



**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 24.06.2026 & 14.07.2026, 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, Hajarpahad, Seminary Hills, Nagpur, Contact No: 9423456034	
1.0	<p>Name of the Borrowers &amp; Guarantors: M/s Godavari Traders 1. Mr. Amarial Jeswani, 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi Wd/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 Amarial Jeswani, 4. Smt. Laxmi Neharu Lalwani (Guarantor)</p> <p>Amount Due Rs.7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on.</p> <p>ENCUMBERANCE- GST attachment of Rs 2,26,24,135.00 as ref no B-406 dated 16.07.2024</p>
1.1	<p>Property No. 1 (Physical Possession) [Commercial Shop - 106] All that piece &amp; Parcel of Corporate Office No.106, adm. 15.56 Sq.mt. On the First Floor of the Building Known &amp; Styled as "Indira Arcade", Plot No. 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 &amp; 1593, Sheet No. 14 &amp; 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna &amp; Dharampeth Mahila Sahakari Bank, Tahsil &amp; Dist Nagpur. Reserve Price : Rs. 18,80,000.00 (Rs. Eighteen Lacs Eighty Thousand Only), EMD: Rs.1,88,000.00 (Rs. One Lac Eighty Eight Thousand Only).</p>
1.2	<p>Property No. 2 (Physical Possession) [Commercial Shop - 107] All that piece &amp; Parcel of Corporate Office No.107, adm. 15.56 Sq.mt. On the First Floor of the Building Known &amp; Styled as "Indira Arcade", Plot No. 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 &amp; 1593, Sheet No. 14 &amp; 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna &amp; Dharampeth Mahila Sahakari Bank, Tahsil &amp; Dist Nagpur. Reserve Price : Rs. 18,80,000.00 (Rs. Eighteen Lacs Eighty Thousand Only), EMD: Rs.1,88,000.00 (Rs. One Lac Eighty Eight Thousand Only).</p>
1.3	<p>Property No. 3 (Physical Possession) [Commercial Shop - 108] All that piece &amp; Parcel of Corporate Office No.108, adm. 49.10 Sq.mt. On the First Floor of the Building Known &amp; Styled as "Indira Arcade", Plot No. 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 &amp; 1593, Sheet No. 14 &amp; 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna &amp; Dharampeth Mahila Sahakari Bank, Tahsil &amp; Dist Nagpur. Reserve Price : Rs. 50,40,000.00 (Rs. Fifty Lacs Forty Thousand Only), EMD: Rs. 5,40,000.00 (Rs. Five Lacs Forty Thousand Only).</p>
1.4	<p>Property No.1 (Physical Possession) [Commercial Shop-109] All that piece &amp; Parcel of Corporate Office No.109, built up area adm. 19.65sq.mtrs. On the First Floor of the Building Known &amp; Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 &amp; 1593, Sheet No. 4 &amp; 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna &amp; Dharampeth Mahila Sahakari Bank, Tahsil &amp; Dist Nagpur Reserve Price : Rs. 20,17,000.00 (Rs. Twenty Lacs Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rs. Two Lacs One Thousand Seven Hundred Only)</p>
1.5	<p>Property No. 2 (Physical Possession) [Commercial Shop-110] All that piece &amp; Parcel of Corporate Office No.110, built up area adm. 19.65sq.mtrs. On the First Floor of the Building Known &amp; Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 &amp; 1593, Sheet No. 4 &amp; 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna &amp; Dharampeth Mahila Sahakari Bank, Tahsil &amp; Dist Nagpur Reserve Price : Rs. 20,17,000.00 (Rs. Twenty Lacs Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rs. Two Lacs One Thousand Seven Hundred Only)</p>
