



**बँक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**

नागपुर अंचल / Nagpur Zone "महाबँक भवन", सितारबर्डी, नागपुर - ४४००१२ "Mahabank Bhavan", Sitabuldi, Nagpur - 440012  
टेलीफोन / Telephone: 0712-2545020/21/29  
ई-मेल / E-mail: cmrecovery\_nag@mahabank.co.in



**POSSESSION NOTICE [Rule 8(1)]**

Whereas, the undersigned being the Authorised Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement Security Act, 2002 and in exercise of power conferred under Section 13(1) read with rule 8 of the security interest (Enforcement) Rules, 2002 issued demand notice on the date mentioned against the account as stated herein after calling upon them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers/ guarantors and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) read with Rule 8 of the said rules.

The borrowers in particular, guarantors and the public in general are hereby cautioned not to deal with the below mentioned property and any dealing with the property will be subject to the charge of Bank of Maharashtra or the amount (and interest) due thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Borrowers /Guarantors And Branch	Outstanding Amount	Demand Date
1.	<b>1. M/s. Style Paradise Ms. Priti Atul Tambekar Borrower, Proprietor and Guarantor</b> Impresia Central Bhagwaghara 101, 1st Floor, Near Trafficpark Dharampeth, Dominoz, Near Trafficpark Dharampeth, Nagpur, 440010 <b>Also At:</b> Plot No 81 Shiv Sunder Nagar Dahan Ghat Road Dighori Nagpur 440034 <b>Branch: Mirchi Bazar Branch 526</b>	Rs.21,60,957.00 (Rupee Twenty One Lakhs Sixty Thousand Nine Hundred Fifty Seven Only) plus other charges at applicable ROI w.e.f. 20/12/2025	20/12/2025 <b>Date of possession taken</b> 07.03.2026
<b>The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows :-</b> All that piece and parcel of land bearing Plot No. 3-A total admeasuring 1100 Sq. Fts. OR 102,192 Sqr. Mtrs. (As per Sale deed) and 98.05 Sqr. Mtrs. (As per Release Letter of NIT), alongwith existing and future construction thereon, on - the land bearing Khasra No. 33/6, P.H. No. 34, having City Survey No. 211, Sheet No.384/38 of Mouza - Dighori, in Gruh the layout laid down by Adivasi Samaj Unnati Gruh Nirman Sahkari Sanstha Maryadit, Nagpur situated at Mouza Dighori, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 21 and Nagpur Improvement Trust, Tahasil and District Nagpur and same is bounded as under :- On The East : Road, On The West- Khasra No.33/5, On The North- Plot No.3, On The South: Plot No.4 And Hypothecation of stock and book debts			
2.	<b>1. Ms. Sapna Rohan Mishra (Borrower)</b> Plot No. 77 Small Factory Area Bhandara, Bagadgani Nagpur, Maharashtra India 440008 <b>2. Mr. Satyam Rambhan Tiwari (Borrower)</b> Plot No.33, Samata Nagar, Nagpur Nani Road, Nagpur-440026. <b>Branch: Hudkeshwar Branch (1403)</b>	Rs.30,76,760.00 (Rupee Thirty Lakhs seventy Six Thousand Seven Hundred Sixty Only) plus other charges at applicable ROI w.e.f. 05/12/2025	08/12/2025 <b>Date of possession taken</b> 06.03.2026
<b>The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows :-</b> The undivided 1.954% share and interest in all that piece and parcel in Plot no. 353 in the scheme of NIT Eastern Industrial Area Street Scheme, having City Survey no. 395, Sheet no. 70, Corporation House no. 1252/353/306, of Mouza Chikhli (Deo), together with the entire R.C.C. superstructure comprising Apartment No. 306 covering a Built-up area of 67.756 Sq. Mtrs. on the Third Floor of the building constructed thereon to be known & styled as "Divya Yog", Ward no. 22, situated at Kalamna Chikhli Layout, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, in Tahsil and District Nagpur. Mortgaged by Borrower Mortgagors: - Mrs. Sapna Rohan Mishra and within the jurisdiction of the Joint Sub Registrar Office Nagpur and bounded as under: East: Plot no. 352; West: Road; North: Road and Plot no. 315; South: Road			
3.	<b>1. M/s. Ambrosia Chemicals &amp; Pharmaceuticals Private Limited (Borrower), 2. Mr. Laxman Dilipkumar Gupta (Director &amp; Guarantor), 3. Ms. Sunanda Umaji Padole (Director &amp; Guarantor), Vama Pharma, Plot No 2 Maroti Audyogik Vasahat, Wadi Nagpur, Nagpur 440023 <b>Also At:</b> Patrakar Nagar Mul Road Opp. Adarsh Petrol Pump Chandrapur 442401, <b>Also At:</b> Flat No.501, Plot No.69, Pratap nagar, Vidya Vihar Colony, Ranapratap Nagar, Nagpur-440022. <b>Also At:</b> Flat No.201, merit Shine Apartment, Chinchmalature Layout, Omkar Nagar, Nagpur-440027. <b>Branch: Narendranagar Branch (1141)</b></b>	Rs.1,04,94,373.00 (Rupee One Crore Four Lakhs Ninety Four Thousand Three Hundred Seventy Three Only) plus other charges applicable ROI w.e.f. 16/12/2025	16/12/2025 <b>Date of possession taken</b> 06.03.2026
<b>The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows :-</b> Hypothecation of stock, work in progress and receivables			
4.	<b>1. Ms. SR STEEL (Borrower) Ms. Sapna Rohan Mishra, (Proprietor)</b> Plot No. 77 Small Factory Area Bhandara, Bagadgani Nagpur, Maharashtra India 440008 <b>Branch: Hudkeshwar Branch (1403)</b>	Rs.25,68,685.00 (Rupee Twenty Five Lakhs Sixty eight Thousand Six Hundred eighty Five Only) plus other charges at applicable ROI w.e.f. 23/12/2025	23/12/2025 <b>Date of possession taken</b> 06.03.2026
<b>The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows :-</b> Hypothecation of Stock & Book Debts			

(Kaish Ahirwar)  
For Bank of Maharashtra,  
Chief Manager & Authorized Officer.

**Date: 10.03.2026,**  
**Place: Nagpur**

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The Financial Express

and Loksatta

**नगर पंचायत कार्यालय बाभुळगाव जि. यवतमाळ**

**निविदा सूचना**

**क्रमांक/नपबा/बांध. विभाग/१५७/२०२६ दिनांक: ०९/०३/२०२६**

मुख्याधिकारी नगर पंचायत बाभुळगाव जि. यवतमाळ यांचे वतीने नोंदणीकृत कंत्राटदाराकडून नगरपंचायत, बाभुळगाव हद्दीत विविध विकास कामेकरिता निविदा (ऑफलाईन) पद्धतीने दि. ०९/०३/२०२६ पासून दि. १६/०३/२०२६ पर्यंत मागविण्यात आली आहे. सदरच्या निविदाची सविस्तर माहिती नगर पंचायत नोटीस बोर्ड व बांधकाम विभाग येथे पाहण्यास उपलब्ध आहे.

स्वा/- स्वा/- स्वा/- स्वा/-  
सौ. संगीता सु. माळकुरे श्याम शि. जगताप मदिना परविन शब्बीर खान डॉ. पल्लवी सु. सोटे  
अध्यक्ष उपाध्यक्ष बांधकाम सभापती मुख्याधिकारी

**नगर पंचायत बाभुळगाव जि. यवतमाळ**

**यूनियन बँक ऑफ इंडिया Union Bank of India**

**ASSET RECOVERY BRANCH, NAGPUR**  
Shop No F-1/2/3/6/7/8, Govinda Gourkhe Complex (First floor), Khasra No 91/1, Hajariapahad, Seminary Hills, Nagpur-440006.

