



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 provision 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 Authorised 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 15.07.2025, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit are also mentioned hereunder:

Branch: Gandhibagh, Nagpur
318, P.O. Road, Nanga Pulla Chowk, Gandhibagh, Nagpur, Maharashtra.

1	Name of the Borrowers & Guarantors: Mr. Jayant Dilip Dhomne Mrs. Meena Dilip Dhomne, Mrs. Mayuri Jayant Dhomne, M/s. Ishant Marketing	Amount Due : 3/10/2018 & RS 826307.00 Jayant D Dhomne 5/10/2018 & RS 842091.00 Mayuri J Dhomne 5/10/2018 & 830604.00 Meena J Dhomne 03/12/2018 & 1162598 Ishant Marketing
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1.1 Property No. 1 (Physical Possession)
All that piece and parcel of Residential Apartment/Flat No. M-301, 3rd Floor, "Vishal Palace", Pothi Galli, New Itwari, Near ICICI Bank, Branch Itwari, approaching New Itwari Road, within the limits of NMC & NIT, House No. 826, Ward No. 31, Circle No. B/13, Sheet No. 173, City Survey No. 540, Tah & Dist Nagpur. Super Built Up Area- 64.203 Sq. Mtr. (891.00 Sq. Ft.) **Boundaries:** East-House of Mr. Kathade, West-House of Mr. Sharad Ghatge, North-House of Mr. Dilip R. Dhomne, South-Galli.
Reserve Price: Rs. 23,31,261.00 (Rs. Twenty Three Lacs Thirty One Thousand Two Hundred Sixty One Only), EMD: Rs. 2,33,126.00 (Rs. Two Lacs Thirty Three Thousand One Hundred Twenty Six Only)

Branch: Civil Lines,
Maharashtra State Education Board, Bhavan T Marg, Nagpur, Maharashtra 440001

2	Name of the Borrowers & Guarantors: Anand Madhukarrao Ghotkar, Vaishali Anand Ghotkar	Amount Due Rs. 17,40,934.40 (As per demand notice dated 18/01/2024) and interest there on.
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2.1 Property No. 1 (Symbolic Possession): Description of immovable secured assets to be Sold :-
Apartment No. C-201 on Second Floor, "KRUSHNAN NAGARI", "Block B" "Wing D", Kh. No. 113/1, P. S. K. No. 37, Municipal Corporation House No. 120/07700200197136/N, Ward No. 77, Situated at Near Narsala Grampanchayat Nagpur, New Narsala Bus Stop, New Narsala Road, Nagpur, Mouza - Narsala, Tah. Nagpur (Rural) & Dist. Nagpur - 440034. **Boundaries:** East - Krushnam Nagari Block A, West - Krushnam Nagari Block B, North - Khasara No 117, South - Khasara No 112.
Reserve Price : Rs. 18,22,000.00 (Rs. Eighteen Lacs Twenty Two Thousand Only), EMD: Rs. 1,82,200.00 (One lac Eighty Two Thousand Two Hundred Only)

Branch: Gokulpeth, Nagpur
NIT Complex, West High Court Road, Gokulpeth, Nagpur.

3	Name of the Borrowers & Guarantors: Mr. Sameer Ratan Verma	Amount Due Rs. 5,89,484.34 (As per demand notice dated 02.03.2020) and interest there on.
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3.1 Property No. 1 (Symbolic Possession)
All that piece and parcel of Apartment No. 404, 4th Floor, Building Known & Styled As Vijaya Apartment-5, Plot No. 60& 66, Survey No. 12/3, 12/4, PH No. 38, Mouza Ghogli, situated in Swami Dham Nagari, Ghogli-Besa Road, Tah Nagpur (Rural), Dist Nagpur. Super Built Up Area: 75.583 Sq. Ml. (813.57 Sq. Ft.). **Boundaries:** East-Plot No. 65, West-Flat No. 403, North-Road, South-Flat No. 401.
Reserve Price: Rs. 14,64,300.00 (Rs. Fourteen Lacs Sixty Four Thousand Three Hundred Only), EMD: Rs. 1,46,430.00 (Rs. One Lac Forty Six Thousand Four Hundred Thirty Only)

Branch : Seminary Hills Branch
Shop No. F-1/2/3/6/7/8, Govinda Gourkhe Complex (First Floor), KH No 91/1, Hajiripahad, Seminary Hills, Nagpur.

4	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.
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4.1 Property No. 1: (Physical Possession) :
ALL THAT PIECE & PARCEL MALIK MAOBOOJA 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 sit), 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 57.430 Sq Mtrs, which includes One Kitchen with Rooms, W.C. and Bath covered Balcony Area and staircase 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 sit) 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 easementary rights, accruing arising or flowing thereof in "MEMOON HEIGHTS" and FIGHTS the same is bounded as per Plan.
1) On East House of Mr. Nanusaw Chawda 2) On West-House of Mr. Musliman 3) On North-Lane & house of Mr. Shourya Bairagi 4) On South Ganesh Mangal Karalaya & House of Mr. Nanusaw Chawda
Reserve Price: Rs. 13,13,250/- (Rs. Thirteen Lacs Thirteen Thousand Two Hundred Fifty Only), EMD : Rs. 1,31,325/- (Rs. One Lac Thirty One Thousand Three Hundred Twenty Five Only)

Branch : Savner, Nagpur
In Front of Telephone Exchange, Main Road Saoner, Nagpur - Maharashtra

5	Name of the Borrowers & Guarantors: Rajesh Suresh Bhagal	Amount Due Rs. 48,78,179.00/- (As per demand notice dated 20-05-2024) and interest there on.
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5.1 Property No. 1 (Physical Possession)
All that piece and parcel of mouza ajani shendi house property no 280 ph no 280 ph no 35 total area is 3600 sq ft tah saoner dist Nagpur ward no 1 tah saoner dist Nagpur East house of gulab patilkar West : road North:road South : house of patrakar.
Reserve Price : Rs. 16,04,715.00 (Rs. Sixteen Lacs Four Thousand Seven Hundred Fifteen Only), EMD : Rs. 1,60,471.00 (Rs. One Lac Sixty Thousand Four Hundred Seventy One Only)

Branch : Wadi, Nagpur
Plot No.50, Near Kailash Petrol Pump, Amravati Road, Wadi, Dist Nagpur - 440023

6	Name Of The Borrowers & Guarantors: Manoj Tukaram Songerva and Rakhi Manoj songerva	Amount Due Rs. 11,07,725 (As per demand notice dated 13.10.2021) and interest there on
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6.1 Property No. 1 (Physical Possession)
NIT Leasehold Tenament No. F/14, City Survey No. 101, Kh. No. 319/1, 2, House No. 112B/C/D/F/14, Sheet No. 248, Ward No. 20, Situated Near K.D.K. College, Vyanktesh Nagar Nandardwan Nagpur, Mouza Nagpur, Within The Limit Of Nmc & Nit, Waliodha Street Scheme, Tah. - & Dist. - Nagpur.
Reserve Price : Rs. 11,76,000.00 (Rs. Eleven Lacs Seventy Six Thousand Only), EMD: Rs. 1,17,600.00 (Rs. One Lac Seventeen Thousand Six Hundred Only)

Branch : Tiroda, Dist : Gondia
Shahid Mishra Ward, Ward No. 14, Vinoba Bhawe Ward, Tiroda, Dist. Gondia, Maharashtra

7	Name of the Borrowers & Guarantors: M/s Om Garments, Prop: Mr. Om Prakash Mure	Amount Due Rs. 5,01,903/- (As per demand notice dated 11-05-2025) and interest there on.
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7.1 Property No. 1 (Symbolic Possession)
All that piece & parcel of Residential Building Ground And First Floor, Only On Land Survey No 98, P. H No 14, Property No 2147, Mouja Tiroda, Tah Tiroda, Dist Gondia.
Reserve Price: Rs. 8,64,795.00 (Rs. Eight Lacs Sixty Four Thousand Seven Hundred Fifty Only), EMD: Rs. 86,479.00 (Rs. Eighty Six Thousand Four Hundred Seventy Only)

Branch: Chandrapur (eAB), Chandrapur
G. Floor - S No. 107/63A-1, Prestige Plaza, Vivek Nagar, Mul Road, Chandrapur, Maharashtra. Contact No. 8830979236

8	Name of the Borrowers & Guarantors: Mr. Panikaj Meninath Nagdeote	Amount Due Rs. 3,79,870.00 (As per demand notice dated 15.09.2017) and interest there on.
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8.1 Property No. 1 (Symbolic Possession)
All that Piece & Parcel of Survey No 1431 out of that Plot No. 2 Area 180.00 Sq. Mt. and Plot No. 3 Area 220.00 Sq. Mt. Vidya Nagar, Armoni - Gadchiroli Chandrapur Highway (S.H.No.7), Mouza Saoli, Tah Saoli, Dist Chandrapur. **Boundaries:** East Layout 9.00 Mt. Wide Road, West. (Other Layout) Tar Road, North Layout Plot No. 1, South Survey No. 1432.
Reserve Price: Rs. 6,40,050.00 (Rs. Six Lacs Fourty Thousand Fifty Only), EMD: Rs. 64,005.00 (Rs. Sixty Four Thousand Five Only)

Branch: Bhandara (eAB), Bhandara
Gandhi Chowk, Main Road, Bhandara. Contact No. 9970572417

9	Name of the Borrowers & Guarantors: Mrs. Rajni Karunakar Pidathal, Mr. Karunakar Rajratan Pidathal	Amount Due Rs. 10,47,783.49 (As per demand notice dated 04.12.2019) and interest there on.
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9.1 Property No. 1 (Symbolic Possession)
All that piece & parcel of Residential Flat No. 620/3, 3rd Floor, Lalit Apartment, Plot No. 38, Layout On Old Land Survey No. 92,93,94,95,96,97,98, New Land Survey No. 96/6, PH No. 2, Neharu Ward, Mouza Gadegaon, Tah Lakhani, Dist Bhandara. Built Up Area: 70.63 Sq. Mt. (760.00 Sq. Ft.) **Boundaries:** East-Residence of Mr. Anandrao Hatwar On Plot No. 37, West-Flat No. 620/4, North-6.00 Mt. Wide Road, South-Open Plot of Mr. Bisen & Others.
Reserve Price: Rs. 8,16,850.00 (Rs. Eight Lacs Sixteen Thousand Eight Hundred Fifty Only), EMD: Rs. 81,685.00 (Rs. Eighty One Thousand Six Hundred Eighty Five Only)

Last Date of 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:
15.07.2025 (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 the date of E-auction to avoid last minute rush.

Date : 27.06.2025

Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA