

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 **18/02/2025**, 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: Asset Recovery Branch, Nagpur.

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

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| 1. | Name of the Borrowers & Guaritors: M/s. Arya Colour Chem, a partnership firm through its partners - Mr. Sameer Hiwase & Mrs. Bhumiya 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 thereon |
| 1.1 | Property No. 1 (Physical Possession) All that piece & parcel of residential plot no. P-5 behind Nirmal Ganga Complex, Gittikhadan, Off. Katol Road Nagpur-440014 ward no. 62, Kh no. 174/7, 174/8 City Survey No. 497, sheet no. 60, mouza-Borgaon, P.H. No. 08, plot area admeasuring 485.60 sq.mtrs. /5227.00 sq.ft. Bounded As- East- Plot no. P-4, West- Road, North - Plot of Smt. Shashi Mahadule, South-Khasara Boundary. Reserve Price: Rs. 2,06,47,000.00 (Rupees Two Crore Six Lakh Forty Seven Thousand Only), EMD: Rs. 20,64,700.00 (Rupee Twenty Lakh Sixtyfour Thousand Seven Hundred Only) | |
| 2. | Name of the Borrowers & Guaritors: M/s. Jai Govinda Spintex through its Proprietor Mr. Ajay Ramnivas Tiwari, Mrs. Vijayalaxmi Ajay Tiwari (Guarantor) | Amount Due Rs. 18,15,892.48 (As per demand notice dated 03.01.2018) and interest thereon |
| 2.1 | Property No. 1 (Symbolic Possession) All that piece and parcel of West-North Corner Duplex having its built up area 86.51 Sq. Mtr, Plot area 108.36 Sq. Mtr as per Seven Twelve Extract Survey No 81/2/19/A/19/B/2 situated and constructed on Plot Nos 19A & 19B area admeasuring 194.97 Sq Mtr from and out of the entire land bearing All that piece and parcel of land bearing Plot no 19A, admeasuring 228.20 Sq. Mtr (i.e. 2455.43 Sq. ft) & Plot No 19-B, admeasuring 140.00 Sq Mtr (i.e. 1506.4 Sq. Ft) total admeasuring 368.20 Sq. Mtr i.e. 3961.83 Sq. Ft. being a part and portion of the entire land bearing Khasra No 81/2, total admeasuring 2.01 HR of Mouza-Peth Amravati, situated in the layout popularly known as "Kanchan Vihar", together with 50% undivided share and in interest in entire portion of Plot situated Amravati having its malmatta No 1676/12, within the limits Amravati, Pragane-Badnera, Tah and Dist Amravati and Bounded by - East - House of Shri Chandrakant Jaju, West - Road, North-Road, South -Other Duplex constructed over the remaining portion of said land. Reserve Price: Rs.32,38,000.00 (Rupee Thirty Two Lakh Thirty Eight Thousand only), EMD: Rs. 3,23,800.00 (Rupee Three Lakh Twenty Three Thousand Eight Hundred Only) | |
| 2.2 | Property No. 2 (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. 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. Warud, District- Amravati and Bounded by - East - Khasra of Tembhare, West - Shri Tirupati Ginning and Processing Factory, North-Road, South - Khasra of Shri Ajay Tiwari, South - Khasra of Lonkar and Mandale. Reserve Price: Rs. 3,57,18,000.00 (Rupee Three Crore Fifty Seven Lakh Eighteen Thousand only), EMD: Rs. 35,71,800.00 (Rupee Three Five Lakh Seventy One Thousand Eight Hundred Only) | |
| 2.3 | Property No. 3 (Symbolic Possession) All that piece and parcel of land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 53, admeasuring 0.53HR (i.e. 5300.00 Sq. Mtr) 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 Warud Road within the limit of Gram Panchayat Roshankheda, Tah. Warud, District- Amravati, and Bounded by - East - Khasra of Tembhare, West - Shri Tirupati Ginning and Processing Factory, North-Road, South - Khasra of Shri Ajay Tiwari Reserve Price: Rs. 3,88,21,000.00 (Rupee Three Crore Eighty Eight Lakh Twenty One Thousand only), EMD: Rs. 38,82,100.00 (Rupee Thirty Eight Lakh Eighty Two Thousand One Hundred Only) | |
