



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 30.05.2025, 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, Hajiripahad, Seminary Hills, Nagpur, Contact No: 9423456034		
1	Name of the Borrowers & Guarantors: Mr. Munshad Ahmed Samshad Hussain Siddhiqui & Mr. Fayaz Ahmed Samshad Hussain Siddhiqui	Amount Due Rs. 43,36,779.97 (As per demand notice dated 10.10.2022) and interest there on.
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 Surya Apartment, Corp House No. 904 & 905/1, ward no. 60, C. S. No. 2216/2 & 2216/3, sheet no. 62/50, mouza- Jarpalka situated in the area known as Raj Nagar/Vijaynagar, Chhawni, within the limits of NMC & NIT, Tah & Dist Nagpur. Boundaries: East- Open Land, West-Open land of Buty, North-Property of Mandari, South-Road. Reserve Price: Rs. 34,36,000.00 (Rs. Thirty Four Lacs Thirty Six Thousand Only), EMD: Rs. 3,43,600.00 (Rs. Three Lacs Forty Three Thousand Six Hundred Only)	
2	Name of the Borrowers & Guarantors: M/s. All Enterprises, Prop. Mr. Abrar Ali Insan Ali Syed, Guarantor: Mr. Farhad Ali Abrar Ali Syed, M/s. Silvercity Mega Structure Pvt. Ltd.	Amount Due Rs. 10,62,19,233.00 (As per demand notice dated 17.11.2018) and interest there on.
2.1	Property No. 1 (Physical Possession) All that piece & parcel of Non Agricultural Open Plots Bearing Nos. 21.31 & 32, situated at Ashwad Nagar, Bhogwadkar Class-4, Gat No. 86/9, P.H. No. 8, T. S. No. 8, All that piece & parcel of Non Agricultural Open Plots Bearing Nos. 21.31 & 32, situated at Ashwad Nagar, Bhogwadkar Class-4, Gat No. 86/9, P.H. No. 8, T. S. No. 8, Mouza Anandghar, Taluka Mohad, Bhandara, Total Area: 521.95 Sq. M. Owner: Mr. Abrar Ali Insan Ali Syed. Boundaries of Plot No. 21: East-Open Land of Mr. Navkhare, West-Road, North Land of Mr. Mate Gurji, South-Plot No. 20. Boundaries of Plot No. 31: East-Road, West-Land of Mr. Borkar Police, North-Plot No. 32, South-Plot No. 30. Boundaries of Plot No. 32: East-Road, West-Land of Mr. Borkar Police, North-Land of Mr. Mate Gurji, South-Plot No. 31. Reserve Price: Rs. 10,26,000.00 (Rs. Ten Lacs Twenty Six Thousand Only), EMD: Rs. 1,02,600.00 (Rs. One Lac Two Thousand Six Hundred Only)	
2.2	Property No. 2 (Physical Possession) All that piece & parcel of Open Plot No. 1 to 14, Gat No. 27/1 & 27/2, P.H. No. 9, Khata No. 146, situated near Gosikhurd Purnavassana Colony, Bhogwadkar Class Bhumsawari, Mouza Ashok Nagar, Tah & Dist Bhandara. Area: 2723.07 Sq. M. Owner: Mr. Abrar Ali Insan Ali Syed. Boundaries: East-Land of Shri. Dahake, West-Land Bearing Gat No. 26, North-Nalah, South-Other Part of Gat No. 27. Reserve Price: Rs. 1,01,24,000.00 (Rs. One Crore One Lacs Twenty Four Thousand Only), EMD: Rs. 10,12,400.00 (Rs. Ten Lacs Twelve Thousand Four Hundred Only)	
2.3	Property No. 3 (Physical Possession) All that piece & parcel of Open Plots in KH No. 133/2, P.H. No. 16, Bandobast No.122, Mouza Khanji, situated at Mohabala, MIDC Road, Warora. Within the limits of Grampanchayat, Tah Warora & Dist Chandrapur. Area: 2.04 Hectare (Total 103 Plots). Owner: Mr. Abrar Ali Insan Ali Syed. Boundaries: East-KH No. 173 & 174 of Agr. Land, West-KH No. 246 & 125 of Agr. Land, North-KH No. 133/1 of Agr. Land, South-KH No. 125 & 132 of Agr. Land. Reserve Price: Rs. 2,09,33,000.00 (Rs. Two Crore Nine Lacs Thirty Three Thousand Only), EMD: Rs. 20,93,300.00 (Rs. Twenty Lacs Ninety Three Thousand Three Hundred Only)	
2.4	Property No. 4 (Physical Possession) All that piece & parcel of Open Plots No. 1 to 9, Survey No. 1/8 (Old No. 48), P.H. No. 81, situated at Silvercity City-Spark, Village Sonuri, Off Nagpur-Jam Road, N.H. 07, Tah & Dist Nagpur. Area: 2081.83 Sq. Ft. Owner: Mr. Syed Abrar Ali. Boundaries: East-Land KH No. 1/1, West-Land KH No. 02, North-Land KH No. 03, South-Panchan Road. Reserve Price: Rs. 23,80,000.00 (Rs. Twenty Three Lacs Eighty Thousand Only), EMD: Rs. 2,38,000.00 (Rs. Two Lacs Thirty Eight Thousand Only)	
3	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amarlat Jeswani, 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi W/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. Promila Amarlat Jeswani, 4. Smt. Laxmi Neharu Lalwani (Guarantor)	Amount Due Rs. 7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on.