1.6	<p>Property No. 3 (Physical Possession) [Commercial Shop-111] All that piece &amp; Parcel of Corporate Office No.111, built up area adm. 19.65sq.mtrs. On the First Floor of the Building Known &amp; Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 &amp; 1593, Sheet No. 4 &amp; 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna &amp; Dharampeth Mahila Sahakari Bank, Tahsil &amp; Dist Nagpur Reserve Price : Rs. 20,17,000.00 (Rs. Twenty Lacs Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rs. Two Lacs One Thousand Seven Hundred Only)</p>
1.7	<p>Property No. 4 (Physical Possession) [Commercial Shop-112] All that piece &amp; Parcel of Corporate Office No.112, built up area adm. 50.59 sq.mtrs. On the First Floor of the Building Known &amp; Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 &amp; 1593, Sheet No. 4 &amp; 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna &amp; Dharampeth Mahila Sahakari Bank, Tahsil &amp; Dist Nagpur. Reserve Price: Rs. 51,93,000.00 (Rs. Fifty One Lacs Ninety Three Thousand Only) EMD: Rs 5,19,300.00 (Rs. Five Lacs Nineteen Thousand Three Hundred Only)</p>
2.0	<p>Name of the Borrowers &amp; Guarantors: Mrs Sangita Rajendra Maheshwari (Borrower) and Mr Ajay Dnyaneshwar, Thakre (Guarantor)</p> <p>Amount Due- Rs. 27,48,264.93 (As per demand notice dated 29.03.2025) and interest there on.</p> <p>ENCUMBERANCE- an amount of Rs 135678/- is outstanding toward Maharaja Tower CO-OP Hsg Soc. Limited as on March 2026</p>
2.1	<p>Property No 1 (Physical Possession) [Flat] All that piece and parcel of equitable mortgage of the property situated at 405 residential apartment no 405(E) having total built up area of 51.122 sqmtr (550.272 sq ft) situated on 4th floor of building known as Maharaja Tower along with 2.152 % undivided share &amp; interest. In all that piece &amp; parcel of land bearing plot no 387/5 admeasuring area of 1187.53 sqmtr (12782.45 sq ft) bearing city survey no 101 sheet no 320 kh no 514ward no 10 of mouza Nagpur Corporation house no 776/405 situated at laib scheme of not krida Square Hanuman Nagar Nagpur Reserve Price : Rs. 32,40,000.00 (Rs. Thirty Two Lacs Forty Thousand Only), EMD :3,24,000.00 (Rs. Three Lacs Twenty Four Thousand Only)</p>
3.0	<p>Name of the Borrowers &amp; Guarantors : M/S. Javeri Incorporation (Borrower) Through its Proprietor Mr. Gaurav Salikumar Javeri Mr. Abhishek Salikumar Javeri (Guarantor), Smt. Pushpadevi Salikumar Javeri</p> <p>Amount Due Rs. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and interest there on.</p> <p>ENCUMBERANCE- Not Known to Bank</p>
3.1	<p>Property No. 2 (Physical Possession) [Commercial Block] All that piece and 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 Challa No 369 Ward No 77 Admeasuring 51.096 sq. mt. with terrace of 713 sq ft situated at Chhindawara Road, Chhaoni Mouza Jaripalka Dist Nagpur. Bounded By - East-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price : Rs. 46,34,000.00 (Rs. Forty Six Lacs Thirty Four Thousand Only), EMD : Rs. 4,63,400.00 (Rs. Four Lacs Sixty Three Thousand Four Hundred Only)</p>
4.0	<p>Name of the Borrowers &amp; Guarantors : M/s Maa Radhamohan Gurudev Industries through partner, Abdul Qayyum S/o Mohammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary and Sau Nurjahan Begum Mohd Sayeed (Consenter)</p> <p>Amount Due- Rs. 41,63,860.44 (As per demand notice dated 10.10.2024) and interest there on</p> <p>ENCUMBERANCE- Not Known to Bank</p>

No 369 Ward No 77 Admeasuring 51.096 sq. mt. with terrace of 713 sq ft situated at Chhindawara Road, Cphaoni Mouza Jaripalka Dist Nagpur. Bounded By East-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price : Rs. 46,34,000.00 (Rs. Forty Six Lacs Thirty Four Thousand Only), EMD : Rs. 4,63,400.00 (Rs. Four Lacs Sixty Three Thousand Four Hundred Only)		Amount Due- Rs. 41,63,860.44 (As per demand notice dated 10.10.2024) and interest there on
4.0	Name of the Borrowers & Guarantors : M/s Maa Radhamohan Gurudev Industries through partner, Abdul Qayyum S/o Mohammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary and Sau Núrjahan Begum Mohd Sayeed (Consenter)	ENCUMBERANCE- Not Known to Bank
4.1	Property No. 1 (Physical Possession) [Independent House] All that Piece and parcel of land bearing Survey/Gat no 76/2 Area 393.12 Sq mtr as per computerize 7/12 i.e 393.12 Sq mtrs along with construction of House All that Piece and parcel of land bearing Survey/Gat no 76/2 Area 393.12 Sq mtr as per namuna 8 situated at Mauza sirsi within the limit of Gram Panchayat Tahsil thereof bearing Malmatta No 545 Built up area 1148 Sq ft i.e 106.69 Sq mtr by East- land bearing to shri Bisan Madankar, West-Remaining land belongs to shri Mahadeo Panchayat tahsil & District Bhandara sirsi. Bounded by East- land bearing to shri Bisan Madankar, West-Remaining land belongs to shri Mahadeo Madankar Madanakar, North- Road, South-Remaining land belong to Shri Mahadeo Madankar (For Both Property 1 & 2) Reserve Price : Rs. 22,39,000.00 (Rs. Twenty Two Lacs Thirty Nine Thousand Only), EMD : 2,23,900.00 (Rs. Two Lacs Twenty Three Thousand Nine Hundred Only)	Amount Due Rs. 1,58,75,700.70 (As per demand notice dated 04.02.2025) and interest there on.
5.0	M/s Sharad Mega Engineering and Services Through Proprietor Sharad Kumar Takbhaure (Borrower) Gaurtor - Mr. Sanjay N Jagtap, Mr. Raju N Jagtap, Mr. Vijay N jagtap, Mr. Gopal N Jagtap, Mr. Pankaj N Jagtap, Mrs. Sulochanabai N Jagtap, Mr. Ranjana R Shinde	ENCUMBERANCE- Not Known to Bank
5.1	Property 1 : (Symbolic Possession) All that piece and parcel of land bearing NA Plot No 1 admeasuring 217.87 Sqmtr (2344.28 Sq Ft) situated at Mouza SARWADI Mouza No 108 Grampanchayat Sarwadi bearing Survey No 167 situated at Grampanchayat Sarwadi tahsil Karanja District Wardha. Property 2 : (Symbolic Possession) All that piece and parcel of land bearing NA Plot no 6A, Plot no 6B, Plot no 7A, Plot no 7B, Plot no 8. Plot No. 6A, 6B, 7A, 7B admeasuring 126 Sqmtr each and plot no 8 admeasuring 157.50 sqmtr Total plot area admeasuring 661.50 sqmtr (7117.74 Sq ft) situated at mouza SARWADI, mouza No 108, Grampanchayat sarwadi bearing survey no 167 situated at tahsil Karanja Dist Wardha. (For Both Property 1 & 2) Reserve Price : Rs. 19,17,000.00 (Rs. Nineteen Lacs Seventeen Thousand Only), EMD : Rs. 1,91,700.00 (Rs. One Lac Ninety One Thousand Seven Hundred Only)	Amount Due : Rs.40,96,067.00 (As per demand notice dated 01.06.2019) and interest there on.
6.0	Name of the Borrowers & Guarantors: Vishalkumar Dilip Dhomane, Mr. Dilip RambhauDhomne, Mrs. Meena Dilip Dhomne, Mrs. Vidhi Vishal Dhomne	ENCUMBERANCE- Not Known to Bank
6.1	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 PothiFalli, 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 (Twenty Five Lacs Twenty Thousand Only), EMD : Rs. 2,52,000.00 (Two Lacs Fifty Two Thousand Only)	Amount Due Rs. 1,98,27,114.00 (As per demand notice dated 01.09.2018) and interest there on
7.0	Name of the Borrowers & Guarantors: M/s. Bashir Oil Mills Partners/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	Amount Due Rs. 39,06,407.73 (As per demand notice dated 10.12.2024) and interest there on.
7.1	Property No. 1 (Physical Possession) All that piece and parcel of land and building, residential belonging to Mernan Haji Jabbar Ishaque Chini (Owner of the property) situated at plot No 36 Paikae and 37 paikae Upleta nagar, Near Fulara gardwen Bhadar Chowk city Tal Upleta, Rajkot Gujrat Pin 360 490. Bounded By East- 5255 Paikae, West- 5249 Paikae, North- 5259 Paikae and South-5252/5256 Paikae Reserve Price Rs. 1,14,63,000.00 (Rs. One Crore Fourteen Lacs Sixty Three Thousand Only), EMD : Rs. 11,46,300.00 (Rs. Eleven Lacs Forty Six Thousand Three Hundred Only)	Amount Due Rs. 41,97,106.18 (As per demand notice dated 22.05.2025) and interest there on
8.0	Name of the Borrowers & Guarantors Mr. Praful Manikrao Bhakare Mr. Manikrao Vitthobaji Bhakare	ENCUMBERANCE - Not Known to Bank
8.1	Property No 1 (Physical Possession) (Independent House) All that piece and parcel of the plot situated at Mouza- Hinganghat, residential house, mouza no. 188, Talathi Saja No. (P.H)-6, Field Survey No. 241/269/270/271/272/2, NAP No. 247/1982-83, Tal- Hinganghat, Distt- Wardha, bears Nazul Sheet No. 52, Block no. 08, City Survey/Plot no. 303/2/18/A, Plot area - 139.40 sq.mtrs. (1500.00 sq.ft) & Total floors built up area 79.43 sq.mtrs. (855.00 sq.ft), situated at mouza- Hinganghat in Yashwant Nagar, Ward No. 45, Municipal House No. 390, Tal- Hinganghat, Distt- Wardha. Boundaries of Property - East- Plot no Shri. Dawekar, West-Plot of Shri. Thakare, North-30 ft. layout Road, South- Plot of Shri. Bansod. Reserve Price: Rs. 36,51,300.00 (Rs. Thirty Six Lacs Fifty One Thousand Three Hundred Only), EMD : Rs. 3,65,130.00 (Rs. Three Lacs Sixty Five Thousand One Hundred Thirty 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:  
24.06.2026 (12 pm to 5 pm)

1.0	Name of Borrower/Guarantors: M/s. B R Info Tech through its Pro. Ms. Rohani bhupendra Binekar Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)	Amount Due: Rs 34,61,087.07 (As per demand notice dated 08.07.2024) and interest there on.
1.1	Property No:1 (Physical Possession) [Shed with Land along with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/18, MIDC Area Dhurkheda, Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/18, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur Reserve Price : Rs. 20,06,000.00 (Twenty Lacs Six Thousand Only), EMD - Rs. 2,00,600.00 (Two Lacs Six Hundred Only)	ENCUMBERANCE - Not Known to Bank
2.0	Name of Borrower/Guarantors: M/s. Prafullit Enterprises through its Pro Pranjal Ashokrao Mundre, Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)	Amount Due Rs. 41,97,106.18 (As per demand notice dated 22.05.2025) and interest there on
2.1	Property No:1 (Physical Possession) [Shed with Land along with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/16, MIDC Area Dhurkheda, Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/16, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur Reserve Price : Rs. 20,15,000.00 (Twenty Lacs Fifteen Thousand Only), EMD - Rs. 2,01,500.00 (Two Lacs One Thousand Five Hundred Only)	ENCUMBERANCE - Not Known to Bank

3.0	Name of Borrower/Guarantors: M/s. Sanidhya Entrepreneur Prop Sarita Nilesh Meshram Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)	Amount Due Rs. 20,72,453.13 (As per demand notice dated 15.01.2025) and interest there on ENCUMBERANCE - Not Known to Bank
3.1	Property No:1 (Physical Possession) [Shed with Land along with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/41, MIDC Area Dhurkheda, Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/41, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur Reserve Price : Rs. 13,54,000.00 (Thirteen Lacs Fifty Four Thousand Only), EMD - Rs. 1,35,400.00 (One Lacs Thirty Five Thousand Four Hundred Only)	
4.0	Name of Borrower/Guarantors: M/s. MIT Imperial Industries Prop Smt Swati Milind vairagadeE Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 32,09,541.60 (As per demand notice dated 21.01.2025) and interest there on ENCUMBERANCE - Not Known to Bank
4.1	Property No:1 (Symbolic Possession) [Shed with Land along with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/20, MIDC Area Dhurkheda, Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/20, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur Reserve Price : Rs. 18,71,000.00 (Eighteen Lacs Seventy One Thousand Only), EMD - Rs. 1,87,100.00 (One Lacs Eighty Seven Thousand One Hundred Only)	
5.0	Name of Borrower/Guarantors: M/s. Laxmi Agarbatti Prop Smt Mamta Parmeshwar Bolta Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 32,20,428.85 (As per demand notice dated 21.01.2025) and interest there on ENCUMBERANCE - Not Known to Bank
5.1	Property No:1 (Physical Possession) [Shed with Land along with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/33, MIDC Area Dhurkheda, Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/33, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur Reserve Price : Rs. 16,85,000.00 (Sixteen Lacs Eighty Five Thousand Only), EMD - Rs. 1,68,500.00 (One Lacs Sixty Eight Thousand Five Hundred Only)	

SR NO. 1.0 - 5.0 →

**Personal Guarantor :** Mr. Sandeep Anand Bharne, Mrs. Varsha Sandeep Bharne, Mr. Ulhas Ghansyam Dhabarde,, Mrs. Rasika Ulhas Dhabarde, Mrs. Seema Sanjay Meshram , Mrs. Pratibha Gyaneshwar Banarase , Mr. Akshay Dyaneshwar Banarase  
**Corporate Guarantor :** M/s. Nagpur Agarbatti Cluster Association, M/s. Nagpur Agarbatti Marketing Associates

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:**  
**14.07.2026 (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://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 : 04.06.2026  
Place: Nagpur

AUTHORIZED OFFICER  
UNION BANK OF INDIA

NAGPUR