



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 - Seminary Hills

At: Shop No. F 1-3, 6-8, Govinda Gourkhede Complex, Seminary Hills, Khasra No. 91/1, Hazari Pahad Road, Nagpur - 440006.
Email ID: ubin0560707@unionbankofindia.bank.in, Contact No: 9764998291

1.	Name of 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 thereon	ENCUMBRANCE - Not Known to Bank
1.1	Property No 1 (Physical 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 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. Muslman 3) On North- Lane & House of Mr. Shourya Bairagi 4) On South Ganesh - Mangal Karalaya & House of Mr. Nanusaw Chawda Reserve Price: Rs. 14,18,699.00 (Rupees Fourteen Lakh Eighteen Thousand Six Hundred Ninety Nine Only) EMD: Rs. 1,41,869.00 (Rupees One Lakh Forty One Thousand Eight Hundred Sixty Nine Only)		

Branch - Wardha

At: Shastri Chowk, Near Railway Station, Station Road, Wardha - 442001, Maharashtra
Email ID: ubin0806340@unionbankofindia.bank.in, Contact No: 9422915144

2.	Name of Borrowers & Guarantors : 1) Mr. Manoj Tarachand Hirani 2) Mr. Premchand Girdharilal Hirani	Amount Due Rs. 10,37,875.82/- (As per demand notice dated 20/10/2025) and interest thereon	ENCUMBRANCE - Not Known to Bank
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 & 17 bearing Survey No 192, T.S. No 19, Mouza No 100, Bargaon (Meghe), Situated at Balaji Nagar, Beside Taruk Lawn, Wardha Tahsil and District Wardha, Boundaries: North - Flat No. 206, South - Flat No. 204, East - Margin space of building, West - Flat No. 201 Reserve Price: Rs. 11,40,700.00 (Rupees Eleven Lakh Forty Thousand Seven Hundred Only) EMD: Rs. 1,14,070.00 (Rupees One Lakh Fourteen Thousand Seventy 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: 12/08/2026
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA