



## 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 **13/06/2025**, 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-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajarlipahad, 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 25.10.2023) and interest there on.
1.1	<b>Property No. 1 (Physical Possession)</b> All that piece and parcel of hypothecated stock, raw materials and Hypothecated plant & machineries and all fixed assets situated in I.G.C. Bargaon Industrial area in I.G.C. Bargaon 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 Bargaon, 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. 18,90,000.00 (Rupees Eighteen Lakh Ninety Thousand Only) EMD: Rs. 1,89,000.00 (Rupees One lakh eighty-nine thousand only)	
1.2	<b>Property No. 2 (Physical Possession)</b> All that piece and parcel of factory land & building with shed situated at I.G.C. Bargaon Industrial area in I.G.C. Bargaon 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 Bargaon, 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. 93,05,000.00 (Rupees Ninety-three lakh five thousand only) EMD: Rs. 9,30,500.00 (Rupees Nine Lakh Thirty Thousand Five Hundred 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**  
**13.06.2025 (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 date of E-auction to avoid last minute rush.

**Date: 28/05/2025**  
**Place: Nagpur**

**Authorized Officer**  
**UNION BANK OF INDIA**