



## 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 11/12/2025, 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.

1.	Name of the Borrowers & Guarantors: M/s. AASTHA INDUSTRIES (Borrower) through its Prop. Mrs. Pradnya Pankaj Zodape, Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)	Amount Due Rs. 32,32,332.81 (As per demand notice dated 23.08.2024) and interest there on.
1.1	<b>Property No. 1 (Symbolic Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/10, MIDC Area Dhurkheda Tah Umred, Dist. Nagpur - 441203. 2. All that piece and parcel of D-15/1/10, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 19,97,000.00 (Rupees Nineteen lakh Ninety Seven Thousand Only) EMD: Rs. 1,99,700.00 (Rupees One Lakh Ninety Nine Thousand Seven Hundred Only)	
2.	Name of the Borrowers & Guarantors: M/s. Dhanchitra Industry (Borrower) Through proprietor Mrs. Komal Mahendra Meshram Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 32,17,629.26 (As per demand notice dated 29.07.2024) and interest there on.
2.1	<b>Property No. 1 (Physical Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/8, MIDC Area Dhurkheda, Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/8, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 20,12,000.00 (Rupees Twenty Lakh Twelve Thousand Only) EMD: Rs. 2,01,200.00 (Rupees Two Lakh One Thousand Two Hundred Only)	
3.	Name of the Borrowers & Guarantors: M/s. Harsh Industries (Borrower)through its Prop. Ms. Radha Anand Zade, and Mr. Anand Shalkar Zade (Guarantor) Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 34,13,769.83 (As per demand notice dated 20.07.2024) and interest there on.
3.1	<b>Property No. 1 (Symbolic Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/13, MIDC Area Dhurkheda Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No 0-15/1/13, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 20,14,000.00 (Rupees Twenty Lakh Fourteen Thousand Only) EMD: Rs. 2,01,400.00 (Rupees Two Lakh One Thousand Four Hundred Only)	Amount Due Rs. 32,74,942.73 (As per demand notice dated 05.07.2024) and interest there on.
4.	<b>Property No. 1 (Symbolic Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/30, MIDC area Dhurkheda Umred, Dist. Nagpur. 2. All that piece and parcel of D-15/1/30, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 19,94,000.00 (Rupees Nineteen Lakh Ninety Four Thousand Only) EMD: Rs. 19,94,000.00 (Rupees One Lakh Ninety Nine Thousand Four Hundred Only)	
5.	Name of the Borrowers & Guarantors: M/s. K.B. AGARBATTI (Borrower) through its Prop. Ms. Anupama Kishor Bhilte, Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 36,80,739.72 (As per demand notice dated 22.07.2024) and interest there on.
5.1	<b>Property No. 1 (Physical Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/26, MIDC Area Dhurkheda Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/26, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred Municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 24,48,000.00 (Rupees Two Lakh Forty Four Thousand Eight Hundred Only) EMD: Rs. 2,44,800.00 (Rupees Two Lakh Forty Four Thousand Eight Hundred Only)	
6.	Name of the Borrowers & Guarantors: M/s. Nagvanshi Industries (Borrower) through its Prop. Ms. Jyotsana Anil Kurve and Mr. Anil Prabhakar Kurve (Guarantor) Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 37,25,772.24 (As per demand notice dated 20.07.2024) and interest there on.
6.1	<b>Property No. 1 (Physical Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. 0-15/1/34, MIDC Area Dhurkheda Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/34, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 20,50,000.00 (Rupees Twenty Lakh Fifty Thousand Only) EMD: Rs. 2,05,000.00 (Rupees Two Lakh Five Thousand Only)	
7.	Name of the Borrowers & Guarantors: M/s. Prabhullia Industries (Borrower) Through its Pro. Ms. Pratibha Rajesh Dhone and Mr. Rajesh Dhone Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 37,55,382.39 (As per demand notice dated 02.07.2024) and interest there on.
7.1	<b>Property No. 1 (Physical Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/17, MIDC area Dhurkheda Umred. 2. All that piece and parcel of D-15/1/17, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 27,14,000.00 (Rupees Twenty Seven Lakh Fourteen Thousand Only) EMD: Rs. 2,71,400.00 (Rupees Two Lakh Seventy One Thousand Four Hundred Only)	
8.	Name of the Borrowers & Guarantors: M/s. Prasanna Industries through proprietor Mrs Pradnya Sanjay Nagarale and Mr. Sanjay Sadashiv Nagrare (Guarantor) Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 32,82,144.20 (As per demand notice dated 29.07.2024) and interest there on.
8.1	<b>Property No. 1 (Physical Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/9, MIDC Area Dhurkheda Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/9, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 20,30,000.00 (Rupees Twenty Lakh Thirty Thousand Only) EMD: Rs. 2,03,000.00 (Rupees Two Lakh Three Thousand Only)	
9.	Name of the Borrowers & Guarantors: M/s. Sugandh Enterprises (Borrower) Through its Prop. Ms. Priyanka Vasantra Lad, Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 40,26,243.03 (As per demand notice dated 22.07.2024) and interest thereon.
9.1	<b>Property No. 1 (Physical Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/42, MIDC Area Dhurkheda Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/42, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 28,78,000.00 (Rupees Twenty Eight Lakh Seventy Eight Thousand Only) EMD: Rs. 2,87,800.00 (Rupees Two Lakh Eighty Seven Thousand Eight Hundred Only)	
10.	Name of the Borrowers & Guarantors: M/s. Ratna Industry (Borrower) through its Pro. Miss. Usha Waman Ramteke, Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due Rs. 32,50,147.72 (As per demand notice dated 05.07.2024) and interest there on.
10.1	<b>Property No. 1 (Physical Possession)</b> [Shed with Land with Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/35, MIDC area Dhurkheda Umred, Dist. Nagpur. 2. All that piece and parcel of D-15/1/35, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 19,49,000.00 (Rupees Twenty Nineteen Lakh Forty Nine Thousand Only) EMD: Rs. 1,94,900.00 (Rupees One Lakh Ninety Four Thousand Nine Hundred Only)	