**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 **27/03/2026**, 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: Asset Recovery Branch, Nagpur.**

**Shop No.F-1/2/3/6/7/8, Govinda Gourkhe Complex (First Floor), KH No 91/1, Hajariapahad, Seminary Hills, Nagpur, Contact No: 9423456034**

1.	Name of the Borrowers & Guarantors: M/s Godavari Traders, 1. Mr. Amaral Jeswani , 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi Wd/o. Neharu Lalwani (b) Mr. Harsh S/o. Neharu Lalwani (c) Ms. Neha D/o. Neharu Lalwani (d) Ms. Riya D/o. Neharu Lalwani, 3. Mrs. Promila Amaral Jeswani, 4. Smt. Laxmi Neharu Lalwani (Guarantor)	Amount Due Rs. 7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on
1.1	Property No. 1 (Physical Possession) [Commercial Shop-106] All that piece & parcel of Corporate Office C0106 adm 15.56 Sq mt, on the First Floor in the Building known & styled as "Indira Arcade" Plot No 218, NMC House No 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D-Krishna & Dharmapeth Mahila Sahakari Bank, Tah 6 Dist Nagpur Reserve Price: Rs. 20,88,000.00 (Rupees Twenty Lakh Eighty Eight Thousand Only), EMD: Rs. 2,08,800.00 (Rupee Two Hundred Eight Thousand Eight Hundred Only)	
1.2	Property No 2 (Physical Possession) [Commercial Shop-107] All that piece & parcel of Corporate Office C0107 adm 15.56 Sq mt, on the First Floor in the Building known & styled as "Indira Arcade" Plot No 218, NMC House No 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D-Krishna & Dharmapeth Mahila Sahakari Bank, Tah 6 Dist Nagpur Reserve Price: Rs. 20,88,000.00 (Rupees Twenty Lakh Eighty Eight Thousand Only), EMD: Rs. 2,08,800.00 (Rupee Two Hundred Eight Thousand Eight Hundred Only)	
1.3	Property No 3 (Physical Possession) [Commercial Shop-108] All that piece & parcel of Corporate Office C0108 adm 49.10 Sq mt, on the First Floor in the Building known & styled as "Indira Arcade" Plot No 218, NMC House No 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D-Krishna & Dharmapeth Mahila Sahakari Bank, Tah 6 Dist Nagpur Reserve Price: Rs. 56,00,000.00 (Rupees Fifty Six Lakh Only), EMD: Rs. 5,60,000.00 (Rupee Five Lakh Sixty Thousand Only)	
1.4	Property No 4 (Symbolic Possession) [Commercial Shop-121] All that piece & parcel of Corporate Office C0121 adm 32.29 Sq mt, on the First Floor in the Building known & styled as "Indira Arcade" Plot No 218, NMC House No 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D-Krishna & Dharmapeth Mahila Sahakari Bank, Tah 6 Dist Nagpur Reserve Price: Rs. 36,83,000.00 (Rupees Thirty Six Lakh Eighty Three Thousand Only), EMD: Rs. 3,68,300.00 (Rupee Three Lakh Sixty Eight Thousand Three Hundred Only)	
1.5	Property No.5 (Symbolic Possession) [Flat] All that piece & parcel of flat No F2, having built up area adm. 61.77 sq.mtrs. First Floor, Layout Plot No. 37, TS No 11, New Survey no. 107/59, Mouza Deval Gopindpur, Rayatwari, Shastrinagar ward, Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries: East: Patel's Plot, West: Layout plot no. 36, North: 6.00 Layout Road, South: Mayur Flat. Reserve Price: Rs. 10,91,000.00 (Rupees Ten Lakh Ninety One Thousand Only), EMD: Rs. 1,09,100.00 (Rupee One Lakh Nine Thousand One Hundred Only)	
