



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 6 (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 **11.04.2025**, 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: Mr. Munshad Ahmed Samshad Hussain Siddiqui & Mr. Feiyaz Ahmed Samshad Hussain Siddiqui	Amount Due Rs. 43,36,779.97 (As per demand notice dated 10/10/2022) and interest thereon.
1.1	Property No. 1 (Physical Possession) All that piece & parcel of Apartment No. 301 & 302, total built up area 78.80 sq.mtrs. on 3rd floor and total 6.28% undivided share & interest in the building known & Styled as Suraj Apartment, Corp House no. 904 & 905/1, ward no. 60, C. S. No. 2216/2 & 2216/3, sheet no. 62/50, mouza: Jaripatka situated in the area Known as Raj Nagar, Vijaynagar, Chhaoni, within the limits of NMC & NIT, Tah & Dist Nagpur. Boundaries: East: Open Land, West: Open land of Buty, North: Property of Mandana, South-Road. Reserve Price: Rs. 34,36,000.00 (Rupees Thirty Four Lakh Thirty Six Thousand Only), EMD: Rs. 3,43,600.00 (Rupees Three Lakh Forty Three Thousand Six Hundred Only)	
2.	Name of the Borrowers & Guarantors: Name of the Borrowers & Guarantors: Mrs. Vaishali Raju Raut (Borrower) & Mr. Raju Rambhau Raut (Co-Borrower)	Amount Due- Rs. 37,59,729.00 (As per demand notice dated 16.04.2024) and interest thereon.
2.1	Property No. 1 (Physical Possession) All that proportionate Undivided 25.00% share and interest in all that piece and parcel of land bearing Plot No 19 admeasuring 1800 Sq Ft. o 167.24 Sq Mtr as per Sale Deed and area admeasuring about 167.1520n Sq Mtrs. as per regularization letter of the NIT being a part and portion of entire land bearing Khasra No 121/1.121/2.121/39 121/4 (as per old sale deed Khasra No 121/4) of Mouza parsodi Patwari Haka No 44 bearing city survey No 738 Shet No 19 bearing its Nagpur Municipal Corporation House No 2336/19 together with all that piece and parcel of RCC superstructure comprising Apartment No 101 situated on First Floor of the Building known and styled as "Krishna Heights" Having a Built up area of 41.631 Sq Mtrs along with premium area balcony Area parking area having its Super Built up area 97.547 Sq mtrs situated within the limits of the NIT and NMC in Tah. Dist Nagpur. Behind Bhogayashree bar & restaurant, 2nd Bus Stop, Gopal Nagar Nagpur Mouza-Parsodi Tah Dist Nagpur 440022. Boundaries of property are as under -East- Wavhao Layout, West-Plot no 20, North-Road, South-Road. Reserve Price: Rs. 42,55,000.00 (Rupees Forty Two Lakh Fifty Five Thousand Only), EMD: Rs. 4,25,500.00 (Rupees Four Lakh Twenty Five Thousand Five Hundred Only)	
3.	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amarjit Jeswani 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi Wd/o. Neharu Lalwani (b) Mr. Harsh S/o. Neharu Lalwani (c) Ms. Neha D/o. Neharu Lalwani (d) Ms. Riya D/o. Neharu Lalwani 3. Mrs. Premila Amarjit Jeswani 4. Smt. Laxmi Neharu Lalwani (Guarantor)	Amount Due Rs.7,95,42,896.63 (As per demand notice dated 17.10.2022) and interest thereon.
3.1	Property No.1 Physical Possession) All that piece & Parcel of Corporate Office No.109, C0110, C0111 & C0112, total built up area adm. 109. 542sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs. 1,14,14,000.00 (Rupees One Crore Fourteen Lakh Fourteen Thousand Only), EMD: Rs. 11,41,400.00 (Rupees Eleven Lakh Forty One Thousand Four Hundred Only)	
3.2	Property No.2 (Symbolic Possession) All that piece & Parcel of Corporate Office No.106, C0107, C0108 & C0121, total built up area adm. 112.51sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/6-8-21, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs. 1,29,02,000.00 (Rupees One Crore Twenty Nine Lakh Two Thousand Only), EMD: Rs. 12,90,200.00 (Rupees Twelve Lakh Ninety Thousand Two Hundred Only)	
3.3	Property No.3 (Symbolic Possession) All that piece & parcel of flat No F2, having built up area adm. 61.77 sq.mtrs. First Floor, Layout Plot No. 37, TS No 11, New Survey no. 107/59, Mouza Devai Govindpur, Rayatwadi, Shastri Nagar ward, Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries: East: Patel's Plot, West: Layout plot no. 36, North: 6.00 Leyout Road, South: Mayur Flat. Reserve Price: Rs. 13,46,000.00 (Rupees Thirteen Lakh Forty Six Thousand Only), EMD: Rs. 1,34,600.00 (Rupees One Lakh Thirty Four Thousand Six Hundred Only)	
4.	Name of the Borrowers & Guarantors: M/s. Arya Colour Chem, a partnership firm through its partners – Mr. Sameer Hivase & Mrs. Bhumika Prasant Hivase (Borrower), Mrs. Sudha Dnyaneshwar Hivase (Guarantor)	Amount Due Rs. 2,98,42,482.40 (As per demand notice dated 25.10.2023) and interest thereon.
4.1	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, PH. 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 Mahadele, South-Khasra Boundary. Reserve Price: Rs. 1,85,82,000.00 (Rupees One Crore Eighty Five Lakh Eighty Two Thousand Only), EMD: Rs. 18,58,200.00 (Rupees Eighteen Lakh Fifty Eight Thousand Two Hundred Only)	
5.	Name of Borrower - M/s. Jai Govinda Splintex through its Proprietor Mr. Ajay Ramnivas Tiwari, Mrs. Vijayalaxmi Ajay Tiwari (Guarantor)	Amount Due Rs. 9,86,31,189.56 (As per demand notice dated 30/05/2024) and interest thereon.
5.1	Property No. 1 (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 15700 Sq. Mtr) of Mouza – Roshankheda, PH. No 71 together with all easementary rights appurtenant and belonging thereto along with present and future construction, situated within the village Roshankheda, Tah. Ward, District- Amravati and Bounded by -East – Khasra of Lonkar, West – Khasra of Bokhal, North- Ginning factory of Tiwari, South – Khasra of Lonkar and Mandalo. Reserve Price: Rs. 3,21,47,000.00 (Rupees Three Crore Twenty One Lakh Forty Seven Thousand Only), EMD Rs. 32,14,700.00 (Rupees Thirty Two Lakh Fourteen Thousand Seven Hundred Only)	
5.2	Property No. 2 (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. Mtr) of Mouza – Roshankheda, PH. 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 Ward Road within the limit of Gram Panchayat Roshankheda, Tah. Ward, District- Amravati, and Bounded by - East – Khasra of Tambdihe, West – Shri Tirupati Ginning and Processing Factory, North- Road, South – Khasra of Shri Ajay Tiwari. Reserve Price: Rs. 3,50,00,000.00 (Rupees Three Crore Fifty Lakh Only), EMD Rs. 35,00,000.00 (Rupees Thirty Five Lakh Only)	
6.	Name of the Borrowers & Guarantors: M/s Shri Salasas Enterprises Prop Mrs Pallavi Sachin Keshkar & Mr. Sachin Madhukar Keshkar (Guarantor)	Amount Due Rs. 37,21073.04 (As per demand notice dated 26.06.2024) and interest thereon.
6.1	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 319/1,2,3/6 city survey no 101 Sheet no 240 ward no. 20 situated at besides KOK college Nandanwadi 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. 18,94,000.00 (Rupees Eighteen Lakh Ninety Four Thousand Only), EMD: Rs. 1,89,400.00 (Rupees One Lakh Eighty Nine Thousand Four Hundred Only)	
7.	Name of the Borrowers & Guarantors: M/s. Sai Samarth Bricks & Materials Suppliers through its Proprietor Mr. Kamlesh Bakaram Athilkar, Mr. Kamlesh Bakaram Athilkar & Mrs. Kuntalabai Athilkar (Guarantor)	Amount Due Rs. 47,60,017.55 (As per demand notice dated 29/11/2022) and interest thereon.
7.1	Property No. 1 (Symbolic Possession) All that piece and parcel of land bearing mouza- Mundikota, Ra. Sa. No. 20, Thak no. 114 R N M. Mundikota Gram Panchayat Mundikota Tah. Tiroda & Distt. Gondia in which plot no. 23, 24, 25 & 26 out of the carved layout in mouza Mundikota Gunta542/2 having area about 0.72 HR, in which carved plot no. 23 area Gondia. Bounded as under: East- 6. Mtr. Layout road, West- Gram Panchayat Road, North- Vacant plot of Shri. Nasik Meshram, South- 9mtr. Layout Road. Reserve Price: Rs. 18,66,000.00 (Rupees Eighteen Lakh Sixty Six Thousand Only), EMD: Rs. 1,86,600.00 (Rupees One Lakh Eighty Six Thousand Six 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: 11.04.2025
(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: 24.03.2025

Place: Nagpur

Authorized Officer
UNION BANK OF INDIA



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