



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 14/11/2025, 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 New Five Star Bakery through its Proprietor Mr. Akram Hussain S/o. Mohd. Yunus Khan (Borrower), (Guarantor)- Mr. Athar S/o. Akram Khan, Afzal S/o. Akram Khan, Miss Iram Khan D/o. Akram Hussain, Miss Anjum Khan D/o. Akram Khan, Mr Arshad Khan Akram Khan.	Amount Due Rs. 4,01,85,550.12 (As per demand notice dated 26.03.2025) and interest there on.
1.1	Property No. 1 (Physical Possession) All That piece and parcel of Land and house constructed there on bearing Plot No 207 admeasuring 3200 Sq.ft, bearing Kh No 1/3, 1/7, 4/1, 4/2 and 4/3, Mouza Binaki, PH No 10, Ward No. 43, Corporation H No. 1543/A/207A, Sheet No. 446/10, City Survey No. 180, located in the layout of Samaj Bhushan Sahakari Gruhniirman Sanstha Ltd, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District, Nagpur and bounded as under: On or towards East by: 9.00 Mtr Wide Road, On or towards West by: 24.00 Mtr Wide Road, On or towards North by: Plot No 274 Shivaji Society Layout, On or towards South by: Plot No 206. Reserve Price: Rs. 2,72,48,000.00 (Rupees Two Crore Seventy Two Lakh Forty Eight Thousand Only) EMD: Rs. 27,24,800.00 (Rupees Twenty Seven Lakh Twenty Four Thousand Eight Hundred Only)	
1.2	Property No. 2 (Physical Possession) All That piece and parcel of Commercial land bearing S. No 150 admn 1.56 HR Jama Rs. 1.00 (Koradwahu) and S. No. 135 adm. 0.33 HR Jama Rs. 3.40 (Vihiridware Oht) total admeasuring 1.89HR, Mouza Sawli, Tahsil No. 07, Tahsil Parsheoni, Bhogwatdar Class 1 rights along with trees and shrubs, P.H No. 7, District Nagpur and the said total land admn 1.89 HR is bounded as under : On or towards East by: Land bearing S No 134 and 151, On or towards West by: Sarkari Pandhan and Land bearing S No 148 and 149, On or towards North by: Sarkari Pandhan, On or towards South by: Land bearing 158. Reserve Price: Rs. 1,45,65,000.00 (Rupees One Crore Forty Five Lakh Sixty Five Thousand Only) EMD: Rs. 14,56,500.00 (Rupees Fourteen Lakh Fifty Six Thousand Five Hundred Only)	
2.	Mr Milind Harinarayan Tembhurne (Borrower), Ms Madhuri Milind Tembhurne (Borrower) & Ms Asha Harinarayan Tembhurne (Guarantor)	Amount Due - Rs. 26,76,601.86 (As per demand notice dated 16.01.2024) and interest there on.
2.1	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 Aryanagar 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. 22,22,000.00 (Rupees Twenty Two Lakh Twenty Two Thousand Only) EMD: Rs. 2,22,200.00 (Rupees Two Lakh Twenty Two Thousand Two Hundred Only)	
3.	Name of the Borrowers & Guarantors: M/s. Arya Colour Chem, a partnership firm through its partners - Mr. Sameer Hiwase & Mrs. Bhumika Prasant Hiwase (Borrower), Mrs. Sudha Dnyaneshwar Hiwase (Guarantor)	Amount Due Rs. 2,98,42,482.40 (As per demand notice dated 25.10.2023) and interest there on.
3.1	Property No. 1 (Physical Possession) All that piece and parcel of hypothecated stock, raw materials and Hypothecated plant & machineries and all fixed assets situated in I.G.C. Bongaon Industrial area in I.G.C. Bongaon Industrial area, plot no. 54 Sector -A, total plot area admeasuring 2000 Sq.mtrs. (40 mtr. x 50 mtrs.) or 0.200HR, in Madhya Pradesh Audyogik Kendra Vikas Nigam at village Bongaon, Tal- Saunsar, Distt- Chhindwara. Boundaries of Plot - East-Road, West- Part of Unit -4, North- Plot no. 53, South -Plot no. 55 Reserve Price: Rs. 15,31,000.00 (Rupees Fifteen Lakh Thirty One Thousand Only) EMD: Rs. 1,53,100.00 (Rupees One Lakh Fifty Three Thousand One Hundred only)	
3.2	Property No. 2 (Physical Possession) All that piece and parcel of factory land & building with shed situated at I.G.C. Bongaon Industrial area in I.G.C. Bongaon Industrial area, plot no. 54 Sector -A, total plot area admeasuring 2000 Sq.mtrs. (40 mtr. x 50 mtrs.) or 0.200HR, in Madhya Pradesh Audyogik Kendra Vikas Nigam at village Bongaon, Tal- Saunsar, Distt- Chhindwara. Boundaries of Plot - East-Road, West- Part of Unit -4, North- Plot no. 53, South -Plot no. 55 Reserve Price: Rs. 75,38,000.00 (Rupees Seventy Five Lakh Thirty Eight Thousand only) EMD: Rs. 7,53,800.00 (Rupees Seven Lakh Fifty Three Thousand Eight 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
14/11/2025 (12 pm to 5 pm)**

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit
<https://www.unionbankofindia.co.in/auction-property/view.auction-property.aspx>

PSB Alliance Pvt. Ltd. (<https://baanknet.com>)

Note: 1. 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.

2. (GST/TDS shall be payable as per applicable Government rule by purchase of sale of Movable/Immovable Assets)

Date: 29/10/2025
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA