



**Karur Vysya Bank**

Smart way to bank

**Asset Recovery Branch**

Shop No 12 & 13, Diamond Mansion,  
Dr Vieges Street, Kalbadevi Main Road,  
Kalbadevi, Mumbai, Maharashtra 400002

Phone No. 7710001955

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## 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 provision to Rule 9 (1) of the Security Interest (Enforcement) Rules, 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 Karur Vysya Bank Ltd, the possession of Property No. 1 and Property No. 2 of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 21.08.2025, for recovery of

1. Rs. 72,03,738.60/- (Rupees Seventy Two Lakhs Three Thousand Seven Hundred Thirty Eight and Paise Sixty Only) as on 30.06.2025 along with future interest and costs from 01.07.2025 from a. Mrs. Anita Dineshchandra Agrawal and Mr. Gaurav Dineshchandra Agrawal both residing at 204, Prakash Palace, Abhyankar Road, Dhantoli, Nagpur-440012.

AND

2. Rs 1,02,46,853.85/- (Rupees One Crore Two Lakhs Forty Six Thousand Eight Hundred Fifty Three and Paise Eighty Five Only) as on 31.07.2025 along with future interest and costs from 01.08.2025 from a. M/s Shiv Traders, Through its Proprietor Gaurav Agrawal HUF, having address at 204, Prakash Palace, Abhyankar Road, Dhantoli, Nagpur 440010 – Borrower, b. Mrs. Rachana Gaurav Agrawal, c. Mrs. Anitadevi Dineshchandra Agrawal both residing at 204, Prakash Palace, Abhyankar Road, Dhantoli, Nagpur 440010

### DESCRIPTION OF THE IMMOVABLE PROPERTIES AND OTHER DETAILS

Sr No	Property Details	Reserve Price	EMD Amount
1	All that piece and parcel of land Plot No. 3,6,7,8,9,10 and 20 from that Plot No. 3,6,7,8 each admeasuring 232.50 sq. mtrs, total admeasuring 930.00 Sq. mtrs., Plot No. 9 admeasuring 234.98 Sq. mtrs and Plot No. 10 admeasuring 270.63 Sq. mtrs and Plot No. 20 admeasuring 233.89 Sq. mtrs, being a portion of entire land bearing Khasara Nos. 3/3, P. H. No. 41 of Mouza Navarmari situated at Grampanchayat Mangrul, Tahsil Nagpur (Gramin) District: Nagpur. (Property Mortgaged to A/c No 1)	Rs. 50,00,000/-	Rs. 5,00,000/-
2	All that piece and parcel at vacant land situated at plot No. 12,13,14,15,18 & 19 from Plot No. 12 to 15 each admeasuring 238.70 sq. mtrs and Plot No. 18 admeasuring 239.26 sq. mtrs and Plot No. 19 admeasuring 235.51 sq. mtrs Khasra No. 3/3, P. H. No. 41, Mouza – Navarmari, Grampanchayat Mangrul, Tahsil – Nagpur (Gramin), District Nagpur (Property Mortgaged to A/c No 2)	Rs. 45,00,000/-	Rs. 4,50,000/-

**Bid Incremental Amount – Rs 50,000/-**

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/Secured Creditor's website i.e www.kvb.co.in/Property Under Auction also at the web portal <https://www.bankauctions.in> of the service provider, M/s 4 Closure – Contact Person Mr. Nitesh D Pawar, Mobile No. 8142000725 and Mail id : nitesh@bankauctions.in

**Statutory 15 days' Notice under Rule 9 (1) of the SARFAESI Act, 2002**

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Sd/-

Date : 31.07.2025

Place : Mumbai

Authorized Officer  
The Karur Vysya Bank Ltd.,