



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 provisions to Rule 3 (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 managed/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 it 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) & Guarantor(s). The reserve price and the earned money deposit are also mentioned hereunder.

Branch: Asset Recovery Branch, Nagpur

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

1	Name of the Borrowers & Guarantor: Mr. Munshad Ahmed Samshad Hussain Siddiqui & Mr. Fayaz Ahmed Samshad Hussain Siddiqui	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 70.80 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, mousa- Jaripaka situated in the area known as Raj Nagar-Vileyanagar, Chhaura, within the limits of NMC & NIT, Tah & Dist Nagpur. Boundaries: East- Open Land, West- Open land of Bury, North- Property of Mandani, 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 Fourty Three Thousand Six Hundred Only)	
2	Name of the Borrowers & Guarantor: Mrs. Vaishali 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 25.00% share and interest in all that piece and parcel of land bearing Plot No. 19 armeasuring 1000 Sq Ft & 167.24 Sq Mts as per Sale Deed and area admeasuring about 167.15200 Sq Mtrs. as per regularization letter of the NIT being a part and portion of entire land bearing Khasra No. 1211/121/2, 121/3A, 121/4 (as per old sale deed khara No. 1214) of Mouza parissa Patwari Halka No. 44 bearing city survey No. 739 Sheet No. 10 bearing its Nagpur Municipal Corporation House No. 2336/10 together with all that piece and parcel of C.R.C. superstructure comprising Apartment No. 101 situated on First Floor of the Building known and styled as "Kreshna 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 Bhagyaas bar & restaurant 2nd Bus Stop, Gopal Nagar Nagpur Mouza- Parsoo Tah Dist Nagpur 440022. Boundaries of property are as under- East- Waymark Layout, West- Plot No. 20, 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 Fourty Seven Thousand Five Hundred Only)	
3	Name of the Borrowers & Guarantor: M/s. Godavari Traders, Partners: Mr. Amarajit Jeswani, Mrs. Promila Amaratil Jeswani, Mr. Neharu Lalwani (Decceased) 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, Guarantor: Smt. Laxmi Neharu Lalwani	Amount Due Rs. 7,06,42,096.63 (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 & CO112, total built up area adm. 109.54250 mtrs. On the First Floor of the Building Known & Styled as "Indra Arcade" Plot No. 218, MNC House No. 257/F-9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza- Sitabuldi, Situated at SADAR, Near D-Indra & Chharmangal Mahila Sahakaran Bank, Tahsil & 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. 105, CO107, CO108 & CO121, total built up area adm. 112.51500 mtrs. On the First Floor of the Building Known & Styled as "Indra Arcade" Plot No. 216, MNC House No. 257/F-6 & 21, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 14 & 17, Mouza- Sitabuldi, Situated at SADAR, Near D-Indra & Chharmangal Mahila Sahakaran Bank, Tahsil & 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. 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 Devai Govindpur, Rayshen, Shastri Nagar, ward. Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries: East- Patel's Plot, West- Layout plot no. 36, North- 8.00 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 & Guarantor: M/s. Arya Colour Chem, a partnership firm through its partners Mr. Sameer Hivase & Mrs. Shumika Prasanti Hivase (Borrower), Mrs. Sudha Omyaneshwar Hivase (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 Nirmal Ganga Complex, Githkhadan, Off. Katol Road Nagpur-440014 ward no. 62, Khno. 1747, 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. Shash Mahadev Khasra Boundary. Reserve Price: Rs. 2,06,47,000.00 (Rs. Two Crore Six Lacs Fourty 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. Vijayalakshmi Ajay Tiwari (Guarantor)	Amount Due Rs. 9,66,31,189.56 (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/Khasra No.62, admeasuring 1.57HR (as per Seven Twelve Extract area 157.00 Sq Mtrs. 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. Warud, District- Amravati and Bounded by -East- Khasra of Lonkar, West- Khasra of Bahal, North- Ginning factory of Twan, South- Khasra of Sh-Ayur, Manar, and, Mandale. Reserve Price: Rs. 3,57,18,000.00 (Rs. Three Crore Fifty Seven Lacs Eighteen 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/Khasra No.53, admeasuring 0.53HR (i.e. 5300.00 Sq Mtrs. out of land admeasuring 0.56 HR (i.e. 5600.00 Sq Mtrs.) 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. Warud, District- Amravati, and, Bounded by - East- Khasra of Tembhare, West- Shn Tinupali Ginning and Processing Factory, North- Road, South- Khasra of Sh-Ayur, Manar, and, Mandale. Reserve Price: Rs. 3,06,21,000.00 (Rs. Three Crore Eighty Eight Lacs Twenty One Thousand Only), EMD Rs. 36,82,100.00 (Rs. Thirty Eight Lacs Eighty Two Thousand One Hundred Only)	
6	Name of the Borrowers & Guarantor: M/s. Sri Shalas Enterprises Prop Mrs. Pallavi Sachin Kashikar & Mr. Sachin Madhukar Kashikar (Guarantor)	Amount Due Rs. 37,21073.04 (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 Vyantesh Nagar, situated on plot no 198 to 309 Flat No. 201, having built up area 550.00 sq ft Kho No. 319/1.2.3.4 city survey no 101 Sheet no 249 ward no. 20 situated at besides KDK college Nidadwai Mouza Nagpur Tah & Dist Nagpur. Bounded As- East- Flat No.31, West- Building No.4/7, North- Building No.4/12, South- Fatno 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 & Guarantor: M/s. Sai Samarth Bricks & Materials Suppliers through its Proprietor Mr. Kamlesh Bakaram Athiakar, Mr. Kamlesh Bakaram Athiakar & Mrs. Kuntala Athiakar (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- Mundikota, Ra. Sa. No. 20, Thak no. 114 R N M. Mundikota Gram Panchayat Mundikota Tah- Tiroda & Distt- Gondia in which plot no. 23, 24, 25 & 26 out of the carved out in mouza Mundikota Guntas/42/2 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 mtr. & plot no. 26 area about 215.50 sq mtrs. all three put together 679.85 sq mtrs. Tal- Tiroda, Distt- Gondia. Bounded as under- East- 6. Mundikota, West- Gram Panchayat Road, North- Vacant plot of Shn. Nashik Meethram, South- 9 mtr. Layout Road. Reserve Price: Rs. 19,60,000.00 (Rs. Nineteen Lacs Only), EMD: Rs. 1,90,000.00 (Rs. One Lac Ninety Thousand Only)	
8	Name of the Borrowers & Guarantor: M/s A S Rental through its Proprietor Mr. Ashish Manoharao Shetke and Shri Manoharukumar Tukaramji Shetke (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 at bearing Survey No.44/4 G P House Plot No. 19/10 Ward No. 06 Mouza No. 67 Mouza Aipni (Meghe), Plot area adm 165.00 sq mtr and built up area adm. 63.39 sq mtr. Situated in Tundpal nager near Sahyog nager Baland Date Mangal Karyalay Anvi Road Pipri Meghe Warda Marwadi. Bounded As- East- 26 Mtr. Road, West- Plot No. 15 & 16, North- Plot No. 14, South- Plot No. 7. Reserve Price: Rs. 32,00,000.00 (Rs. Thirty Two Lacs Eighty Only), EMD: Rs. 32,00,000.00 (Rs. Three Lacs Twenty Thousand Only)	
9	Name of the Borrowers & Guarantor: M/s. Kisan Udyog through its Proprietor Mr. Rameshkumar Sitaram Agarwal (Borrower), Name of Guarantor - Mrs. Usha Rameshkumar Agarwal, Mr. Hiteshkumar Rameshkumar Agarwal, Mrs. Anupam Hiteshkumar Agarwal	Amount Due Rs. 16,50,15,460.80 (As per demand notice dated 22/11/2023) and interest there on.
9.1	Property No. 1 (Physical Possession) All that piece & parcel of Agricultural land i.e. Rice Mill & Godown land admeasuring 3600 sq mtrs. (36 Hectare) being portion of land bearing Kh. No. 146/6/1 (Plot No. 117/6) House property No. 216, Ward No. 1 of mouza- Kadoli P.H. No. 24, situated within the limits of Grampanchayat Kadoli, Tah- Kamthi, Dist- Nagpur. Bounded As- East- 16/6/1, West- 16/7/6, Land of Astik Kumar Agarwal, West- Road, North- Nagpur & Bhandara Road, South- Land bearing Kh. No. 16/4 (Owned Five Thousand Only)	

Last Date of EMD: EMD shall be deposited and Linked/Maped 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



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