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Union Bank of India
A Government of India Undertaking

Branch: Asset Recovery Branch, Nagpur
Shop No. F-1/23/6/7/8, Govinda Gokhede
Complex (First Floor), KH No 9/1/1, Hajaripahad,
Seminary Hills, Nagpur-440008, Cont.No.: 9423456034



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 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 30.06.2025, 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-1/23/6/7/8, Govinda Gokhede Complex (First Floor), KH No 9/1/1, Hajaripahad, Seminary Hills, Nagpur, Contact No: 9423456034	
1	Name of the Borrowers & Guarantors: Ms. 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.
1.1	Property No. 1 (Physical Possession) All that piece & parcel of Non Agricultural Open Plots Bearing Nos. 21.31 & 32, situated at Ashwad Nagar, Bhogwatdar Class-I, Gat No. 86/9, P.H. No. 8, T. S. No. 8, Mouza Anihargan, Taluka Mohadi, Bhandara, Total Area: 521.95 Sq. Mtr. Owner: Mr. Abrar Ali Insan Ali Syed. Boundaries of Plot No. 21: East-Open Land of Mr. Navhare, West-Road, North-Land of Mr. Mate Guruj, 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 Guruj, 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)
1.2	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, Khatla No. 146, situated Near Gosikhur Purnavassana Colony, Bhogwatdar Class Bhurwani, Mouza Ashok Nagar, Tah & Dist Bhandara. Area: 2723.07 Sq. Mtr. Owner: Mr. Abrar Ali Insan Ali Syed. Boundaries: East-Land of Smt. Dhanra, West-Land Beamm Gat No. 26, North-Nalali, South-Other Part of Gat No. 27. Reserve Price: Rs. 1,81,22,000.00 (Rs. One Crore One Lacs Twenty Two Thousand Only), EMD: Rs. 10,12,200.00 (Rs. Ten Lacs Twelve Thousand Two Hundred Only)
1.3	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 Agri Land, West-KH No. 246 & 125 of Agri Land North-KH No. 133/1 of Agri Land, South-KH No. 125 & 132 of Agri 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)
1.4	Property No. 4 (Physical Possession) All that piece & parcel of Open Plots No. 1 to 9, Survey No. 1/5 B (Old No. 48), P.H. No. 81, situated at Silvercity City-Spark, Village Sonruti, Off Nagpur-Jam Road, N.H. 67, 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-Pandhary 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)
2	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.
2.1	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-6-21, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza: Sitabuli, Situated at SADAR, Near D-Kreshna & Dharampeth Mahila Sahakar 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)
2.2	Property No. 2 (Symbolic Possession) All that piece & parcel of Corporate Office No. 106, CO.107, CO.108 & CO.121, 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-6-21, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 14 & 17, Mouza: Sitabuli, Situated at SADAR, Near D-Kreshna & Dharampeth Mahila Sahakar 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)
2.3	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, Shushrugar, 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)
3	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 Dryaneshwar Hiwase (Guarantor) Amount Due Rs. 2,98,42,482.40 (As per demand notice dated 25.10.2023) and interest there on.
3.1	Property No. 1 (Physical Possession) All that piece & parcel of residential plot no. P-5 behind Nirmal Ganga Complex, Giti khadan, Off. Katol Road Nagpur-44014 ward no. 62, Kh. no. 1747, 174/9 City Survey No. 497, sheet no. 60, mouza-Borgona, 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 (Rs. One Crore Sixty Seven Lacs Twenty Five Thousand Only), EMD: Rs. 16,72,500.00 (Rs. Sixteen Lacs Seventy Two Thousand Five Hundred Only)
4	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.
4.1	Property No. 1 (Symbolic Possession) All that piece & parcel of Residential Flat/Apartment No.34 Third Floor Building known and styled as Building No.46 Vyarktesh 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 Nandanwani 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. 17,89,000.00 (Rs. Seventeen Lacs Eighty Nine thousand Only), EMD: Rs. 1,78,900.00 (Rs. One Lacs Seventy Eight Thousand Nine Hundred Only)
5	Name of the Borrowers & Guarantors: M/s. Sai Samarth Bricks & Materials Suppliers through its Proprietor Mr. Kamlesh Bakaram Athikar, Mr. Kamlesh Bakaram Athikar & Mrs. Kuntalbe Athikar (Guarantor) Amount Due Rs. 47,60,017.55 (As per demand notice dated 29/11/2022) and interest there on.
5.1	Property No. 1 (Symbolic Possession) All that piece & parcel of land bearing mouza- Mundikota, Ra. Sa. No. 29, 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 Gunla 54/22 having area about 0.72HR, in which carved plot no. 23 area adm. 221.74 sq.mtr. plot no. 24 having area 213.10 sq.mtr. & plot no. 26 area about 215.50 sq.mtr. all three put together 679.85 sq.mtr. Tah- Tiroda, Distt- Gondia. Bounded as under- East-6 Mr. Layout road, West- Gram Panchayat Road North- Vacant plot of Shri. Hishik Meshram, South-9 mtr. Layout Road. Reserve Price: Rs. 18,65,000.00 (Rs. Eighteen Lacs Sixty Five Only), EMD: Rs. 1,86,500.00 (Rs. One Lac Eighty Six Thousand Five Hundred Only)
6	Name of the Borrowers & Guarantors: Mr. Mohammed Kaleemur Rehman & Mrs. Bina Mohammed Kaleemur Rehman Amount Due Rs. 28,04,826.07 (As per demand notice dated 07.06.2018) and interest there on.
6.1	Property No. 1 (Symbolic Possession) All that piece & parcel of Apartment No. 102, on First Floor of "Royal Gayatri Park" complex in "Royal Daffodil" building of "Madhav Nagan" KH No. 50, PH No. 46, Mouza Wagdara, within village limit of Wagdara, Tah Hingna, Dist Nagpur. Super Built Up Area-130.145 Sq. Mtr. Boundaries: East-Siw of Issasin, West-12.00 Mtr. Wide Road & then remaining Portion of KH No. 50, North-Portion of Same KH. Owned by New City Housing Society, South Road & Layout of Madhav Nagan & Rewati Construction & Developers. Reserve Price: Rs. 21,31,000.00 (Rs. Twenty One Lacs Thirty One Thousand Only), EMD: Rs. 2,13,100.00 (Rs. Two Lacs Thirteen Thousand One Hundred Only)
7	H Kumar Retail and properties Pvt. Ltd. (Borrower) (M/s. POOHAM BAZAR Unit of H Kumar Retail and properties Pvt Ltd) through its Directors & Guarantor - Mr. Nandkumar Khattumal Harchandani & Ms. Archana Deepak Wani Amount Due Rs. 5,29,81,796.01 (As per demand notice dated 16.01.2024) and interest there on.
7.1	Property No. 1 (Symbolic Possession) All that piece & 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 "Pooam Chambers" living storang on the Total plot of land 5576.20 sq. mtr. or thereabout situated at Chhauvan bearing Khasara No. 166 Mouza. Jangtha 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.mtr. at Chhauvan 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 Chhauvan Road, West Co Owners Property, North Approach Road to Co-owners, South Chhauvan. Reserve Price: Rs. 5,46,00,000.00 (Rs. Five Crore Forty Six Lacs Only), EMD: Rs. 54,60,000.00 (Rs. Fifty Four Lacs Sixty Thousand 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:
30.06.2025 (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: 11.06.2025

Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA