



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 **29.01.2025**, 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

1.	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.
1.1	Property No. 1 (Physical Possession) All that piece and parcel of Commercial Block No F1 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 103,168 sq mt situated at Chhindwara Road, Chhaoni Mouza jaripatka Dist Nagpur. Bounded By - East-Chhindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price: Rs. 89,96,000.00, (Rupees Eighty Nine Lakh Ninety Six Thousand Only) EMD: Rs. 8,99,600.00 (Rupees Eight Lakh Ninety Nine Thousand Six Hundred Only)	
1.2	Property No. 2 (Physical Possession) 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 51,096 sq. mt. with terrace of 713 sq ft situated at Chhindwara Road, Chhaoni Mouza jaripatka Dist Nagpur. Bounded By - East-Chhindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price: Rs. 61,90,000.00 (Rupees Sixty One Lakh Ninety Thousand Only) EMD: Rs. 6,19,000.00 (Rupees Six Lakh Nineteen Thousand Only)	
2.	M/S. Shree Ganesh Transport Prop: Shri. Avinash Babumani Chaturvedi Guarantor: Mrs. Archana Avinash Chaturvedi	Amount Due Rs. 5,01,18,227.52 (As per demand notice dated 23.05.2023) and interest there on.
2.1	Property No. 1 (Symbolic Possession) All that piece and parcel of Residential Flat no. A-302, total area admeasuring about 61.75 sq.mtrs. built up area in A-Wing, on 3rd floor, in the society known as "Sai-Shashtra", Co-operative Housing Society Ltd., Constructed on Plot no. 27, situated at sector-11, Khargar, Navi Mumbai, Tal. - Panvel, Distt. Raigad. Bounded As - East - Plot no. 34 & 35, West - 24 mtrs. wide road, North-Plot No. 26, South - Plot No. 28. Reserve Price: Rs. 67,32,000.00, (Rupees Sixty Seven Lakh Thirty Two Thousand Only) EMD: Rs. 6,73,200.00 (Rupees Six Lakh Seventy Three Thousand Two Hundred Only)	
3.	Name of the Borrowers & Guarantors: M/s Avi Agencies Prop. Mrs. Megha Avinash Patil (Borrower), Mr. Abhishek Avinash Patil (Guarantor)	Amount Due- Rs. 34,97,787.29 (As per demand notice dated 21.05.2024) and interest there on.
3.1	Property No. 1 (Physical Possession) THE UNDIVIDED 18.25 PERCENT share and interest in All that Piece & Parcel of Land bearing Plot No. 111, containing by admeasurement 2729.94 Sq. Ft.(OR 253,618 Sq. Mtrs) being a portion of the entire land bearing Kh No. 79/1 of MOUZA- SOMALWADA, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No 102 covering a Built-up area of 68,355 Sq. Mtrs. On the First Floor of a building constructed thereon and known and styled as "YASH APARTMENTS" bearing Corporation House No. (New 3497/A/111)(Old 1530), City Survey No. 548 and Sheet No. (New 707/69) (Old 702/59), situated at Manish Nagar, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - Nagpur and bounded as under: ON THE EAST - BY 7.5 MTRS WIDE ROAD, ON THE WEST -BY PLOT NO. 97, ON THE NORTH -BY PLOT NO. 36. ON THE SOUTH -BY 7.5 MTRS. WIDE ROAD. Reserve Price: Rs. 29,80,000.00, (Rupees Twenty Nine Lakh Eighty Thousand Only) EMD: Rs. 2,98,000.00 (Rupees Two Lakh Ninety Eight Thousand Only)	
4.	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. 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 there on.
4.1	Property No.1 (Physical Possession) All that piece & parcel of Residential apartment no. F-502, admeasuring 345.100 sq.mtrs. (super built up area) built up area 177.926 sq.mtrs. (total carpet area 240.00 sq.mtrs.) on 5th floor of building known as "Bhumi Arcade" in central avenue cection-III city survey no. 130 & 131, sheet no. 155, ward no. 21, situated on NIT plot no. 70 & 71, Lakadganj, Tal & Distt.- Nagpur. Boundaries of apartment : East-Open , West-Flat No. 501, North-open , South-Garden owned by Mr. Ramesh Sitaram Agarwal and Mrs. Usha Ramesh Agarwal. Reserve Price: Rs. 1,84,60,000.00, (Rupees One Crore Eighty Four Lakh Sixty Thousand Only) EMD: Rs. 18,46,000.00 (Rupees Eighteen Lakh Forty Six Thousand Only)	
4.2	Property No.2 (Physical Possession) All that piece & parcel of 1,095 % undivided share and interest in plot bearing no. 280 admeasuring about 1453.841 sq.mtrs. (15649.00 sq.ft.) in Central Avenue Road sec III scheme of NIT middle Ring Road (East) precinct, Bhandara Road, East Wardhamannagar, Office Block No. F-S-08, on the 1st floor of the building known as "Gurukrupa palace" covering built up area of 314.09 i.e. 29,18 sq.mtrs., Nagar Municipal Corporation House no. 1201/280/21, ward no. 21, City Survey No. 329, Sheet No. 29, Mouza- Paradi within the limits of NMC Nagpur, Tal & Distt.- Nagpur. Boundaries of shop: East-Block No. FS-07, West-Block No. FS-09, North-open balcony & passage, South-Block no. FS-06, Owned By Mr. Rameshkumar Sitaram Agarwal. Reserve Price: Rs. 26,65,000.00, (Rupees Twenty Six Lakh Sixty Five Thousand Only) EMD: Rs. 2,66,500.00 (Rupees Two Lakh Sixty Six Thousand Five Hundred Only)	
5.	Name of the Borrowers & Guarantors: M/s. Pioneer Computer Proprietor Mr. Nandkishor Shalikram Tiwari	Amount Due Rs. 39,30,272.64 (As per demand notice dated 29.05.2023) and interest there on.
5.1	Description of immovable secured assets to be Sold- Property No.1 (Symbolic Possession) All that piece and parcel of Shop No. 85 (built up area admeasuring 11,701 sq.mtrs. i.e. 125,903 sq.ft) on first floor Rajat Plaza-II and Shop No. 86 (built up area admeasuring 10.54 sq.mtrs. i.e. 113.41 sq.ft) on first floor Rajat Plaza-II constructed on land area adm. 37302.14 sq.ft. or 3465.86 sq.mtrs. bearing municipal H. No. 648 (old) 611 (New) situated at ward no. 6(old) ward no. 4, kown as Dal Mill building CS No. 107, Sheet no. 231 mouza- Nagpur situated at Ghat Road, opposite Union Bank of India, Tal. & Distt.- Nagpur-440018. Boundaries: East-Ghat Road, West- Central Railway Property, North-Plot of Shri. Chitnis, South-Building & open plot of Shimati Jankibai Purohit. Reserve Price: Rs. 20,18,000.00, (Rupees Twenty Lakh Eighteen Thousand Only) EMD: Rs. 2,01,800.00 (Rupees Two Lakh One Thousand Eight Hundred Only)	
6.	Name of the Borrowers & Guarantors: Vishalkumar Dilip Dhomane, Mr. Dilip Rambhau Dhomne, Mrs. Meena Dilip Dhomne, Mrs. Vidhi Vishal Dhomne	Amount Due Rs. 40,96,067.00 (As per demand notice dated 01.06.2019) and interest there on.
6.1	Property No.1 (Symbolic Possession) All that piece & parcel of undivided 22.447% share & interest in plot of land bearing House no. 826-A, Mouza- Nagpur, Circle no. 8/12, ward no. 31, C. S. No. 540 sheet No. 173 bearing northen portion of house property adm. 53.744 sq.mtrs. comprising of RCC superstructure in building Vishal Palace wing "D" bearing Flat No. D-101 on first floor covering built up area of 52,750 sq.mtrs. situated at Pothi Falli, Itwari, Nagpur, Tah. & Dist. Nagpur, within the limits of NMC & NIT, Nagpur. Boundaries: East: House of Kathaley, West: House of Ghate, North: House of Meena Dhomne, South: House of Patri. Reserve Price: Rs. 25,20,000.00, (Rupees Twenty Five Lakh Twenty Thousand Only) EMD: Rs. 2,52,200.00 (Rupees Two Lakh Fifty Two Thousand Two Hundred Only)	
7.	Name of the Borrowers & Guarantors: M/s Asha Associates Partners: Mr. Ashok Bhuva, Mrs. Sarah Hasan Shafiq Guarantors: Mr. Hasan Shafiq, Mr. Vaneesh Dhirubhai Bhuva Mrs. Vilas Ashok Bhuva	Amount Due Rs. 3,94,65,127.04 (As per demand notice dated 01.01.2014) and interest there on.
7.1	Property No. 1 (Physical Possession) All that piece & parcel of land bearing Plot no. 3, adm. 16 mtrs* 32.5 mtrs= 520 sq mtrs & plot no 4 adm 16 mtrs* 32.5 mtrs= 520 sq mtrs. Both plot no 3 & 4 total adm 1040 sq mtrs being a portion of entire land bearing Kh No 320 having area 2,67 H R occupancy class-I of mouza bori Ph No 76 within the limits of grampanchayat butibori tah Nagpur (rural) & dist Nagpur. Boundaries: East: Plot no 5, West: Plot no 2, North: 15 mtr wide road, South: Plot no 70,71,72 & 73. Reserve Price: Rs. 46,80,000.00, (Rupees Forty Six Lakh Eighty Thousand Only) EMD: Rs. 4,68,000.00 (Rupees Four Lakh Sixty Eight Thousand Only)	
8.	Name of the Borrowers & Guarantors: M/s. Surbhi Dhanya Bhandar through its Proprietor -Mr. Mahesh Shrichandra Gupta (Borrower) Mr. Durgesh Shrichandra Gupta, Mr. Rajesh Shrichandra Gupta, Mrs. Kiran Keshav Kesharwani (Guarantors)	Amount Due Rs. 2,54,42,923.14, as per demand notice dated 03/05/2024 and interest thereon.
8.1	Property No. 1 (Symbolic Possession) All that piece and parcel of NIT lease hold land bearing plot Nos. 294 & 295 admeasuring about 9688 sq. ft. i.e. 900.00 sq. mt. situated in P.H.A. scheme of NIT, Mouza-BINAKHI together with the construction standing thereon bearing its NMC House No. 1559-E/294, Ward No. 43 bearing city Survey No. 55, situated at Itwari station Road, Yadav Nagar, Bhim chowk, Binakhi Nagpur along with the easementary rights appurtenant and Trust, Nagpur and the Nagpur Municipal Corporation, Nagpur. The boundaries of plot no. 294 & 295 are as under :- Plot no. 294 East : Plot No. 356, West : Road, North : Plot No 295, South : Plot No 293. Plot no. 295 East : Plot No. 355, West : Road, North : Plot No 296, South : Plot No 294 Reserve Price: Rs. 5,89,28,000, (Rupees Five Crore Eighty Nine Lakh Twenty Eight Thousand Only) EMD: Rs. 58,92,800.00 (Rupees Fifty Eight Lakh Ninety Two Thousand Eight Hundred Only)	
9.	M/s. Berar Trading Company through its Proprietor Mr. Dhananjay Madhukar Lele Guarantors- Mr. Dhananjay Madhukar Lele, MRS. Geeta Dhananjay Lele	Amount Due - Rs.2,15,40,305.56.00 (As per demand notice dated 29.04.2024) and interest there on.
9.1	Property No.1 (Symbolic Possession) All that piece and parcel of 16.088% undivided share & interest in land bearing Plot no. 28 total area admeasuring about 897.50 sq.mtrs. of land bearing Kh. No. 15 & 16 of Mouza- Lenda togetherwith the exclusive and separate ownership of eastern portion of the said land admeasuring 376.25 sq.mtrs. alongwith RCC superstructure comprising duplex bungalow/ family unit consisting of Ground & First floor covering built up area admeasuring 139,065 sq.mtrs. of a building constructed thereon and known and styled as "Indraprastha Apartment" bearing City Survey No. 125/1, Sheet No. 25/19, NMC House no. 351 situated at Khare Town, Dharampeth Nagpur, Within the limits of NMC ward No. 70, in Tal- Nagpur, Distt.- Nagpur. Bounded as Under - East - Mangalyam Apartments, West - Road, North- Portion of House No. 351/Plot no.28, South - Road. Reserve Price - 3,69,00,000.00 (Rupees Three Crore Sixty Nine Lakh Only) EMD Rs. 36,90,000.00 (Rupees Thirty Six Lakh Ninety 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 29.01.2025

(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 date of E-auction to avoid last minute rush.

Date: 08.01.2025

Place: Nagpur

Authorized Officer

UNION BANK OF INDIA