



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 14.08.2025, 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, Hajarpahad, 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 Chhindawara Road, Chhaoni Mouza Jarpatka Dist Nagpur. Bounded By - East-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price: Rs. 81,29,700.00 (Rs. Eighty One Lacs Twenty Nine Thousand Seven Hundred Only), EMD: Rs 8,12,970.00 (Rs. Eight Lacs Twelve Thousand Nine Hundred Seventy 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 Chhindawara Road, Chhaoni Mouza Jarpatka Dist Nagpur. Bounded By - East-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price: Rs. 57,20,000.00 (Rs. Fifty Seven Lacs Twenty Thousand Only), EMD: Rs. 5,72,000.00 (Rs. Five Lacs Seventy Two Thousand Only)
2	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 Agarwal Amount Due Rs. 16,58,15,466.80 (As per demand notice dated 22/11/2023) and interest there on.
2.1	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 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 Agrawal. Reserve Price: Rs. 1,49,85,000.00 (Rs. One Crore Fourty Nine Lacs Eightyfive Thousand Only), EMD: Rs. 14,98,500.00 (Rs. Fourteen Lacs Ninety Eight Thousand Five Hundred Only)
3	Name of the Borrowers & Guarantors: 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 there on.
3.1	Property No. 1 (Physical Possession) (Only P & M) 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. 25,11,000.00 (Rs. Twenty Five Lacs Eleven Thousand Only), EMD: Rs. 2,51,100.00 (Rs. Two Lacs Fifty One Thousand One Hundred Only)
4	Name of the Borrowers & Guarantors: M/s Khatri Cotgin 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 there on.
4.1	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. Mt. (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. 2,01,00,000.00 (Rs. Two Crore One Lac Only), EMD: Rs. 20,10,000.00 (Rs. Twenty Lacs Ten Thousand Only).
5	Name of the Borrowers & Guarantors: M/s Shri Salasar Enterprises Prop Mrs Pallavi Sachin Kashikar & Mr. Sachin Madhukar Kashikar (Guarantor) Amount Due Rs. 37,21,073.04 (As per demand notice dated 26.08.2024) and interest there on.
5.1	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 550.0 sq ft Kh no 319/1,2,3&4 city survey no 101 Sheet no 248 ward no 20 situated at besides KDK college Nandanwan Mouza 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. 17,89,000.00 (Rs. Seventeen Lacs Eighty Nine thousand Only), EMD: Rs. 1,78,900.00 (Rs. One Lacs Seventy Eight Thousand Nine Hundred Only)
6	Name of the Borrowers & Guarantors: Mr Milind Harinarayan Tembhum (Borrower), Ms Madhuri Milind Tembhum (Borrower), Ms Asha Harinarayan Tembhum (Guarantor) Amount Due Rs. 26,76,601.86 (As per demand notice dated 16.01.2024) and interest there on.
6.1	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. 24,68,000.00 (Rs. Twenty Four Lacs Sixty Eight thousand Only), EMD: Rs. 2,46,800.00 (Rs. Two Lacs Forty Six Thousand Eight Hundred Only)
7	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.
7.1	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. Bargaon Industrial area in I.G.C. Bargaon 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 Bargaon, Tal- Saunsar, Distt. - Chindwara. Boundaries of Plot - East-Road, West- Part of Unit -4, North- Plot no. 53, South-Plot no. 55. Reserve Price: Rs. 17,01,000.00 (Rs. Seventeen Lacs One Thousand Only), EMD: Rs. 1,70,100.00 (Rs. One Lacs Seventy Thousand One Hundred Only)
7.2	Property No. 2 (Physical Possession) All that piece and parcel of factory land & building with shed situated at I.G.C. Bargaon Industrial area in I.G.C. Bargaon 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 Bargaon, Tal- Saunsar, Distt. - Chindwara. Boundaries of Plot - East-Road, West- Part of Unit -4, North-Plot no. 53, South-Plot no. 55. Reserve Price: Rs. 83,75,000.00 (Rs. Eighty Three Lacs Seventy Five Thousand Only), EMD: Rs. 8,37,500.00 (Rs. Eight Lacs Thirty Seven Thousand Five 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:
14.08.2025 (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 the date of E-auction to avoid last minute rush.

Date : 25.07.2025
Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA