



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 (8) 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 25.04.2025, 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. 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 26.10.2023) and interest there on.
1.1	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. 18,90,000.00 (Rs. Eighteen Lacs Ninety Thousand Only), EMD: Rs. 1,89,000.00 (Rs. One Lac Eighty nine Thousand Only).	
1.2	Property No. 2 (Physical Possession) All that piece and parcel of factory land & building 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. 93,05,000.00 (Rs. Ninety Three Lacs Five Thousand Only), EMD: Rs. 9,30,500.00 (Rs. Nine Lacs Thirty Thousand Five Hundred Only).	
2	Name of the Borrowers & Guarantors: Mr. Ashish Yashwant Joge Mrs. Dipti Ashish Joge & Mrs Vimal Yashwant Joge	Amount Due Rs. 50,95,933.54 (As per demand notice dated 30.09.2024) and interest there on.
2.1	Property No.1 (Symbolic Possession) All that R.C.C. structure comprising NIT Plot No 31, admeasuring 222.96 Sq. Mtr alongwith a house constructed thereon bearing a portion of land bearing Khasra No 21/1 Land situated Jaripatka, Mouza- JARIPATKA, Sheet No 262/5, City Survey No 15/44, in the scheme of Indora Housing Accommodation Scheme, Corporation house no 1723/E/50, Ward No. 57, Nagpur, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, in Tahsil & District Nagpur. Boundaries: East-Open Land, West- Road, North- Plot No 32, South- Plot No 30. Reserve Price: Rs.1,23,82,000.00 (Rs. One Crore Twenty Three Lacs Eighty Two Thousand Only), EMD: Rs. 12,35,200.00 (Rs. Twelve Lacs Thirty Five Thousand Two Hundred Only).	
3	Name of the Borrowers & Guarantors: M/s. Pande Hardware through it's Proprietor Mr. Sanjeev Pande (Deceased) through legal heirs a) Mrs. Kiran Sanjeev Pande (Wife), b) Ms. Anushka Sanjeev Pande (Daughter) & c) Ms. Ananya Sanjeev Pande both daughters minor through their natural guardian mother Mrs. Kiran Sanjeev Pande and Guarantor - Mr. Premlal Gadiram Pande	Amount Due Rs. 30,73,763.00 (As per demand notice dated 14.08.2024) and interest there on.
3.1	Property No. 1 (Symbolic Possession) All that piece and parcel of land bearing old Corporation House No. 1468 & 593/0/2 & New Municipal Corporation House No. 593, containing by admeasurements 200sq. ft. (i.e. 185.80 sq. mtrs.) as per sale deed and 59.10 sq.mtrs. as per Akhiv Patrika situated at Mouza- Pandhrabodi, together with present and future construction bearing its City Sr. No. 673 situated in the layout of Telankhedi Lay-out, Ramnagar, Maratoli, Nagpur within the limits of Nagpur Municipal Corporation, ward No. 69, Zone No. 2, Index No. 69001191 at Pandhrabodi Nagpur, In Tahsil and District -Nagpur- 440010. Bounded as Under - East - House of Mr. Santosh Baburao Markam & Road, West - House of Shri Gangadhar Shriwas, North - House of Shri Pundalik Agarkar, South - House of Shri. Gangubai Ukey. Reserve Price: Rs. 80,00,000.00 (Rs. Eighty Lacs Only), EMD: Rs. 8,00,000.00 (Rs. Eight Lacs 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:
25.04.2025 (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 : 21.03.2025

Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA



NAGPUR



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