

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 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 Authorised 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 **27.12.2024**, 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 Salikumar Javeri (Borrower), Mr. Abhishek Salikumar Javeri, Smt. Pushpadevi Salikumar 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-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price: Rs. 99,95,000.00 (Rs. Ninety Nine Lacs Ninety Five Thousand Only), EMD: Rs. 9,99,500.00 (Rs. Nine Lacs Ninety Nine Thousand Five 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-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price: Rs. 68,77,000.00 (Rs. Sixty Eight Lacs Seventy Seven Thousand Only), EMD: Rs. 6,87,700.00 (Rs. Six Lacs Eighty Seven Thousand Seven Hundred Only)	
2	Name of the Borrowers & Guarantors: M/S. Laxmi Rice Industries Prop. Mr. Ganesh 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 there on.
2.1	Property No. 1 (Symbolic Possession) A) All that piece & parcel of land Bearing gat. No. 46/1 Having area 0.63 HR & Rice Mill Constructed thereon bearing Grampanchayat property no.352 situated at Mouza-Dahegaon P.H. No.25 within the jurisdiction of GrampanchayatDahegaon, Tah- Dist-Bhandara& the same is bounded as under:- East- Land of MeerabaiLende, West- Land of Dada Zanjhal& Vasant Lende, South:- Sur River. B) All that piece and parcel of Plant and Machinery situated on Land Bearinggat. No. 46/1 Grampanchayat property no.352 situated at Mouza- Dahegaon P.H. No.25 within the jurisdiction of GrampanchayatDahegaon, Tah- Dist-Bhandara (For A & B Jointly) Reserve Price: Rs. 86,22,000.00 (Rs. Eighty Six Lacs Twenty Two Thousand Only), EMD: Rs. 8,62,200.00 (Rs. Eight Lacs Sixty Two Thousand Two Hundred Only)	
3	Name of the Borrowers & Guarantors: M/s. Sahasrarchi Industries Pvt. Ltd. Director & Guarantor: Ms. Pallavi Devanand Bansod, Mr. Pankaj Kumar Singh, Mr. Nikhil Indarsingh Gaur, Ms. Urvashi Dharmpal Walde.	Amount Due Rs. 1,10,39,417.82 (As per demand notice dated 25.08.2022) and interest there on.
3.1	Property No. 1 (Physical Possession) All that piece and parcel of Plant and Machinery situated on Land Bearing Plot no C- 34, in Umred industrial area, within the village limit of Belgaon , Near Honey Food Industries, outside the limits of UmredMunicipal Council/Corporation, Tah. Umred& Dist. Nagpur. Reserve Price: Rs. 18,00,000.00 (Rs. Eighteen Lacs Only), EMD: Rs. 1,80,000.00 (Rs. One Lac Eighty Thousand Only)	
4	Name of the Borrowers & Guarantors: 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
4.1	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 (Rs. Sixty Seven Lacs Thirty Two Thousand Only), EMD: Rs. 6,73,200.00 (Rs. Six Lacs Seventy Three Thousand Two Hundred Only)	
5	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.
5.1	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), situate 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 East - by Plot No. 36, On The East - by 7.5 Mtrs. Wide Road. Reserve Price: Rs. 33,11,000.00 (Rs. Thirty Three Lacs Eleven Thousand Only), EMD: Rs. 3,31,100.00 (Rs. Three Lacs Thirty One Thousand One Hundred Only)	
6	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	Amount Due Rs. 16,58,15,466.80 (As per demand notice dated 22.11.2023) and interest there on
6.1	Property No. 1 (Physical Possession) All that piece & parcel of Non-agricultural land used for industrial purpose bearing Sy. No. 220 (old Kh No. 178) total area admeasuring 1.7566.046 HR (i.e. 17566.046 sq.mtrs) out of 2.00 HR, P.H. No. 31, Tal- Kampthi, Within the grampanchayat limits of Palsad, Tah.- Kampthi, Distt.- Nagpur. Boundaries: East-Kh No. 235, West-Paras Road, North-Khasara No. 221, South- Khasara No. 219, Owned By Mr. Nitin Rameshkumar Agarwal. Reserve Price: Rs. 2,37,45,000.00 (Rs. Two Crore Thirty Seven Lacs Forty Five Thousand Only), EMD: Rs. 23,74,500.00 (Rs. Twenty Three Lacs Seventy Four Thousand Five Hundred Only)	
6.2	Property No.2 (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 (Rs. One Crore Eighty Four Lacs Sixty Thousand Only), EMD: Rs. 18,46,000.00 (Rs. Eighteen Lacs Forty Six Thousand Only)	
6.3	Property No.3 (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 (Rs. Twenty Six Lacs Sixty Five Thousand Only), EMD: Rs. 2,66,500.00 (Rs. Two Lacs Sixty Six Thousand Five Hundred Only)	
7	Name of Borrower - 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.
7.1	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, known 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 ShimatiJankibai Purohit. Reserve Price: Rs. 20,18,000.00 (Rs. Twenty Lacs Eighteen Thousand Only), EMD: Rs. 2,01,800.00 (Rs. Two Lacs One Thousand Eight Hundred Only)	
8	Name of the Borrowers & Guarantors: Vishalkumar Dilip Dhomne, Mr. Dilip Rambhai 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.
8.1	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 Ghate, North- House of Meena Dhomne, South- House of Patri. Reserve Price : Rs. 25,20,000.00 (Rs. Twenty Five Lacs Twenty Thousand Only), EMD: Rs. 2,52,200.00 (Rs. Two Lacs Fifty Two Thousand Two Hundred Only)	
9	Name of the Borrowers & Guarantors: M/s Asha Associates Partners: Mr. Ashok Bhuvu, Mrs. Sarah Hasan Shafique Guarantors: Mr. Hasan Shafique, Mr. Vaneesh Dhirubhai Bhuvu, Mrs. Vilas Ashok Bhuvu	Amount Due Rs. 3,94,65,127.04 (As per demand notice dated 01.01.2014) and interest there on.
9.1	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 (Rs. Forty Six Lacs Eighty Thousand Only), EMD: Rs. 4,68,000.00 (Rs. Four Lacs Sixty Eight 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:
27.12.2024 (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 : 09.12.2024

Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA

NAGPUR