

	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 Bhagyashree bar & restaurant, 2nd Bus Stop, Gopal Nagar Nagpur Mouza- Parsodi Tah Dist Nagpur 440022. Boundaries of property are as under - East- Wavhare Layout, West-Plot no 20, North-Road, South-Road. Reserve Price: Rs. 52,50,000.00 (Rupees Fifty Two Lakh Fifty Thousand) , EMD: Rs. 5,25,000.00 (Rupees Five Lakh Twenty Five Thousand)	
10.	Name of the Borrowers & Guarantors: M/s Godavari Traders	Amount Due Rs.7,96,42,896.63 (As per demand notice dated 17.10.2022)) and interest there on.
10.1	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. 1,26,82,000.00 (Rupees One Crore Twenty Six Lakh Eighty Two Thousand) , EMD: Rs. 12,68,200.00 (Rupees Twelve Lakh Sixty Eight Thousand Two Hundred)	
10.2	Property No.2 (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, Rayatwari, Shastrinagar ward, Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries: East: Patel's Plot, West: Layout plot no. 36., North: 6.00 Layout Road, South: Mayur Flat. Reserve Price: Rs. 14,96,000.00 (Rupees Fourteen Lakh Ninety Six Thousand) , EMD: Rs. 1,49,600.00 (Rupees One Lakh Forty Nine Thousand Six Hundred)	
11.	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.
11.1	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. 2,22,91,000.00 (Rupees Two Crore Twenty Two Lakh Ninety One Thousand) , EMD: Rs. 22,29,100.00 (Rupees Twenty Two Lakh Twenty Nine Thousand One Hundred)	
12.	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.
12.1	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- Kampthee, Within the grampanchayat limits of Palsad, Tah.- Kampthee, Distt.- Nagpur. Boundaries: East-Kh No. 235, West-Parsad Road, North-Khasara No. 221, South- Khasara No. 219, Owned By Mr. Nitin Rameshkumar Agarwal. Reserve Price: Rs. 2,37,45,000.00 (Rupees Two Crore Thirty Seven Lakh Forty Five Thousand) EMD: Rs. 23,74,500.00 (Rupees Twenty Three Lakh Seventy Four Thousand Five Hundred)	
12.2	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 section-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. 1,84,60,000.00 (Rupees One Crore Eighty Four Lakh Sixty Thousand) , EMD: Rs. 18,46,000.00 (Rupees Eighteen Lakh Forty Six Thousand)	
12.3	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 (Rupees Twenty Six Lakh Sixty Five Thousand) , EMD: Rs. 2,66,500.00 (Rupees Two Lakh Sixty Six Thousand Five Hundred)	
12.4	Property No.4 (Physical Possession) All that piece & parcel of machineries installed and fixed at Non-agricultural land i.e. land admeasuring 3600 sq.mtrs. (0.36HR) being portion of land bearing Kh. No. 18/2/B/1 (old Kh. No. 117/6) House property No. 216, Ward No.1 of mouza- Kadholi, P.H. No. 24, situated within the limits of Grampanchayat Kadholi, Tah.- Kampthee, Distt.- Nagpur. Boundaries: East-Kh No. 18/2 i.e. Land of Ashok Kumar Agarwal, West-Road, North- Nagpur & Bhandara Road, South-Land bearing Kh. No. 18/4, Owned By Mr. Ramesh Sitaram Agarwal. Reserve Price: Rs. 72,25,000.00 (Rupees Seventy Two Lakh Twenty Five Thousand) , EMD: Rs. 7,22,500.00 (Rupees Seven Lakh Twenty Two Thousand Five Hundred)	
13.	Name of the Borrowers & Guarantors: Mr. Mohammed Kaleemur Rehman & Mrs. Bina Mohammed Kaleemur Rehman	Amount Due Rs. 28,04,826.07 (As per demand notice dated 07.06.2018) and interest there on.
13.1	Property No. 1 (Symbolic Possession) All that piece & parcel of Apartment No. 102, on First Floor of “Royal Gayatri Park” complex in “Royal Daffodil” building of “Madhav Nagari” KH No. 50, PH No. 46, Mouza Wagdara, within village limit of Waghdara, Tah Hingna, Dist Nagpur. Super Built Up Area-130.145 Sq. Mt. Boundaries: East-Shiv of Isasani, West-12.00 Mt. Wide Road & then remaining Portion of KH No. 50, North-Portion of Same KH. Owned by New City Housing Society, South-Road & Layout of Madhav Nagari & Rewati Construction & Developers. Reserve Price: Rs. 23,02,000.00 (Rupees Twenty Three Lakh Two Thousand) , EMD: Rs. 2,30,200.00 (Rupees Two Lakh Thirty Thousand Two Hundred)	
14.	Name of the Borrowers & Guarantors: Vishalkumar Dilip Dhomane, Mr. Dilip Rambhau 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.
14.1	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 (Rupees Twenty Five Lakh Twenty Thousand) , EMD: Rs. 2,52,200.00 (Rupees Two Lakh Fifty Two Thousand Two Hundred)	
15.	Name of the Borrowers & Guarantors: M/s Asha Associates Partners: Mr. Ashok Bhuva, Mrs. Sarah Hasan Shafiq Guarantors: Mr. Hasan Shafique, Mr. Vaneesh Dhirubhai Bhuva Mrs. Vilas Ashok Bhuva	Amount Due Rs. 3,94,65,127.04 (As per demand notice dated 01.01.2014) and interest there on.
15.1	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 (Rupees Forty Six Lakh Eighty Thousand), EMD: Rs. 4,68,000.00 (Rupees Four Lakh Sixty Eight Thousand)	
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: 13.12.2024 (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://ebkray.in) 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: 12.11.2024 Place: Nagpur <div>Authorized Officer UNION BANK OF INDIA</div>		