



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 15/05/2025, 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 & Guaritors: M/s Javeri Incorporation through its Prop. Mr. Gaurav Sallikumar Javeri (Borrower), Mr. Abhishek Sallikumar Javeri, Smt. Pushpadevi Sallikumar Javeri and Panmal Javeri (Guarantor)	Amount Due Rs. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and interest thereon
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 2480/1Sheet 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-Chindwara 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 (Rupee 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 2480/1Sheet 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-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price: Rs. 61,90,000.00 (Rupee Sixty One Lakh Ninety Thousand only), EMD: Rs. 6,19,000.00 (Rupee Six Lakh Nineteen Thousand Only)
2.	Name of the Borrowers & Guaritors: 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 thereon
2.1	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. 27,00,000.00 (Rupee Twenty Seven Lakh only), EMD: Rs. 2,70,000.00 (Rupee Two Lakh Seventy Thousand Only)
3.	Name of the Borrowers & Guaritors: M/s. Kisan Udyog through its Proprietor Mr. Ramesh Kumar Sitaram Agarwal (Borrower) Name of Guaritors -Mrs. Usha Ramesh Kumar Agarwal, Mr. Nitinkumar Ramesh Kumar 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 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 cession-III city survey no. 130 & 131, sheet no. 155, ward no. 21, situated on NIT plot no. 70 & 71, Lakadgani, 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. 1,66,50,000.00 (Rupee One Crore Sixty Six Lakh Fifty Thousand Only), EMD: Rs. 16,65,000.00 (Rupee Sixteen Lakh Sixty Five Thousand Only)
3.2	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-5-08, on the 1st floor of the building known as "Gurukrupa palace" covering built up area of 314.09 i.e. 29.18 sq.mtrs, Nagpur 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. Ramesh Kumar Sitaram Agarwal. Reserve Price: Rs. 24,70,000.00 (Rupees Twenty Four Lakh Seventy Thousand Only), EMD: Rs. 2,47,000.00 (Rupee Two Lakh Forty Seven Thousand Only)
4.	Name of the Borrowers & Guaritors: Vishalkumar Dilip Dhomne, 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 thereon
4.1	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 northern 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 Ghatre, 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. 2,52,000.00 (Rupees Two Lakh Fifty Two Thousand Only)
5.	Name of the Borrowers & Guaritors: M/S. Laxmi Rice Industries Through Its Pro. Mr. Ganesh Jagoba Lende S/O. Jagoba Lende Mrs. Sunita Ganesh Lende (Guarantor)	Amount Due Rs. 1,18,36,155.96 (As per demand notice dated 13.07.2022) and interest thereon
5.1	Property No. 1 (Physical Possession)	(Only Land) All that piece & parcel of land Bearing gat. No. 46/1 Having area 0.63 HR wherein Rice Mill Constructed thereon bearing Grampanchayat property no.352 situated at Mouza- Dahegaon P.H. No.25 within the jurisdiction of Grampanchayat Dahegaon, Tah- Dist- Bhandara & the same is bounded as under:- East- Land of Meerabai Lende, West- Land of Dada Zanjhal & Vasant Lende, North: Field of Mr Vasant Lende, South: - Sur River Reserve Price: Rs. 50,00,000.00 (Rupees Fifty Lakh Only), EMD: Rs. 5,00,000.00 (Rupees Five Lakh Only)
5.2	Property No. 2 (Physical Possession)	(Only PGM) All that piece and parcel of Plant and Machinery situated on Land Bearing gat. No. 46/1 Grampanchayat property no.352 situated at Mouza- Dahegaon P.H. No.25 within the jurisdiction of Grampanchayat Dahegaon, Tah- Dist- Bhandara Reserve Price: Rs. 31,00,000.00 (Rupees Thirty One Lakh Only), EMD: Rs 3,10,000.00 (Rupees Three Lakh Ten Thousand Only)
6.	Name of the Borrowers & Guaritors: M/s Khatri Cogin Private Limited Director/Guarantor/Mortgager, Dr. Jawahar Bahaddarchand Khatri, Mr. Kapil Khatri, Mrs. Archana w/o Jawahar Khatri	Amount Due Rs. 9,20,53,938.54 (As per demand notice dated 09.02.2016) and interest thereon
6.1	Property No. 1 (Physical Possession)	All that piece and parcel of Factory land and Building bearing survey No. 419/3 and 419/4, P.H. No. 27, Mouza Wadner, Situated at off Hyderabad Road, Village Wadner in Tahsil Hinganghat & District - Wardha. Area: 22500 Sq. Mtr (2.25 HR) 419/3 is bounded by: East: Kh. No. 419/4, West- Kh. No. 416 & 417, North: Kh. No. 415, South: Kh. No. 419/2 419/4 is bounded by: East: Nallah, West: Kh. No. 419/3 & 419/2, North: Kh. No. 415, South: Kh. No. 419/1. Reserve Price: Rs. 2,22,91,00,000.00 (Rupees Two Crore Twenty Two Lakh Ninety One Thousand Only), EMD: Rs. 22,29,100.00 (Rupees Twenty Two Lakh Twenty Nine Thousand One Hundred Only)
7.	Mr. Milind Harinarayan Tembharne (Borrower), Ms Madhuri Milind Tembharne (Borrower) Ms Asha Harinarayan Tembharne (Guarantor)	Amount Due Rs. 26,76,601.86 (As per demand notice dated 16.01.2024) and interest thereon
7.1	Property No. 1 (Physical Possession)	All That piece and parcel of Residential Flat at Apartment No 201 2nd Floor Building Known and styled as "Krishna Apartment" On Plot no 16 & 17 bearing Kh No 152/2 Mouza Nara City Survey no 405 and sheet no 634/97 of Mouza Nara situated at Ayanagar Koradi Road Nagpur Tah Dist Nagpur. Bounded By: East- Apartment no 202, West Plot no 15, North: Plot no 40 & 41, South: Layout Road. Reserve Price: Rs. 27,42,000.00 (Rupees Twenty Seven Lakh Forty Two Thousand Only), EMD: Rs. 2,74,200.00 (Rupees Two Lakh Seventy Four Thousand Two 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 :
15/05/2025 (12 pm to 5 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit
NCD Alliance Pvt. Ltd. (<https://www.ncdalliance.com>)



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