



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 **30.07.2025**, 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 : Tiroda, Dist : Gondia
Shahid Mishra Ward, Ward No. 14, Vinoba Bhawe Ward, Tiroda, Dist. Gondia, Maharashtra

1	Name of the Borrowers & Guarantors: Chandrakishore Bedre	Amount Due Rs. 16,00,023.00 (as per demand notice 13/12/2023) and interest there on.
1.1	Property No. 1(Symbolic Possession): All that piece and parcel of Residential building on Plot No. 3B, Radhakrishna Colony, Angur Bagicha Road, Katangi Kala, Property No. 2/194, Ward No. 5, old Survey No. 84/1/B, New Survey No. 84/1/4, P.H. No. 41, Mouza- Katangi Kala, Tahsil & District - Gondia, Maharashtra. Reserve Price : Rs. 15,73,350.00 (Rs. Fifteen Lacs Seventy Three Thousand Three Hundred Fifty Only), EMD: 1,57,335.00 (Rs. One Lacs Fifty Seven Thousand Three Hundred Thirty Five Only)	

Hingna Branch
Manklal Baug Bldg. Bazar Rd. Hingna (Raipur), Dist. Nagpur, Hingna, Maharashtra

2	Name of the Borrowers & Guarantors: Mahesh Bhojraj Maske	Amount Due Rs. 17,33,430.80 (as per demand notice 15/10/2024) and interest there on.
2.1	Property No. 1(Symbolic Possession): All that piece & parcel of i.e. Residential house at plot no 51, Kh No 66/1 , in the layout of Sai Krupa Swagruh Sukh Nirman Sanstha Ltd. Nagpur PH No 44 Mouza Somalwada City survey No 518 Sheet No 687 House No 3473/A/51 Tah and District Nagpur and construction thereon and Plot is bounded by - East: Plot No 52, West : Plot No 50, North : 50 Ft Road, South : Plot No 54 Reserve Price : Rs. 76,50,500.00 (Rs. Seventy Six Lacs Fifty Thousand Five Hundred Only), EMD : 7,65,050.00 (Rs. Seven Lacs Sixty Five Thousand Fifty Only)	

Warora Branch
Building No. 261, Plot No. 3188, Kamgar Chowk, Warora, Chandrapur, Maharashtra

3	Name of the Borrowers & Guarantors: Ravindra Tulsiram Kulmethe	Amount Due Rs. 16,10,872.00 (as per demand notice 13.12.2023) and interest there on.
3.1	Property No. 1 (Symbolic Possession): All that piece & parcel of Plot No 09, Property No. 1455, Survey No. 177, P.H. No. 16, Mouza Khanji, Situated at Mokashe Layout, Sai Park, Mahagada Road, Khanji Warora, Tah. Warora, Dist. Chandrapur, Maharashtra. Reserve Price : Rs. 16,35,400.00 (Rs. Sixteen Lacs Thirty Five Thousand Four Hundred Only), EMD : Rs. 1,63,540.00 (Rs. One Lac Sixty Three Thousand Five Hundred Fourty 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:
30.07.2025 (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