Personal Guarantor: Mr. Sandeep Anand Bhave, Mrs. Varsha Sandeep Bhave, Mr. Ulhas Chansany Ohabarde, Mrs. Rasika Ulhas Ohabarde,

<b>Reserve Price: Rs. 1,94,900.00 (Rupees One Lakh Ninety Four Thousand Nine Hundred Only)</b>	
<b>Personal Guarantor:</b> Mr. Sandeep Anand Bhanre, Mrs. Varsha Sandeep Bhanre, Mr. Ulhas Ghansyam Dhabarde, Mrs. Rasika Ulhas Dhabarde, Mrs. Seema Sanjay Meshram, Mrs. Pratibha Gyaneshwar Banarase, Mr. Akshay Gyaneshwar Banarase.	<b>Corporate Guarantor:</b> M/s. Nagpur Agarbatti Cluster Association, M/s. Nagpur Agarbatti Marketing Associates.
<b>11. Name of the Borrowers &amp; Guarantors:</b> Mrs Sangita Rajendra Maheshwari (Borrower) and Mr Ajay Dnyaneshwar Thakre (Guarantor)	<b>Amount Due</b> Rs. 27,48,264.93 (As per demand notice dated 29.03.2025) and interest there on.
<b>11.1 Property No. 1 (Symbolic Possession)</b> 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 sq mtr (550.272 sq ft) situated on 4th floor of building known as Maharaja Tower along with 2.152 % undivided share & interest. In all that piece & parcel of land bearing plot no 387/5 admeasuring area of 1187.53 sq mtr (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. <b>Reserve Price:</b> Rs. 40,00,000.00 (Rupees Forty Lakh Only) <b>EMD:</b> Rs. 4,00,000.00 (Rupees Four Lakh Only)	
<b>12. Name of the Borrowers &amp; Guarantors:</b> M/s Sharad Mega Enginnering and Services Through Proprietor Sharad Kumar Takbhaure (Borrower) Guarntor- Mr Sanjay N Jagtap, Mr Raju N Jagtap, Mr Vijay N jagtap, Mr Gopal N Jagtap, Mr Pankaj N Jagtap, MrsSulochanabal N Jagtap, Mr Ranjana R Shinde.	<b>Amount Due</b> Rs. 1,58,75,700.00 (As per demand notice dated 04.02.2025) and interest there on.
<b>12.1 Property No. 1 (Symbolic Possession)</b> All that piece and parcel of land bearing NA Plot No 1admeasuring 217.87 Sq mtr (2344.28 Sq Ft) situated at Mouza SARWADI Mouza No 108 Grampanchayat Sarwadi bearing Survey No 167sitauted at Grampanchayat Sarwadi talsil Karanja District Wardha. <b>Property No. 2 (Symbolic Possession)</b> 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 Sq mtr each and plot no 8 admeasuring 157.50 sq mtr Total plot area admeasuring 661.50 sq mtr(7117.74 Sq ft) situated at mouza SARWADI, mouza No 108, Grampanchayat Sarwadi bearing survey no 167sitauted at talsil Karanja Dist Wardha. <b>(For Both Property 1 &amp; 2)</b> <b>Reserve Price:</b> Rs. 23,66,000.00 (Rupees Twenty Three Lakh Sixty Six Thousand Only) <b>EMD:</b> Rs. 2,36,600.00 (Rupees Two Lakh Thirty Six Thousand Six Hundred Only)	
<b>12.2 Property No. 3 (Symbolic Possession)</b> All that Piece and parcel of Building and land bearing Plot no 22 situated at Mouza Parsodi bearing kh no 111/2, 114 Plot admeasuring as per sale deed is 146.140 sq Mtr and plot admeasuring as per NIT RL 146.140 sq mtr along with built up area regularize 141.040 sq mtr in Gorle layout Block A bearing city survey no 753 situated at talsil Nagpur Dist-Nagpur which are bounded as under East-Plot No 23,West-Plot no 21, North- Plot No 25 and South-Road. <b>Reserve Price:</b> Rs. 1,02,60,000.00 (Rupees One Crore Two Lakh Sixty Thousand Only) <b>EMD:</b> Rs. 10,26,000.00 (Rupees Ten Lakh Twenty Six Thousand Only)	
<b>13. Name of the Borrowers &amp; Guarantors:</b> M/s Gurukripa Industries through its partners Mr Birendrakumar Maheshwari, Smt Anita B Maheshwari (Borrower) and Shri Manmohan R Marda (Guarantor)	<b>Amount Due</b> Rs. 33,40,786.60 (As per demand notice dated 10.07.2015) and interest there on.
<b>13.1 Property No. 1 (Symbolic Possession) (sale tax attachment)</b> All that piece and parcel of Residnetial Apartment No G11 total built up area adm 92.996 sq mtrs on 3rd floor total 4.987% undivided share & interest in NIT leasehold plot no 235 anand palace II at Nandanvan layout Nagpur Tah Dist-Nagpur. Boundaries: East-Plot no 283 & 284, West-80ft road, North-Plot No 236 and South-Plot no 234. <b>Reserve Price:</b> Rs. 31,03,000.00 (Rupees Thirty One Lakh Three Thousand Only) <b>EMD:</b> Rs. 3,10,300.00 (Rupees Three Lakh Ten Thousand Three Hundred Only)	