3.1	Property No.1 (Physical Possession) All that piece & parcel of Corporate Office No.109, CO110, CO111 & CO112, 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- Sitabuli, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs. 1,14,14,000.00 (Rs. One Crore Fourteen Lacs Fourteen Thousand Only), EMD: Rs. 11,41,400.00 (Rs. Eleven Lacs Fourty One Thousand Four Hundred Only)	
3.2	Property No.2 (Symbolic Possession) All that piece & parcel of Corporate Office No.106, CO107, CO108 & CO121, total built up area adm. 112.51 sq.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- Sitabuli, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs. 1,29,02,000.00 (Rs. One Crore Twenty Nine Lacs Two Thousand Only), EMD: Rs. 12,90,200.00 (Rs. Twelve Lacs 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 Deval Govindpur, Rayatwar, Shastinagar, 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. 13,46,000.00 (Rs. Thirteen Lacs Fourty Six Thousand Only), EMD: Rs. 1,34,600.00 (Rs. One Lac Thirty Four Thousand Six Hundred Only)	
4	Name of the Borrowers & Guarantors: M/s. Anya 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.
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. 467, sheet no. 60, mouza- Borgan, P.H. 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 Mahadule, South-Khasara Boundary. Reserve Price: Rs. 1,85,82,000.00 (Rs. One Crore Eighty Five Lacs Eighty Two Thousand Only), EMD: Rs. 18,58,200.00 (Rs. Eighteen Lacs Fifty Eight Thousand Two Hundred Only)	
5	Name of the Borrowers & Guarantors: M/s Silvercity Builder & Developers Prop. Mr Abrar Ali Insan Ali Syed Mr Syed Abrar Ali Syed Insan Ali Add Amiana Majestic Building, AHBab Chowk Jafar Nagar Nagpur 440013	Amount Due Rs.74,70,732.00 (As per demand notice dated 01.11.2019) and interest there on.
5.1	Property No. 1 (Physical Possession) All that piece & parcel Land & Residential Building situated at NIT Plot No 34 Kh No 82/10 Mouza Babulkhedha PSK No 39, City Survey No 7112 sheet no 356/75 NMC House No 3393/B/35. In The Layout of Industrial weaker section conop hosing society Ltd, ward no 15 Ekta Nagar Rameshwar Belarodi Road Near Shalabadi Chowk Mouza Babulkhedha tah Dist Nagpur No. 35 Area 162.00 Sq.m (1743.12 sq.ft). Boundaries as per sale deed & RL - East- Plot no 35, West-Plot no 33, North- 9.00 M Road, South- Plot No 30. Boundaries as actual - East- Plot no 35, West-Plot no 33, North- Flat scheme, South- Road. (Note - Litigation regarding layout of above plot khasara is pending before the Honble High Court, Nagpur) Reserve Price: Rs. 30,87,000.00 (Rs. Thirty Lacs Eighty Seven Thousand Only), EMD: Rs. 3,08,700.00 (Rs. Three Lacs Eight Thousand Seven Hundred Only)	
5.2	Property No. 2 (Physical Possession) All that piece & parcel Land & Residential Building, situated at NIT Plot No. 35 KH No. 82/10, Mouza Babulkhedha, PSK No. 39, City Survey No. 7112, Sheet No. 356/75, NMC House No. 3393/B/35, In The Layout of Industrial Weaker Section conop Housing Society Ltd, Ward No. 15, Ekta Nagar, Rameshwar Belarodi Road Near Shalabadi Chowk, Mouza Babulkhedha, Tah & Dist Nagpur. No. 35 Area 162.00 Sq. M. (1743.12 Sq. Ft.). Boundaries as per sale deed & RL - East- Plot no 36, West-Plot no 34, North- 9.00 M Road, South- Plot No 30. Boundaries as actual - East- Plot no 36, West-Plot no 34, North- Flat scheme, South- Road. (Note - Litigation regarding layout of above plot khasara is pending before the Honble High Court, Nagpur) Reserve Price: Rs. 30,87,000.00 (Rs. Thirty Lacs Eighty Seven Thousand Only), EMD: Rs. 3,08,700.00 (Rs. Three Lacs Eight Thousand Seven Hundred Only)	
6	Name of the Borrowers & Guarantors: M/s Shri Salasar Enterprises Prop Mrs Pallavi Sachin Kashikar & Mr. Sachin Madhukar Kashikar (Guarantor)	Amount Due Rs. 3721073.04 (As per demand notice dated 26.08.2024) and interest there on.
6.1	Property No. 1 (Symbolic Possession) All that piece & 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 Naderwan Mouza Nagpur Tah & District Nagpur. Boundaries: 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 (Rs. Eighteen Lacs Ninety Four Thousand Only), EMD: Rs. 1,89,400.00 (Rs. One Lac 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 Athikar, Mr. Kamlesh Bakaram Athikar & Mrs. Kuntalbai Athikar (Guarantor)	Amount Due Rs. 47,60,017.55 (As per demand notice dated 29/11/2022) and interest there on.
7.1	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 Gurta 542/2 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., Tah- Tiroda, Distt- Gondia. Bounded as under- East- E. Mr. Layout road West- Gram Panchayat Road North- Vacant plot of Shri. Nasrik Meshram, South- 9 mtr. Layout Road. Reserve Price: Rs. 18,65,000.00 (Rs. Eighteen Lacs Sixty Five Thousand Only), EMD: Rs. 1,86,500.00 (Rs. One Lac Eighty Six 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:
30.05.2025 (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 : 13.05.2025

AUTHORIZED OFFICER
UNION BANK OF INDIA