dated 17/04/2026) and interest there on.**
		Encumbrance- Not Known to bank
4.1	**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 : WARDHA
SHASTRI CHOWK, NEAR RLY STATION, WARDHA, STATIONROAD,WARDHA MAHARASHTRA 442001.

5.	**Name Of The Borrowers & Guarantors: Mr.Manoj Tarachand Hirani & Mr Premchand Girdharilal Hirani**	**Amount Due: Amount Due Rs. 10,37,875.82 (As per demand notice dated 20/10/2025) and interest there on.**
		Encumbrance- Not Known to bank
5.1	**Property No.1 (Symbolic possession)** All the pieces and parcel Flat No 205,Second floor,Admeasuring 839 Sq ft. Saiprasad Appartment,Constructed on Plot no 15,16 And 17bearing survey no 192/15 No 19,Mouza Borgaon (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 : Rs. 10,26,630/- (Rupees Ten lakh twenty six thousand six hundred thirty Only) EMD: Rs. 1,02,663/- (Rupees One lakh two thousand six hundred sixty three Only)**	

BRANCH- SEMINARY HILLS SHOP NO. F 1-3, 6-8 GOVINDA GOURKHEDE CO SEMINARY HILLS,KHASRA NO. 91/1, HAZARI PAHAD ROAD NAGPUR MAHARASHTRA

6.	**Name Of The Borrowers & Guarantors: Mr. Vivek Jeewanlal gupta & Mrs Rekha vivek gupta**	**Amount Due: Rs. 12,41,251.69 (As per demand notice dated 04/05/2023) and interest there on.**
		Encumbrance- Not Known to bank
6.1	**Property No.1(Symbolic possession)** ALL THAT PIECE & PARCEL MALIK MAQBOOJA NAGPUR MUNICIPAL HOUSE BEARING NO 199 admeasuring area 69.56 Sq Mtrs or 748.74 Sq Ft (Area about 96.619 Sq Mtrs or 1040.625 Sq Ft on site) ward no 41 situated at Raut Chowk Lalganj Nagpur Tah & Dist Nagpur Sheet No 121 City Survey No 117 Mouza NAGPUR within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust including all rights of easements, accruing arising or flowing thereof Tah. and Dist Nagpur Flat property details: All that RCC superstructure comprising APARTMENT No G-02 situated on Ground Floor admeasuring Carpet Area 48.063 Sq Mtrs and total Super Built up area 57.480 Sq Mtrs. which includes One Kitchen with Rooms, WC and Bath covered Balcony Area and stair case premium area and common area together with Lift, Premium Area, Share in Parking, lobby and other area together with 10.51% undivided share in land in the Plot area of the aforesaid Municipal Corporation House 199 containing by admeasuring area 69.56 sq Mtrs or 748.74 Sq ft (Area about 96.619 sq. Mtrs or 1040.625 Sq ft on site) Ward no 41 Situated at Raut Chowk, lalganj, Nagpur Sheet No 121, City Survey No 117 mouza NAGPUR Within the local limits of the Nagpur municipal Corporation and the Nagpur improvement trust including all rights of easements & rights, accruing arising or flowing thereof in "ALL MODIFICATIONS" and RIGHTS the same is bounded as per Plan 1) On East House of Mr. Nanusaw Chawda 2) On West House of Mr. Muslman 3) On North: Lane & house of Mr. Shivjiya Bairagi 4) On South Ganesh Mangal Karalaya & House of Mr. Nanusaw Chawda **Reserve Price: Rs. 12,76,830/- (Rupees Twelve lakh seventy six thousand eight hundred thirty Only) EMD: Rs. 1,27,683/- (Rupees One lakh twenty seven thousand six hundred eighty three 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: 13/10/2026 (12 noon 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 week before date of E-auction to avoid last minute rush.

Date: 20/09/2026, Place: Nagpur

Authorized Officer, UNION BANK OF INDIA

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