



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 10.04.2026 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, Hajaripahad, Seminary Hills, Nagpur, Contact No: 9423456034

1.	Name of Borrower :M/s. V K Plastic Industries through its Proprietor Shri. Vijay alias Vijaykumar Babulal Agrawal and Smt. Manju Vijay alias Vijaykumar Agrawal	Amount Due Rs.12,70,64,699.29 (As per demand notice dated 17/11/2025) and interest there on
1.1	Property No 1 (Symbolic Possession) [Pent House] All that piece and parcel of RCC Superstructure comprising of residential Family unit no. 1804 of Tower- E situated on 18th and 19th floor having total carpet area of All that piece and parcel of RCC Superstructure comprising of residential Family unit no. 1804 of Tower- E, covered car parking together with proportionate share & interest in 2391 sq.ft. (220.129 sq.mtrs.) 4 BHK + open terrace area adm. 182 sq.ft. Pent House in Tower E, constructed on land bearing city survey no. 101 (part) of Sheet nos. 259, 260, 269, 270 & 271 of mouza-Nagpur in the township known as "Anandam World City" situated at Model Mill, Ganeshpeth, Umed Road, Tal. & Distt.- Nagpur. Boundaries of property is as under: East- Umer Road West- S. T. Stand Compound & New labour Chawl of model mill. North- Sever Road and Mill's old labour Chawl South- Nag River Reserve Price: Rs 2,99,00,000.00 (Rupees Two crore ninety nine lakh Ony) EMD: Rs 29,90,000.00 (Rupees Twenty nine lakh ninety thousand Ony)	
1.2	Property No 2 (Symbolic Possession) [Industrial Unit] The Property is an Industrial Unit Named As M/S. V.K. Plastic Industries On NA Land Bearing KH. No. 202/2, admeasuring Area 0.245 HR, KH. No.203/3 admeasuring Area 0.089 HR (Total area of both khasra numbers i.e. 0.334 Hec.) and Kh.No.195/8 admeasuring Area 0.068 HR. (Total area admeasuring of all three khasra numbers are 0.400 Hec). P.H. No.14/58, situated in Village/Mouza Garra, R.N.M KANKI, P.W.D. Road, Balaghat - Waraseon Industrial Area, Tal. Lalbarra Dist. Balaghat (MP). Having N.A Land Area Admeasuring 0.40 Hec. (1.00acre) for Industrial purpose and Building Consists of Main Factory Shed, Covered Shed, Hall Shed, Hall (Lean To Roof), Office Building is Provided: All Required Facilities Including Approach Road, Water and Electricity supply. Located At: Khasra No - 202/2, 203/3, 195/8 (Diverted Land) Mouza - Garra, Tal: Lalbarra Dist Balaghat (MP). Boundaries of Property is as under: East-Road, West-Road, North-Waraseon) Approach Road, South- Road and Central Warehouse Central Together with all the fixtures, Plant, Machineries, building structured constructed/ to be constructed attached with land and easementary rights, appurtenant and belonging therein Reserve Price: Rs 2,66,40,000.00 (Rupees Two crore sixty six lakh forty thousand Ony) EMD: Rs 26,64,000.00 (Rupees Twenty six lakh sixty four thousand Ony)	
1.3	Property No 2 (Symbolic Possession) [NA Land] All that piece and parcel of land bearing Non-agricultural Survey/ Kh. No. 367/2/3 and 368/2/3 total admeasuring area 0.029 Hec. i.e. 3120 Sq. Fts., Ward No. 27, P.H. No. 13/2 RMN Bhalaghat - 2, Tahsil and District Bhalaghat Situated Close to Hanuman Chowk, Navjwan Super Bazar Ward, Besides Nidan Multi Speciality Hospital, Balaghat, Tah. Dist. Balaghat (M.P) Plot Area 290.00 Sq. M. I.E. (3120.00 Sq. Ft.) And Sanctioned Built-Up Area 208.55 Sq. M. I.E. (2245.00 Sq. Ft.) [As Per Sanctioned Building Plan by Municipal Council Balaghat]. It is Well Furnished with Good Interiors. It is located in Developed Residential Area and Close to Commercial Area. All the Required Facilities are Available Within 2.00 Km. Located At -Plot Out Of Kh No. 367/2/3, 368/2/3, P.H. 13/2, Village Balaghat Ward No 21 Tahsil and District Balaghat (MP). Boundaries of property is as under: East-Road, West-Residence Of Bardiya, North-Residence Of Kalaria, South-Open land of Mr. Patel Together with all the fixtures, building structured constructed/ to be constructed attached with land and easementARY rights, appurtenant and belongings therein Reserve Price: Rs 1,40,84,000.00 (Rupees One Crore Forty Lakh Eighty Four Thousand Ony) EMD:Rs - 14,08,400.00 (Rupees Fourteen Lakh Eight Thousand Four Hundred Ony)	
2.	Name of the Borrowers & Guarantors - Mr Millind Harinarayan Temburne (Borrower) Mr.Madhuri Millind Temburne (Borrower), Ms Asha Harinarayan Temburne (Guarantor)	Amount Due - Rs. 26,76,601.86 (As per demand notice dated 16.01.2024) and interest there on.
2.1	Property No. 1 (Physical Possession) [Flat] All That piece and parcel of Residential Flat at Apartment No 201 2nd Floor Building known and styled as "Krishna Apts" On Plot no 16 & 17 bearing Kh No 152/2 Mouza Nara City Survey no 405 and sheet no 634/97 of Mouza Nara situated at Aryanagar Koradi Road Nagpur Tah D B Nagpur Bounded By East-Apartment no 202, West- Plot no 15, North-Plot no 40 & 41, South: Layout Road Reserve Price: Rs. 22,22,000.00. (Rupees Twenty two lakh twenty two thousand Ony) EMD: Rs. 2,22,200.00 (Rupees Two lakh twenty two thousand two hundred Ony)	
3.	Name of Borrower - M/s. Jal 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.
3.1	Property No 1 (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. 48,20,000.00, (Rupees Forty eight lakh twenty thousand Ony) EMD Rs. 4,82,000.00 (Rupees Four lakh eighty two thousand Ony)	
3.2	Property No. 2 (Physical Possession) [Only Land] All that piece and parcel of land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 62, admeasuring 1.57HR (i.e. 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, West -Khasra of Bakhil, North- Ginning factory of Tiwari, South -Khasra of Lonkar and Mandale. Reserve Price: Rs 2,60,40,000.00, (Rupees Two crore sixty six lakh forty thousand Ony) EMD Rs. 26,04,000.00 (Rupees Twenty six lakh four thousand Ony)	
3.3	Property No. 3 (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.2,83,50,000.00, (Rupees Two crore eighty three lakh fifty thousand Ony) EMD Rs. 28,35,000.00 (Rupees Twenty Eight Lakh Thirty Five Thousand Ony)	
3.4	Property No 4 (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. 5,00,89,000.00 (Rupees Five Crore Eighty Nine Thousand Ony) EMD Rs. 50,08,900.00 (Rupees Fifty Lakh Eight Thousand Nine Hundred Ony)	
4.	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.
4.1	Property No. 1 (Physical Possession) [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-Khasra Boundary. Reserve Price: Rs. 1,67,25,000.00, (Rupees One Crore Sixty Seven Lakh Twenty Five Thousand Ony) EMD: Rs. 16,72,500.00 (Rupees Sixteen Lakh Seventy Two Thousand Five Hundred Ony)	
4.2	Property No. 2 (Physical Possession) [Machineries] 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, 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. 15,31,000.00, (Rupees Fifteen Lakh Thirty One Thousand Ony) EMD: Rs. 1,53,100.00 (Rupees One Lakh Fifty Three Thousand One Hundred Ony)	
4.3	Property No. 3 (Physical Possession) [Factory Land And Building With Shed] All that piece and parcel of factory land & building with shed situated at 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. 75,38,000.00 (Rupees Seventy Five Lakh Thirty Eight Thousand Ony) EMD: Rs. 7,53,800.00 (Rupees Seven Lakh Fifty Three Thousand Eight Hundred Ony)	
5.	Name of the Borrowers & Guarantors Mr. Manikrao Vitthobaji Bhakare	Amount Due: Rs.39,06,407.73 (As per demand notice dated 10.12.2024) and interest there on.
5.1	Property No 1 (Symbolic 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. 241/260/270/271/272/2, NAP No. 24/7/1982-83, Tah- 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.mtr. (855.00 sq.ft) situated at mouza- Hinganghat in Yashwanth Nagar, Ward No. 45, Municipal House No. 390, Tal- Hinganghat, Distt- Wardha. Boundaries of Property - East- Plot no Shri. Dawakar, West-Plot of Shri. Thakare, North-30 ft. layout Road, South-Plot of Shri. Bansod. Reserve Price: Rs. 36,51,300.00 (Rupees Thirty Six Lakh Fifty One Thousand Three Hundred Ony), EMD: Rs. 3,65,130.00 (Rupees Three Lakh Sixty Five Thousand One Hundred Thirty Ony)	

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:
10.04.2026 (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 date of E-auction to avoid last minute rush.

Date : 24.03.2026
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA