



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 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 11.03.2025. 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 earliest time of disposal are also mentioned hereunder.

Branch: Assel Recovery Branch, Nagpur Shop No.F-1/2/3/6/7/8, Govinda Gaurkhede Complex (First Floor), KH No 91/1, Hajarpahad, Seminary Hills, Nagpur, Contact No: 9423456034		
1	Name of the Borrowers & Guarantors: Mr. Munshad Ahmed Samshad Hussain Siddhiqui & Mr. Fayaz Ahmed Samshad Hussain Siddhiqui	Amount Due Rs. 43,36,779.97 (As per demand notice dated 10.10.2022) and interest there on.
1.1	Property No. 1 (Physical Possession) All that piece & parcel of Apartment No. 301 & 302, total built up area 78.80 sq. mtrs. on 3rd floor and total 6.28% undivided share & interest in the building known & styled as Suraj Apartment, Corp House No. 904 & 905/1, ward no. 60, C. S. No. 2216/2 & 2216/3, sheet no. 62/50, mouza: Jarpalka situated in the area known as Raj Nagar, Vijaynagar, Chhanni within the limits of NMC & NIT, Tah & Dist Nagpur. Boundaries: East- Open Land, West- Open Land of Buty, North- Property of Mandam, South- Road. Reserve Price: Rs. 34,36,000.00 (Rs. Thirty Four Lacs Thirty Six Thousand Only), EMD: Rs. 3,43,600.00 (Rs. Three Lacs Forty Three Thousand Six Hundred Only)	
2	Name of the Borrowers & Guarantors: Mrs. Valshall Raju Raut (Borrower) & Mr. Raju Rambhau Raut (Co-Borrower)	Amount Due Rs. 37,59,729.00 (As per demand notice dated 16.04.2024) and interest there on.
2.1	Property No. 1 (Physical Possession) All that proportionate undivided 25.00% share and interest in all that piece and parcel of land bearing Plot No 19 admeasuring 1600 Sq Ft i.e. 167.24 Sq M as per Sale Deed and area admeasuring about 167.1520 Sq Mtrs. as per regularization letter of the NIT being a part and portion of entire land bearing Khazana No 121/1, 121/2, 121/2A, 121/4 (as per old sale deed khazana No 121/4) of Mouza parson Patwar Halka No 44 bearing city survey No 730 Sheet No 19 bearing its Nagpur Municipal Corporation House No 2336/18 together with all that piece and parcel of RCC superstructure comprising Apartment No 101 situated on First Floor of the Building known and styled as "Nishka Heights" having a built up area of 41.631 Sq Mtrs along with premium area balcony Area parking area having its Super Built up area 87.547 Sq Mtrs situated within the limits of the NIT and NMC in Tah Dist Nagpur. Behind Bhagyashree bar & restaurant 2nd Bus Stop, Gopal Nagar Nagpur Mouza- Parson Tah Dist Nagpur 440022. Boundaries of property are as under: East- Waghare Layout, West- Plot No 20 North- Road, South- Road. Reserve Price: Rs. 47,25,000.00 (Rs. Forty Seven Lacs Twenty Five Thousand Only), EMD: Rs. 4,72,500.00 (Rs. Four Lacs Seventy Two Thousand Five Hundred Only)	
3	Name of the Borrowers & Guarantors: M/s. Godavari Traders, Partners: Mr. Amaral Jeswani, Mrs. Promila Amaral Jeswani, Mr. Neharu Lalwani (Deceased) through his legal heirs 1) Smt. Laxmi Wd/o. Neharu Lalwani, 2) Mr. Harsh S/o. Neharu Lalwani, 3) Ms. Neha D/o. Neharu Lalwani, 4) Ms. Riya D/o. Neharu Lalwani, Guarantors: Smt. Laxmi Neharu Lalwani	Amount Due Rs. 7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on.