2.	Name of the Borrowers & Guarantors: Mrs Sangita Rajendra Maheshwari (Borrower) and Mr Ajay Dnyaneshwar Thakre (Guarantor)	Amount Due Rs. 27,48,264.93 (As per demand notice dated 29.03.2025) and interest there on
2.1	Property No. 1 (Physical Possession) [Flat] All that piece and parcel of equitable mortgage of the property situated at 405 residential apartment no 405(E) having total built up area of 511.22 sq mtr (550.272 sq ft) situated on 4th floor of building known as Maharaja Tower along with 2.152 % undivided share & interest. In all that piece & parcel of land bearing plot no 387/5 admeasuring area of 1187.53 sq mtr (12782.45 sq ft) bearing city survey no 101 sheet no 320 kh no 514ward no 10 of mouza Nagpur Corporation house no 776/405 situated at laib scheme of not krida Square Hanuman Nagar Nagpur. Reserve Price: Rs. 32,40,000.00 (Rupees Thirty Two Lakh Forty Thousand Only), EMD: Rs. 3,24,000.00 (Rupee Thirty Two Lakh Forty Thousand Only) Note : Encumbrance: An amount of ₹1,35,678/- (Rupees One Lakh Thirty Five Thousand Six Hundred Seventy Eight only) is outstanding towards Maharaja Tower Co-operative Housing Society Limited as on March 2026.	
3.	Name of the Borrowers & Guarantors: M/s Javeri Incorporation through its Prop. Mr. Gaurav Salilkumar Javeri (Borrower), Mr. Abhishek Salilkumar Javeri, Smt. Pushpadevi Salilkumar Javeri and Panmal Javeri (Guarantor)	Amount Due Rs. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and interest there on.
3.1	Property No. 1 (Physical Possession) [Flat] All that piece and parcel of apartment no F-1 Flat no 501-A fifth Floor of Acharaj Tower admeasuring super build up area 2913.25 Sq ft situated at Chhindawara Road Chhaoni Mouza Jaripatka Dist Nagpur Owned by Mr Gaurav Salilkumar Javeri Bounded By East- margin space then Road, West- Margin Space, North- Margin space, South- Margin Space Reserve Price: Rs. 11,80,000.00 (Rupees One Crore Eighteen Lakh Only) EMD: Rs. 11,80,000.00 (Rupees Eleven Lakh Eighty Thousand Only)	
3.2	Property No. 1 (Physical Possession) [Office Block] All that piece and parcel of Commercial Block No F-1, First Floor of Archraj Tower On Municipal House no 631/0+1 City Survey no 2480/1 Sheet No 60/56 Chalta No 369 Ward No 77 Admeasuring 1031.68 sq mt situated at Chhindawara Road, Chhaoni Mouza Jaripatka Dist Nagpur. Bounded By - East- Chindwara Road, West- Exide House, North- Acharaj Tower-1 South- Katol Road. Reserve Price: Rs. 65,85,500.00 (Rupees Sixty Five Lakh Eighty Five Thousand Five Hundred Only) EMD: Rs. 6,58,550.00 (Rupees Six Lakh Fifty Eight Thousand Five Hundred Fifty Only)	
3.3	Property No. 2 (Physical Possession) [Office Block] All that piece and parcel of Commercial Block No F2 First Floor of Archraj Tower On Municipal House no 631/0+1 City Survey no 2480/1 Sheet No 60/56 Chalta No 369 Ward No 77 Admeasuring 51.996 sq. mt. with terrace of 713 sq ft situated at Chhindawara Road, Chhaoni Mouza Jaripatka Dist Nagpur. Bounded By - East- Chindwara Road, West- Exide House, North- Acharaj Tower-1 South- Katol Road. Reserve Price: Rs. 46,33,500.00 (Rupees Four Six Lakh Thirty Three Thousand Five Hundred Only) EMD: Rs. 4,63,350.00 (Rupees Four Lakh Sixty Three Thousand Three Hundred Fifty Only)	
4.	Name of Borrower & Guarantor: Mr Mahesh vasant Dabholkar (Borrower) & Mr Vivek Dattatray Deshpande (Guarantor)	Amount Due Rs. 50,44,197.28 (As per demand notice dated 01.07.2019) and interest there on.
4.1	Property No. 1 (Symbolic Possession) [Flat] Apartment no A-101 First floor, Bhargavi Apartment, Navketan Co Op Hsg Society Swapnil Trisha Complex Buty Layout KH No 115/2 (Old kh 115/5) circle no 20 Division No 08 City Survey no 2151 sheet no 86 mouza Ambazari PSK 07 Tah Dist Nagpur Ward no 75. Boundaries- East: House of Ingle Bhole, Akre Saratkar, West- Savitri Apartment, North- Shivshali Apartment, South- Road. Reserve Price: Rs. 98,59,000.00 (Rupees Ninety Eight Lakh Fifty Nine Thousand Only) EMD: Rs. 9,85,900.00 (Rupees Nine Lakh Eighty Five Thousand Nine Hundred Only)	
5.	Name of Borrower & Guarantor: Mr. Swapnil Associates, Through its partners & personal Guarantor	Amount Due Rs. 80,42,663.55 (As per demand notice dated 01.07.2019) and interest there on.
5.1	Property No. 1 (Symbolic Possession) [Flat] All that piece and parcel of Apartment No C-701, 7th Floor of building no C, Jahnu, out of complex, Navketan Co-op Hosu Soc Swapnil Trisha KH- No 115/2 (Old No 115/5) Ward no 75 circle no 20 Div no 08, P S K 7 C S No 2151 sheet no 86 mouza Ambazari situated at laxmi Nagar, Near Siddhi Ganesh mandir, Nagpur & Bounded as under East- House of Bhole, West- Savitri Apartment, North- Shivshali Apartment, South- Road. Reserve Price: Rs. 1,08,00,000.00 (Rupees One Crore Eight Lakh Only) EMD: Rs. 10,80,000.00 (Rupees Ten Lakh Eighty Thousand Only)	
6.	Name of the Borrowers & Guarantors: M/s Maa Radhamohan Gurudev Industries through partner, Abdul Qayyum S/o Mohammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary and Sau Nurjahan Begum Mohd Sayeed (Consenter)	Amount Due Rs. 41,63,860.44 (As per demand notice dated 10.10.2024) and interest there on
6.1	Property No. 1 (Physical Possession) [Independent House] All that Piece and parcel of land bearing Survey /Gat no 76/2 Area 393.12 sq mtr as per computerize 7/12 i.e. 393.12 sq mtrs along with construction of House thereof bearing Malmatta No 545 Built up area 1148 Sq ft i.e. 106.69 Sq mtr as per namuna 8 situated at Mouza sirsi within the limit of Gram Panchayat Tahsil Panchayat tahsil & District Bhandara Siris. Bounded by East- land bearing to shri Bisan Madankar, West- Remaining land belongs to shri Mahadeo Madankar, North- Road, South- Remaining land belong to Shri Mahadeo Madankar. Reserve Price: Rs. 24,87,000.00 (Rupees Twenty Four Lakh Eighty Seven Thousand Only), EMD: Rs. 2,48,700.00 (Rupee Two Lakh Forty Eight Thousand Seven Hundred Only)	
7.	Name of the Borrowers & Guarantors: M/s Radhamadhav Agro Industries Pvt. Ltd, Mr Abdul Qayyum S/o Mohammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary, Ms Mayuri D/o Shubham Chaudhary (Guarantors)	Amount Due Rs. 52,24,044.81 (As per demand notice dated 10.10.2024) and interest there on
7.1	Property No. 1 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing: 1. Gat No 446/2/B/14, Plot No 1 Area 178.33 Sq Mtr as per Digital 7/12 extract i.e 178.43 Sq mtr about 1920.00 sq ft 2. Gat No 446/2/B/15, Plot No 9, Area 130.11 Sq Mtr as per Digital 7/12 extract i.e. 130.11 Sq mtr about 1400.00 Sq Ft 3. Gat No 446/2/B/16 Plot No 19 Area 143.44 Sq mtr as per Digital 7/12 extract i.e 143.44 sq mtr about 1608.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra. Reserve Price: Rs. 8,14,000.00 (Rupees Eight Lakh Fourteen Thousand Only), EMD: Rs. 81,400.00 (Rupee Two Eighty One Thousand Four Hundred Only)	
7.2	Property No. 2 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing- Gat No 446/2/B/12 Plot No 3 area 193.30 sq mtr as per Digital 7/12 extract i.e 193.30 sq mtr about 2080 Sq ft AND Gat No 446/2/B/13 Plot No 4 area 155.27 Sq Mtr as per Digital 7/12 extract i.e 155.57 Sq Mtrs about 1674.00 Sq Ft All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra. Reserve Price: Rs. 6,29,000.00 (Rupees Six Lakh Twenty Nine Thousand Only), EMD: Rs. 62,900.00 (Rupee Sixty Two Thousand Nine Hundred Only)	
7.3	Property No. 3 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing- Gat no 446/2/K/14 Plot no 7 area 134.29 sq mtr as per Digital 7/12 extract i.e 134.29 sq mtr about 1445.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra. Reserve Price: Rs. 3,03,000.00 (Rupees Three Lakh Three Thousand Only), EMD: Rs. 30,300.00 (Rupee Thirty Three Thousand Three Hundred Only)	
7.4	Property No. 4 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing- Gat No 446/2/A/12 Plot No 4 Area 151.30 Sq Mtr as per Digital 7/12 extract i.e 151.30 sq mtr about 1628.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price: Rs. 2,73,000.00 (Rupees Two Lakh Seventy Three Thousand Only), EMD: Rs. 27,300.00 (Rupee Twenty Seven Thousand Three Hundred Only)	
8.	Name of the Borrowers & Guarantors: M/s Sharad Mega Engineering and Services Through Proprietor Sharad Kumar Takbhare (Borrower) Guarntor: Mr Sanjay N Jagtap, Mr Raju N Jagtap, Mr Vijay N Jagtap, Mr Gopal N Jagtap, Mr Pankaj N Jagtap, Mrs. Sulochanabai N Jagtap, Mr Ranjana R Shinde.	Amount Due Rs. 1,58,75,700.70 (As per demand notice dated 04.02.2025) and interest there on.
8.1	Property No. 1 (Physical Possession) [Plot] All that piece and parcel of land bearing NA Plot No 1 admeasuring 217.87 sq mtr (2344.28 Sq Ft) situated at Mouza SARWADI Mouza No 108 Grampanchayat Sarwadi bearing Survey No 167 situated at Grampanchayat Sarwadi tahsil Karanja District Wardha. Property No. 2 (Physical Possession) [Plot] All that piece and parcel of land bearing NA Plot No 6A, Plot No 6B, Plot No 7A, Plot No 7B, Plot No 8, Plot No 6A,6B,7A,7B admeasuring 126 Sq mtr each and plot no 8 admeasuring 157.50 sq mtr Total plot area admeasuring 661.50 sq mtr (7117.74 Sq Ft) situated at mouza SARWADI, mouza No 108, Grampanchayat sarwadi bearing survey no 167 situated at tahsil Karanja Dist Wardha. (For Both Property 1 & 2) Reserve Price: Rs. 19,17,000.00 (Rupees Nineteen Lakh Seventeen Thousand Only) EMD: Rs. 1,91,700.00 (Rupees One Lakh Ninety One Thousand Seven Hundred 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 27/03/2026 (12 pm to 5 pm)**

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit  
<https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>

**PSB Alliance Pvt. Ltd. (https://banknet.com)**

Note: 1. 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.  
2. (GST/TDS shall be payable as per applicable Government rule by purchase of sale of Movable/Immovable Assets)

**Date: 10/03/2026**  
**Place: Nagpur**

**Authorized Officer**  
**UNION BANK OF INDIA**

**Bank of India**  
*Relationship beyond banking*

**Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur**  
**Tel: 0712-2557596 E-mail: arb.nagpur1@bankofindia.co.in**

**E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND 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 of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particular to the Borrower(s) & Guarantor (s) that the below described immovable properties mortgaged / charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on "As is where is, As is what is & Whatever there is" on DT: **09.04.2026** for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below / refer to website a) <https://www.bankofindia.co.in>

Last date and time of submission of EMD and document on or before:  
**08.04.2026** up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site <https://BAANKNET.com>

**Date & time of Special Mega E auction: 09.04.2026 from 11 am to 5 pm**

Sr. No.	Name of the Borrowers / Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	<b>Branch: Asset Recovery Branch</b> <b>BORROWER : Veerbhadra TRADING Co.</b> <b>Proprietor : Mr. Nikit Prakash Dalal</b>	Commercial cum residential unit No. 3A & 4A, First Floor of building "Dalal Mansion", on House No. 956, Circle No. 13/19, City Survey no. 488, Ward No. 44, Situated at Sambaji Kasar Road, Maskasath Itwari, Nagpur. Shop No. 3A Build up area 160.69 Sq ft Shop No. 4A Build up area 205.51 Sq ft. Google Map Location : Latitude 21.09256, Longitude 79.0639	Rs. 87,00,000/- + uncharged interest & other expense	<b>Demand Notice : 27.03.2023</b> <b>Possession Notice: 15.06.2023</b> <b>(Symbolic) (Physical) 24.01.2025</b>	<b>Reserve Price : Rs.22,71,000/-</b> <b>EMD :-2,27,100/-</b>	<b>Mr.Sanjay Tripathi. No. 9226012042</b>
2.	<b>Branch :Asset Recovery Borrower: M/s Nisarg Enterprises</b> <b>Partners: Mrs. Seema Pradip Hedau &amp; Mrs. Rajshree Prashant Moundekar</b>	All that piece and parcel of MIDC leasehold land bearing Plot No. A-13/29 of Mouza Bidganeshpur area admeasuring 540 sq. mtrs along with construction standing there upon in the name of M/s Nisarg Enterprises in Butibori MIDC Industrial Area, Near Fire Station. Village, Bidganeshpur, Tahashil Hingna, Dist Nagpur. Google Map Location : Latitude :20.917356; Longitude : 78.969526  Hypothecation of Plant and Machinery for the production of Chocolate, Toffee of M/s Nisarg Enterprises, Situated at Plot No.13/29, MIDC Butibori, Tah. Hingna, Dist Nagpur. Consist of Automatic Candy Depositing Plant, Dissolving Tank, Chocolate Beans forming Machine with conveyor Etc.	Rs. 1,68,33,000 /- + uncharged interest & other expenses	<b>Demand Notice : 17.10.2023</b> <b>Possession Notice: 07.01.2024</b> <b>(Symbolic) 27.08.2024</b> <b>(Physical)</b>	<b>Reserve Price : Rs.91,34,000/-</b> <b>EMD : Rs. 9,13,400/-</b>	
3.	<b>Branch : Asset Recovery Branch</b> <b>Borrower :M/S Tiwari Agro Industries</b> <b>Partners : i) Mr.Pukhraj Ramprasad Tiwari ii) Mrs. Shital Manish Joshi</b>	EQM of Non-Agricultural land at Field Survey No.11 admeasuring 1.06H.R. and S.No.13, admeasuring 2.10 HR, situated at Mouza-Italapur, Tah-Hinganghat, Dist-Wardha owned by Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Latitude : 20.521012; Longitude : 78.833453	Rs. 6,56,95,000/- + uncharged interest & other expenses	<b>Demand Notice : 29.06.2022</b> <b>Possession Notice: 13.09.2022</b> <b>(Symbolic) 19.05.2023</b> <b>(Physical)</b>	<b>Reserve Price : Rs. 2,24,25,000/-</b> <b>EMD : Rs. 22,42,500/-</b>	

**Terms & Conditions:**

1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website <https://BAANKNET.com>

2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & Conditions of Online auction sale are available in websites: (a) <https://www.bankofindia.co.in> (b) <https://BAANKNET.com>

3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **08.04.2026** up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> jsp by means of RTGS/NEFT.

4) Date and time of E-Auction on **09.04.2026** between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.

5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-

6) The intending bidders should hold a valid e-mail id and register their names at portal <https://BAANKNET.com> and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction

7) Prospective bidders may avail online training on E-Auction from [support.BAANKNET.com](https://support.BAANKNET.com) and [support.ebkray@procure247.com](mailto:support.ebkray@procure247.com) or Contact **+918291220220**

8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step (1) Bidder/Purchaser Registration bidder to register on - Auction portal (link given above) <https://BAANKNET.com> using his mobile number and E-mail id. Step (2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3) : Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challa generated on E