यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम
Union Bank of India
A Government of India undertaking

Asset Recovery Branch, Nagpur

Shop No F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), Khasra No 91/1, Hajaripahad, Seminary Hills, Nagpur-440006. Contact No: 9423456034

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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 PROVISON TO RULE 8 and 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 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 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", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS"** on **13.11.2026** in between 12.00 Noon to 5.00 PM, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. The under mentioned properties will be sold by Online E-Auction through website https://baanknet.com on 13.11.2026 for recovery of respective amounts plus interest and other expenses in the respective borrower's accounts.

Sr. No.	Name of Account Holder	Description of Property	Reserve Price / EMD / Bid Increment	Encumbrance & Possession	Amount Due
1.	**Name of the Borrowers & Guarantors:** **M/s. Arya Colour Chem,** a partnership firm through its partners - **(Borrower)** Mr. Sameer Hiwase & Mrs. Bhumika Prasant Hiwase **(Guarantor)** Mrs. Sudha Dnyaneshwar Hiwase	**Property No. 1 [Open land]** 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. 497, Sheet No. 60, Mouza-Borgaon, 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. 1,50,23,000.00** **EMD-** **Rs. 15,02,300.00** **Bid Increment-** **Rs. 1,00,000.00**	**Not Known to Bank**	**Rs. 2,98,42,482.40 (As per demand notice dated 25.10.2023) and interest there on.**
		Property No. 2 [machinery] All that piece and parcel of hypothecated stock, raw materials and Hypothecated plant & machineries and all fixed assets situated in I.G.C. Borgaon Industrial Area in I.G.C. Borgaon 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 Borgaon, 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. 13,78,000.00** **EMD-** **Rs. 1,37,800.00** **Bid Increment-** **Rs. 14,000.00**		
2.	**Name of the Borrowers & Guarantors:** Vishalkumar Dilip Dhomane, Mr. Dilip Rambhau Dhomne, Mrs. Meena Dilip Dhomne, Mrs. Vidhi Vishal Dhomne	**Property: [Flat]** 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 northen 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** **EMD-** **Rs. 2,52,000.00** **Bid Increment-** **Rs, 26,000.00**	**Not Known to Bank**	**Rs. 40,96,067.00 (As per demand notice dated 01.06.2019) and interest there on.**
3.	**Name of the Borrowers & Guarantors:** 1. Irfan Haji Jabbar Chini, 2. Lubna Irfan Chini, 3. Tausif Yasin Chini, 4. Jabbar Ishaque Chini, 5. Yasin Ishaq Haji Dada, 6. Hasina Makbool Chini, 7. Sunehra Haji Intekhab Chini, 8.Rabia Faizal Chini **Add:** Railway Statation, Warora, Chandrapur-442907	**Property: [House/Haveli]** All that piece and parcel of land and building, residential belonging to Meman Haji Jabbar Ishaque Chini (Owner of the property) Situated at Plot No. 36, Paikee and 37 Paikee, Upleta Nagar, Near Futara Garden, Bhadar Chowk, City Tah. Upleta , Rajkot, Gujrat - 360 490 Bounded By: East - 5255 Paikee, West - 5249 Paikeem, North- 5259 Paikee and South- 5252/5256 Paikee	**Reserve Price-** **Rs. 1,14,63,000.00** **EMD-** **Rs. 11,46,300.00** **Bid Increment-** **Rs. 1,00,000.00**	**Not Known to Bank**	**Rs. 1,98,27,114.00 (As per demand notice dated 01.09.2018) 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.

Date & Time of E-auction: 13.11.2026 (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://bannknet.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 date of E-auction to avoid last minute rush.

Bidders are requested to visit the Bank's website- "www.unionbankofindia.co.in" for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidders may also visit the website hppts://baanknet.com Portal. The Intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 RULE 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 and Rule 9 of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above-mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. www.unionbankofindia.co.in or https://baanknet.com

Date: 23.10.2026
Place: Nagpur

Authorized Officer
Union Bank of India

NAGPUR

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