



## 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 29.11.2024, 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. Sai Samarth Bricks & Materials Suppliers through its Proprietor Mr. Kamlesh Bakaram Athilkar, Mr. Kamlesh Bakaram Athilkar & Mrs. Kuntabai Athilkar (Guarantor)	Amount Due Rs. 47,60,017.55 (As per demand notice dated 29/11/2022) and interest there on.	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)
1.1	Property No. 1 (Symbolic Possession) All that piece & 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 adm. 221.74 sq.mtr. plot no. 24 having area 213.10 sq.mtrs. & plot no. 26 area about 215.50 sq.mtrs. all three put together 879.85 sq.mtrs., Tal-Tiroda, Distt.- Gondia. Bounded as under- East- 6. Mtr. Layout road. West- Gram Panchayat Road. North- Vacant plot of Shri. Nashik Meshram, South- 9 mtr. Layout Road. Reserve Price: Rs. 19,00,000.00 (Rupees Nineteen Lakh only) , EMD: Rs. 1,90,000.00 (RupeesOne Lakh Ninety Thousand)	Amount Due Rs. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and interest there on.	Property No.1 (Physical 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 Devi 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)
2.	Name of the Borrowers & Guarantors: M/s Javeri Incorporation through its Prop. Mr. Gaurav Salilkumar Javeri (Borrower), Mr. Abhishek Salilkumar Javeri, Smt. Pushpadevi Salilkumar 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.	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
2.1	Property No. 1 (Physical Possession) All that piece & 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 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 (Rupees Ninety Nine Lakh Ninety Five Thousand) , EMD: Rs. 9,99,500.00 (Rupees Nine Lakh Ninety Nine Thousand Five Hundred)	Amount Due Rs. 1,18,36,155.96 (As per demand notice dated 13.07.2022) and interest there on.	Property No.1 (Physical Possession) All that piece & 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)
2.2	Property No. 2 (Physical Possession) All that piece & 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 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 (Rupees Sixty Eight Lakh Seventy Seven Thousand) , EMD: Rs. 6,87,700.00 (Rupees Six Lakh Eighty Seven Thousand Seven Hundred)	Amount Due Rs. 43,36,779.97 (As per demand notice dated 10/10/2022) and interest there on.	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
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.	Property No. 1 (Physical Possession) 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 Grampanchayat Dahegaon, Tah- Dist-Bhandara& the same is bounded as under:- East – Land of Meerabai Lende, West- Land of Dada Zanjhal & Vasant Lende, South- Sur River B) All that piece & 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. 86,22,000.00 (Rupees Eighty Six Lakh Twenty Two Thousand) (For a & b jointly), EMD: Rs. 8,62,200.00 (For a & b jointly) Eight Lakh Sixty Two Thousand Two Hundred)
4.	Name of the Borrowers & Guarantors: Mr. Munshad Ahmed Samshad Hussain Siddiqui & Mr. Faiyaz Ahmed Samshad Hussain Siddiqui	Amount Due Rs. 43,36,779.97 (As per demand notice dated 10/10/2022) and interest there on.	Property No. 2 (Physical Possession) All that piece & parcel of Residential 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 Mandani, South-Road. Reserve Price: Rs. 38,17,000.00 (Rupees Thirty Eight Lakh Seventeen Thousand) , EMD: Rs. 3,81,700.00 (Rupees Three Lakh Eighty One Thousand Seven Hundred)
5.	Name of the Borrowers & Guarantors: Mrs. Purnima Nilesh Mumadwar & Mr. Nilesh Ravishankar Mumadwar	Amount Due Rs. 36,67,527.69 (As per demand notice dated 03.02.2020) and interest there on.	Property No. 3 (Physical 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 Two Hundred)
