



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 **30.07.2025**, 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

1.0	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amarlal 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 Amarlal 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.
1.1	Property No.1 (Physical Possession) All that piece & Parcel of Corporate Office No.109, C0110, C0111 & C0112, 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 Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs. 1,02,73,000.00, (Rupees one crore two lakh seventy three thousand only) EMD: Rs. 10,27,300.00(Ten Lakh Twenty Seven Thousand Three Hundred Only)	
1.2	Property No.2 (Symbolic Possession) All that piece & Parcel of Corporate Office No.106, C0107, C0108 & C0121, total built up area adm. 112.51sq.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 Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs. 1,16,12,000.00, (Rupees One Crore Sixteen Lakh Twelve Thousand Only) EMD: Rs. 11,61,200.00 (Rupees Eleven Lakh Sixty One Thousand Two Hundred Only)	
2.0	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 25.10.2023) and interest there on.
2.1	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. 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. 1,67,25,000.00, (Rupees One Crore Sixty Seven Lakh Twenty Five Thousand Only) EMD: Rs. 16,72,500.00 (Rupees Sixteen Lakh Seventy Two Thousand Five Hundred Only)	
3.0	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.
3.1	Property No.1 (Symbolic Possession) All that piece and 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. 18,65,000.00, (Rupees Eighteen Lakh Sixty Five Thousand Only) EMD: Rs. 1,86,500.00 (Rupees One Lakh Eighty Six Thousand Five Hundred Only)	
4.0	Name of Borrower - M/s. Jai Govinda Spintex through its Proprietor Mr. Ajay Ramnivas Tiwari, Mrs. Vijayalaxmi Ajay Tiwari (Guarantor)	Amount Due Rs.9,86,31,189.56 (As per demand notice dated 30/05/2024) and interest there on.
4.1	Property No. 1 (Physical Possession) [Only Land] All that piece and parcel of land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 62, admeasuring 1.57HR (as per Seven Twelve Extract area 15700.00 Sq. Mtr) of Mouza - Roshankheda, P.H. No 71 together with all easementary rights appurtenant and belonging thereto along with present and future construction, situated within the village Roshankheda, Tah. Warud, District- Amravati and Bounded by -East - Khasra of Lonkar and Mandale. Reserve Price: Rs. 2,89,33,000.00, (Rupees Two Crore Eighty Nine Lakh Thirty Three Thousand Only) EMD Rs. 28,93,300.00 (Rupees Twenty Eight Lakh Ninety Three Thousand Three Hundred Only)	
4.2	Property No. 2 (Physical Possession) [Land plus Shed] All that piece and parcel of land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 53, admeasuring 0.53HR (i.e. 5300.00 Sq. Mtr) out of land admeasuring 0.56 HR (i.e. 5600.00 Sq. Mtrs.) of Mouza - Roshankheda, P.H. No 71 together with all easementary rights appurtenant and belonging thereto along with present and future construction, situated within the village Roshankheda, near bus stop on Katol Warud Road within the limit of Gram Panchayat Roshankheda, Tah. Warud, District- Amravati, and Bounded by - East - Khasra of Tembhare, West - Shri Tirupati Ginning and Processing Factory, North-Road, South - Khasra of Shri Ajay Tiwari. Reserve Price: Rs. 3,15,00,000.00, (Rupees Three Crore Fifteen Lakh Only) EMD Rs. 31,50,000.00 (Rupees Thirty One Lakh Fifty Thousand Only)	
4.3	Property No 3 (Physical Possession) [Only Machineries] All that piece and parcel of Machineries installed and fixed on land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 53, Mouza - Roshankheda, P.H. No 71, near bus stop on Katol Warud Road within the limit of Gram Panchayat Roshankheda, Tah. Warud, District- Amravati, and Bounded by - East - Khasra of Tembhare, West - Shri Tirupati Ginning and Processing Factory, North-Road, South - Khasra of Shri Ajay Tiwari. Reserve Price: Rs. 6,18,37,500.00 (Rupees Six Crore Eighteen Lakh Thirty Seven Thousand Five Hundred Only) EMD Rs. 61,83,750.00 (Rupees Sixty One Lakh Eighty Three Thousand Seven Hundred Fifty Only)	
4.4	Property No 4 (Physical Possession) [Only Solar Power Plant] All that piece and parcel of Solar Plant and fixed on land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 53, Mouza - Roshankheda, P.H. No 71, near bus stop on Katol Warud Road within the limit of Gram Panchayat Roshankheda, Tah. Warud, District- Amravati, and Bounded by - East - Khasra of Tembhare, West - Shri Tirupati Ginning and Processing Factory, North-Road, South - Khasra of Shri Ajay Tiwari. Reserve Price: Rs. 59,50,000.00, (Rupees Fifty Nine Lakh Fifty Thousand Only) EMD Rs. 5,95,000.00 (Rupees Five Lakh Ninety Five Thousand Only)	
5.0	N Kumar Retail and properties Pvt. Ltd. (Borrower) (M/s. POONAM BAZAR Unit of N Kumar Retail and properties Pvt Ltd) through its Directors & Guarantot -Mr. Nandkumar Khattumal Harchandani & Ms. Archana Deepak Wani	Amount due-Rs. 5,28,81,796.01 (As per demand notice dated 16.01.2024) and interest there on
5.1	Property No 1 (Symbolic Possession) All that piece and parcel of land 2.89% undivided share and interest equivalent to 161.70 sq. Mtrs.in the form of Shop Block Nos. 19 to 43 at lower Ground Floor Situated at "Poonam Chambers" from standing on the Total plot of land 5576.20 sq. mtr. or thereabout situated at Chhaoni bearing Khasra No.166 Mouza Jaripatka City Survey No 24 Halka No 11, Ward No 61 (old), 23(New) constructed on Non-agricultural land adm. 60000 sq.ft. equivalent to 5576.20 sq.mtrs. at Chhaoni Tahsil and District Nagpur within the registration district and sub district of Nagpur. Together with the undivided interest in common areas and facilities in the said plot of land Bounded as Under - East - Chhindwada Road, West - Co Owners Property, North- Approach Road to Co-owners, South - Chhaoni Reserve Price- Rs 5,46,00,000.00 (Rupees Five Crore Forty Six Lakh Only). EMD- 54,60,000.00 (Rupees Fifty Four Lakh Sixty Thousand Only)	

Last Date of EMD: EMD shall be deposited and Linked/Maped 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: 30.07.2025 (12 pm to 5 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit:

PSR Alliance Pvt. Ltd. (https://baanknet.com)

Date & T