| 3. | Name of the Borrowers & Guaritors: M/s. Kisan Udyog through its Proprietor Mr. Rameshkumar Sitaram Agarwal (Borrower) Name of Guaritors - Mrs. Usha Rameshkumar Agarwal, Mr. Nitinkumar Rameshkumar Agarwal, Mrs. Anupam Nitinkumar Agarwal | Amount Due Rs. 16,58,15,466.80 (As per demand notice dated 22.11.2023) and interest thereon |
| 3.1 | 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. (0.36HR) being portion of land bearing Kh. No. 18/2/B/1 (old Kh. No. 117/6) House property No. 216, Ward No.1 of mouza- Kadholi, P.H. No. 24, situated within the limits of Grampanchayat Kadholi, Tah- Kampthee, Distt- Nagpur. Boundaries: East-Kh No. 18/2 i.e. Land of Ashok Kumar Agarwal, West-Road, North-Nagpur & Bhandara Road, South-Land bearing Kh. No. 18/4, Owned By Mr. Ramesh Sitaram Agarwal. Reserve Price: Rs. 2,83,10,000.00 (Rupee Two Crore Eighty Three Lakh Ten Thousand only), EMD: Rs. 28,31,000.00 (Rupee Twenty Eight Lakh Thirty One Thousand Only) | |
| 3.2 | Property No. 2 (Physical Possession) All that piece & parcel of plant and machineries installed at fixed on Non-agricultural land i.e. land admeasuring 3600 sq.mtrs. (0.36HR) being portion of land bearing Kh. No. 18/2/B/1 (old Kh. No. 117/6) House property No. 216, Ward No.1 of mouza- Kadholi, P.H. No. 24, situated within the limits of Grampanchayat Kadholi, Tah- Kampthee, Distt- Nagpur. Boundaries: East-Kh No. 18/2 i.e. Land of Ashok Kumar Agarwal, West-Road, North-Nagpur & Bhandara Road, South-Land bearing Kh. No. 18/4, Owned By Mr. Ramesh Sitaram Agarwal. Reserve Price: Rs. 65,10,000.00 (Rupees Sixty Five Lakh Ten Thousand Only), EMD: Rs. 6,51,000.00 (Rupee Six Lakh Fifty One Thousand Only) | |
| 4. | Name of the Borrowers & Guaritors: Mr. Chandragupt Bhimrao Janjal & Ms. Anjali Iaxmanrao Jondhale | Amount Due Rs. 22,93,397.13 (As per demand notice dated 13.08.2024) and interest thereon |
| 4.1 | Property No. 1 (Symbolic Possession) All that piece and parcel of Undivided 1/8th share and interest in all piece and parcel of land bearing Plot no 93 out of the sanctioned layout of the Ujjwal co-op Housing Society ltd Nagpur admeasuring length 18 mtr and breadth 17 mtr equal to 306 sq mtr being a portion of the entire land bearing KH no 123,134/5 and 127/1 of Mouza Ajani PSK no 9 together with the entire RCC superstructure comprising apartment No S2 covering built up area of about 62.25 sq mtr. (as per deed of declaration apartment built up area 66.00 sq mtr) on the second floor of the building standing thereon and known and styled as "Rajvilas apartment constructed in the year 1988 bearing municipal corporation House no 3460/93/C, City survey no 2969 and sheet no 280/78 situated in Mouza Ajani in the layout of Shree Nagar Beside Ambore Hospital Narendra Nagar Nagpur. Bounded as - East-Plot no 92, West-9.00 Mtr wide road, North- Land of empress mill society, South- Plot no 90. Reserve Price: Rs. 30,64,000.00 (Rupees Thirty Lakh Sixty Four Thousand Only), EMD: Rs. 3,06,400.00 (Rupees Three Lakh Six Thousand Four Hundred Only) | |
| 5. | Name of the Borrowers & Guaritors: 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 thereon |
| 5.1 | 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 198 to 309 Flat having super built up area 550.00 sq ft (Kh no 319/1,2,364 city survey no 101 Sheet no 248 ward no 20 situated at besides KDK college Nadanwan Mouza Nagpur Tah & District Nagpur. Bounded as- East- Flat No 31, West- Building No A-7, North- Building No A-12, South- Flat no 33. Reserve Price: Rs. 21,04,000.00 (Rupees Twenty One Lakh Four Thousand Only), EMD: Rs. 2,10,400.00 (Rupees Two Lakh Ten Thousand Four 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 :
18/02/2025 (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://ebkray.in>)

Note: 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.

Date: 16/01/2025

Place: Nagpur

Authorized Officer
UNION BANK OF INDIA