<b>14. Name of the Borrowers &amp; Guarantors:</b> Mr Milind Harinarayan Tembhurne (Borrower), Ms Madhuri Milind Tembhurne (Borrower), Ms Asha Harinarayan Tembhurne (Guarantor)	<b>Amount Due</b> Rs. 26,76,601.86 (As per demand notice dated 16.01.2024) and interest there on.
<b>14.1 Property No. 1 (Physical Possession)</b> All That piece and parcel of Residential Flat at Apartment No 201 2nd Floor Building known and styled as "Krishna Apartment" 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 Dist Nagpur. Bounded By: East-Apartment no 202, West :Plot no 15, North :Plot no 40 & 41, South: Layout Road. <b>Reserve Price:</b> Rs. 22,22,000.00 (Rupees Twenty Two Lakh Twenty Two Thousand Only) <b>EMD:</b> Rs. 2,22,200.00 (Rupees Two Lakh Twenty Two Thousand Two Hundred Only)	
<b>15. Name of the Borrowers &amp; Guarantors:</b> M/s. Arya Colour Chem, a partnership firm through its partners – Mr. Sameer Hiwase & Mrs. Bhumika Prasant Hiwase (Borrower), Mrs. Sudha Dnyaneshwar Hiwase (Guarantor)	<b>Amount Due</b> Rs. 2,98,42,482.40 (As per demand notice dated 25.10.2023) and interest there on.
<b>15.1 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. 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. <b>Reserve Price:</b> Rs. 15,31,000.00 (Rupees Fifteen Lakh Thirty One Thousand Only) <b>EMD:</b> Rs. 1,53,100.00 (Rupees One Lakh Fifty Three Thousand One Hundred only)	
<b>15.2 Property No. 2 (Physical Possession)</b> 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 <b>Reserve Price:</b> Rs. 75,38,000.00 (Rupees Seventy Five Lakh Thirty Eight Thousand only) <b>EMD:</b> Rs. 7,53,800.00 (Rupees Seven Lakh Fifty Three Thousand Eight Hundred Only)	
<b>16. Name of the Borrowers &amp; Guarantors:</b> M/s. Jai Govinda Spintex through its Proprietor Mr. Ajay Ramnivas Tiwari, Mrs. Vijayalaxmi Ajay Tiwari (Guarantor)	<b>Amount Due</b> Rs. 9,86,31,189.56 (As per demand notice dated 30.05.2024) and interest there on.
<b>16.1 Property No. 1 (Physical Possession) [Only Land]</b> 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 157.00 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 <b>Bounded by</b> -East - Khasra of Lonkar, West - Khasra of Bakhali, North- Ginning factory of Tiwari, South - Khasra of Lonkar and Mandale. <b>Reserve Price:</b> Rs.2,60,40,000.00(Rupee Two Crore Sixty Lakh Forty Thousand only), <b>EMD:</b> Rs. 26,04,000.00 (Rupee Twenty six lakh four thousand Only)	
<b>16.2 Property No. 2 (Physical Possession) [Land plus Shed]</b> 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 <b>Bounded by</b> -East - Khasra of Tembhare, West - Shri Tirupati Ginning and Processing Factory, North- Road, South - Khasra of Shri Ajay Tiwari <b>Reserve Price:</b> Rs. 2,83,50,000.00(Rupee Two Crore Eighty Three Lakh Fifty Thousand only), <b>EMD:</b> Rs. 28,35,000.00 (Rupee Twenty Eight Lakh Thirty Five Thousand Only)	
<b>16.3 Property No. 3 (Physical Possession) [Only Machineries]</b> 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 <b>Bounded by</b> -East - Khasra of Tembhare, West - Shri Tirupati Ginning and Processing Factory, North- Road, South - Khasra of Shri Ajay Tiwari. <b>Reserve Price:</b> Rs. 5,00,89,000.00(Rupee Five Crore Eighty Nine Thousand only), <b>EMD:</b> Rs. 50,08,900.00(Rupee Fifty Lakh Eight Thousand Nine Hundred Only)	to be continued.

**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  
11/12/2025 (12 pm to 5 pm)**

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

<https://www.unionbankofindia.co.in/auction-property/view.auction-property.aspx>

**PSB Alliance Pvt. Ltd. (<https://baanknet.com>)**

**Note: 1. 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.**

**2. (GST/TDS shall be payable as per applicable Government rule by purchase of sale of Movable/Immovable Assets)**

**Date: 21/11/2025**

**Place: Nagpur**

**Authorized Officer  
UNION BANK OF INDIA**



**NAGPUR**