3.1	Property No. 1 (Physical Possession) All that piece & parcel of Corporate Office No. 109, CO110, CO111 & CO112, total built up area adm. 109.542sq mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F-6-21, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza: Sitabuli, Situated at SADAR, Near D- Anshu & Chhannepeth Mahila Sahakar Bank, Tah & Dist Nagpur. Reserve Price: Rs. 1,25,60,000.00 (Rs. One Crore Twenty Five Lacs Sixty Thousand Only), EMD: Rs. 12,56,000.00 (Rs. Twelve Lacs Fifty Six Thousand Only)	
3.2	Property No. 2 (Symbolic Possession) All that piece & parcel of Corporate Office No. 106, CO107, CO108 & CO121, total built up area adm. 112.51sq mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F-6-21, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza: Sitabuli, Situated at SADAR, Near D- Anshu & Chhannepeth Mahila Sahakar Bank, Tah & Dist Nagpur. Reserve Price: Rs. 1,43,35,000.00 (Rs. One Crore Forty Three Lacs Thirty Five Thousand Only), EMD: Rs. 14,33,500.00 (Rs. Fourteen Lacs Thirty Three Thousand Five Hundred Only)	
3.3	Property No. 3 (Symbolic Possession) All that piece & parcel of flat No P2, 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 Govindpur, Rajpeth, Shastri Nagar, ward. Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries: East- Patel's Plot, West- Layout plot no. 36, North- B.R.D. Layout Road, South- Mayur Flat. Reserve Price: Rs. 14,95,000.00 (Rs. Fourteen Lacs Ninety Six Thousand Only), EMD: Rs. 1,49,600.00 (Rs. One Lacs Forty Nine Thousand Six Hundred Only)	
4	Name of the Borrowers & Guarantors: M/s. Arya Colour Chem, a partnership firm through its partners: Mr. Sameer Hiwase & Mrs. Bhumi Prasant Hiwase (Borrower), Mrs. Sudha Dnyaneshwar Hiwase (Guarantor)	Amount Due Rs. 2,98,42,482.40 (As per demand notice dated 25.10.2023) and interest there on.
4.1	Property No. 1 (Physical Possession) All that piece & parcel of residential plot no. P-5 behind Nimal Ganga Complex, Grikhahan, Off. Katol Road Nagpur-440014 ward no. 62, Kh no. 174/7, 174/8 City Survey No. 497, sheet no. 60, mouza-Borgon, P.H. No. 08, plot area admeasuring 465.60 sq mtrs. /5227.00 sq ft. Bounded As- East- Plot no. P-4, West- Road, North- Plot of Smt. Shashi Mahadule, South- Khazara Boundary. Reserve Price: Rs. 2,06,47,000.00 (Rs. Two Crore Six Lacs Forty Seven Thousand Only), EMD: Rs. 20,64,700.00 (Rs. Twenty Lacs Sixty Four Thousand Seven Hundred Only)	
5	Name of Borrower - M/s. Jai Govinda Spintex through its Proprietor Mr. Ajay Ramnivas Tiwari, Mrs. Vijayalaxmi Ajay Tiwari (Guarantor)	Amount Due Rs. 9,86,31,189.56 (As per demand notice dated 30/05/2024) and interest there on.
5.1	Property No. 1 (Symbolic Possession) All that piece and parcel of land bearing Industrial Non-Agricultural land bearing Survey/Khazana No 62, admeasuring 1.57HR (as per Seven Twelve Extract area 157.00 Sq Mtr) of Mouza: Roshankheda, P.H. No 71 together with all easementary rights appurtenant and belonging thereto along with present and future construction, situated within the village Roshankheda, Tah. Ward, District- Amravati and Bounded by- East- Khazara of Lonkar, West- Khazara of Bahal, North- Ginning factory of Tiwan, South- Khazara of Lonkar and Mandale. Reserve Price: Rs. 3,57,18,000.00 (Rs. Three Crore Fifty Seven Lacs Eight Thousand Only), EMD: Rs. 35,71,800.00 (Rs. Thirty Five Lacs Seventy One Thousand Eight Hundred Only)	
5.2	Property No. 2 (Symbolic Possession) All that piece and parcel of land bearing Industrial Non-Agricultural land alongwith construction bearing Survey/Khazana No 53, admeasuring 0.53HR (i.e. 5300.00 Sq. Mtr) out of land admeasuring 0.56 HR (i.e. 5600.00 Sq. Mtr) of Mouza - Roshankheda, P.H. No 71 together with all easementary rights appurtenant and belonging thereto along with present and future construction, situated within the village Roshankheda, near bus stop on Katol Ward Road within the limit of Gram Panchayat Roshankheda, Tah. Ward, District- Amravati, and Bounded by- East - Khazara of Tembhare, West - Shri Trupati Ginning and Processing Factory, North- Road, South - Khazara of Shri Ajay Tiwari. Reserve Price: Rs. 3,88,21,000.00 (Rs. Three Crore Eighty Eight Lacs Twenty One Thousand Only), EMD: Rs. 38,82,100.00 (Rs. Thirty Eight Lacs Eighty Two Thousand One Hundred Only)	
6	Name of the Borrowers & Guarantors: M/s Shri Salasar Enterprises Prop. Mrs. Pallavi Sachin Kashikar & Mr. Sachin Madhukar Kashikar (Guarantor)	Amount Due Rs. 3721073.04 (As per demand notice dated 26.08.2024) and interest there on.
6.1	Property No. 1 (Symbolic Possession) All that piece and parcel of Residential Flat Apartment No 34 Third Floor Building known and styled as Building No A6 Vyanktesh Nagar, situated on plot no 189 to 309 Flat having super built up area 550.0 sq ft Kh no 319/1, 2, 3 & 4 city survey no 101 sheet no 248 ward no. 20 situated at besides KDK college Nandanw Mouza Nagpur Tah & District Nagpur. Bounded as- East- Flat No 31, West- Building No 4-7, North- Building No 4-12, South- Flat no 33. Reserve Price: Rs. 21,04,000.00 (Rs. Twenty One Lacs Four Thousand Only), EMD: Rs. 2,10,400.00 (Rs. Two Lacs Ten Thousand Four Hundred Only)	
7	Name of the Borrowers & Guarantors: M/s. Sai Samarth Bricks & Materials Suppliers through its Proprietor Mr. Kamlesh Bakaram Athikar, Mr. Kamlesh Bakaram Athikar & Mrs. Kuntal Athikar (Guarantor)	Amount Due Rs. 47,60,017.55 (As per demand notice dated 29/11/2022) and interest there on.
7.1	Property No. 1 (Symbolic Possession) All that piece and parcel of land bearing mouza: Mundkoti, Ra. Sa. No. 20, Tah no. 114 R.H.M. Mundkoti Gram Panchayat Mundkoti Tah- Tiroda & Dist- Gondia in which plot no. 23, 24, 25 & 26 out of the carved layout in mouza Mundkoti Guntas 5422 having area about 0.72 HR, in which carved plot no. 23 area adm. 221.74 sq mtr. plot no. 24 having area 213.10 sq mtrs. & plot no. 26 area about 215.50 sq mtrs. all three put together 879.85 sq mtrs. Tah- Tiroda, Dist- Gondia. Bounded as under- East- 6, West- Layout road, West- Gram Panchayat Road, North- Vacant plot of Shri. Nashik Meshram, South- 9 mtr. Layout Road. Reserve Price: Rs. 19,00,000.00 (Rs. Nineteen Lacs Only), EMD: Rs. 1,90,000.00 (Rs. One Lac Ninety Thousand Only)	
8	Name of the Borrowers & Guarantors: M/s A S Rental through its Proprietor Mr. Ashish Manohar Shelke and Shri Manohar Tukaramji Shelke (Guarantor)	Amount Due Rs. 25,17,914.02 (As per demand notice dated 11.10.2023) and interest there on.
8.1	Property No. 1 (Symbolic Possession) All that piece and parcel of Residential House Plot No 19 of bearing Survey No 444 G. P House No 4490 Ward No 06 Mouza No 67 Mouza Ajra (Meghe), Plot area adm 105.00 sq mtr and built up area adm 40.50 sq mtr. Situated on Talukaji nagar Near Sahyog nagar Behind Datta Maharaj Karyalay And Road Pinn Meghe Wartha Marasur. Bounded By - East- 20 Mtrs Road West- Plot No H 15 & H 16, North- Plot No H 8, South- Plot No H 7. Reserve Price: Rs. 22,00,000.00 (Rs. Twenty Two Lacs Only), EMD: Rs. 3,20,000.00 (Rs. Three Lacs Twenty Thousand Only)	
9	Name of the Borrowers & Guarantors: M/s. Kisan Udyog through its Proprietor Mr. Rameshkumar Sitaram Agarwal (Borrower), Name of Guarantors: Mrs. Usha Rameshkumar Agarwal, Mr. Hitinkumar Rameshkumar Agarwal, Mrs. Anupam Hitinkumar Agarwal	Amount Due Rs. 16,58,15,460.80 (As per demand notice dated 22/11/2023) and interest there on.
9.1	Property No. 1 (Physical Possession) All that piece & parcel of industrial shed & Non-agricultural land i.e. Rice Mill & Godown land admeasuring 3600 sq mtrs. (0.36 Hrs) being portion of land bearing Kh. No. 116/61 (Tah. No. 117/6) House property No 216, Ward No 1 of mouza: Kadkoti, P.H. No 24, situated within the limits of Gram Panchayat Kadkoti, Tah - Khatnighe, Dist - Nagpur. Boundaries: East- Kh No. 152/1 & Land of Jitendra Kumar Agarwal, West Road, North Nagpur & Bhadara Road, South Land bearing Kh. No. 18/4. Owned by Mr. Ramesh Sitaram Agarwal. Reserve Price: Rs. 2,37,50,000.00 (Rs. Two Crore Thirty Seven Lacs Fifty Thousand Only), EMD: Rs. 23,75,000.00 (Rs. Twenty Three Lacs Seventy Five Thousand 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:
11.03.2025 (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 week before the date of E-auction to avoid last minute rush.
Date: 21.02.2025
Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA

NAGPUR