5.1	Property No. 1 (Physical Possession) All that piece and parcel of Residential Flat No. 302, Third Floor, R A RESIDENCY, Plot No. 91-A & 92-A(Combined), Joras Co-Operative Housing Society Ltd., Within Limits of NMC & NIT, Ward No. 62, KH No. 30,31/1 & 33, City Survey No. 586, Sheet No. 32, Mouza Bargaon, Tah & Dist Nagpur. Super Built Up Area: 97.082 Sq. Mt. (1045.00 Sq. Ft.). Owner: Mrs. Poornima Nilesh Mumadwar & Mr. Nilesh Ravishankar Mumadwar. Boundaries: East-Flat No. 301, West-Other Layout, North-Road, South- Other Layout. Reserve Price: Rs. 27,28,000.00 (Rupees Twenty Seven Lakh Twenty Eight Thousand) , EMD: Rs. 2,72,800.00 (Rupees Two Lakh Seventy Two Thousand Eight Hundred)	Amount Due Rs. 36,67,527.69 (As per demand notice dated 03.02.2020) and interest there on.	Name of the Borrowers & Guarantors: Mr. Mohammed Kaleemur Rehman & Mrs. Bina Mohammed Kaleemur Rehman
6.	Name of the Borrowers & Guarantors: M/s. Sahasrarchi Industries Pvt. Ltd. through its Directors -Ms. Pallavi Devanand Bansod, Mr. Pankaj Kumar Singh, Mrs. 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.	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- Kadoli, P.H. No. 24, situated within the limits of Grampanchayat Kadoli, 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.
6.1	Property No. 1 (Physical Possession) All that piece and parcel of Plant and Machinery installed at Land Bearing Plot no C- 34, in Umred industrial area, within the village limit of Belgaon , Near Honey Food Industries, outside the limits of Umred Municipal Council/Corporation, Tah. Umred & Dist. Nagpur. Reserve Price: Rs. 18,00,000.00 (Rupees Eighteen Lakh) , EMD: Rs 1,80,000.00 (Rupees One Lakh Eighty Thousand)	Amount Due Rs. 1,10,39,417.82 (As per demand notice dated 25.08.2022) and interest there on.	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 Two Hundred)
7.	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.	Name of the Borrowers & Guarantors: Mr. Mohammed Kaleemur Rehman & Mrs. Bina Mohammed Kaleemur Rehman
7.1	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, Kharagar, 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 (Rupees Sixty Seven Lakh Thirty Two Thousand) , EMD: Rs. 6,73,200.00 (Rupees Six Lakh Seventy Three Thousand Two Hundred)	Amount Due Rs. 5,01,18,227.52 (As per demand notice dated 23.05.2023) and interest there on.	Property No. 1 (Physical 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.
8.	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.	Property No. 1 (Physical Possession) 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), situated 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 NORTH - BY PLOT NO. 36. ON THE SOUTH - BY 7.5 MTRS. WIDE ROAD. Reserve Price: Rs. 33,11,000.00 (Rupees Thirty Three Lakh Eleven Thousand) , EMD: Rs. 3,31,100.00 (Rupees Three Lakh Thirty One Thousand One Hundred)
9.	Name of the Borrowers & Guarantors: Name of the Borrowers & Guarantors: Mrs. Vaishali Raju Raut (Borrower) & Mr. Raju Rambhai Raut (Co-Borrower)	Amount Due- Rs. 37,59,729.00 (As per demand notice dated 16.04.2024) and interest there on.	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.
9.1	Property No. 1 (Symbolic Possession) All that proportionate Undivided 25.00% share and interest in all that piece and parcel of land bearing Plot No 19 admeasuring 1800Sq Ft i.e. 167.24 Sq Mt 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 Khasara No 121/1,121/2,121/3& 121/4 (as per old sale deed khasara No 121/4) of Mouza parsodi Patwari Halka 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	Amount Due Rs. 37,59,729.00 (As per demand notice dated 16.04.2024) and interest there on.	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

Authorized Officer  
UNION BANK OF INDIA