



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/Physical Possession of which has been taken by the Authorised 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 14.11.2025, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) and 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 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	Property No:1 (Symbolic Possession) [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 - 441203. Reserve Price: 19,97,000.00 (Rs. Nineteen Lacs Ninety Seven Thousand Only), EMD: 1,99,700.00 (Rs. One Lac 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	Property No:1 (Symbolic Possession) [Shed with Land along 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: 20,12,000.00 (Rs. Twenty Lacs Twelve Thousand Only), EMD: 2,01,200.00 (Rs. Two Lacs 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 Shalikram 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	Property No:1 (Symbolic Possession) [Shed with Land along 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 D-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 (Rs. Twenty Lacs Fourteen Thousand Only), EMD: Rs. 2,01,400.00 (Rs. Two Lacs One Thousand Four Hundred Only)	
4	Name of the Borrowers & Guarantors: M/s. Indu Industries (Borrower) through its Pro. Miss. Rani Anil Dharnidhar Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)	Amount Due: Rs. 32,74,942.73 (As per demand notice dated 05.07.2024) and interest there on.
4.1	Property No 1 (Symbolic Possession) [Shed with land along 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 (Rs. Nineteen Lacs Ninety Four Thousand Only), EMD: Rs. 1,99,400.00 (Rs. One Lac Ninety Nine Thousand Four Hundred Only)	
5	Name of the Borrowers & Guarantors: M/s. K B AGARBATTI (Borrower) through its Prop. Ms. Anupama Kishor Bhimte 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	Property No 1 (Physical Possession) [Shed with Land along 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 (Rs. Twenty Four Lacs Fourty Eight Thousand Only), EMD: Rs. 2,44,800.00 (Rs. Two Lacs Fourty 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	Property No 1 (Physical Possession) [Shed with Land along with Plant & machinery] 1. Plant & machineries installed at plot no. D-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 (Rs. Twenty Lacs Fifty Thousand Only), EMD: Rs. 2,05,000.00 (Rs. Two Lacs Five Thousand Only).	
7	Name of the Borrowers & Guarantors: M/s. Prabhulla Industries (Borrower) through its Pro. Ms. Pratibha Rajesh Dhoke and Mr. Rajesh Dhoke 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	Property No 1 (Symbolic Possession) [Shed with Land along 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 (Rs. Twenty Seven Lacs Fourteen Thousand Only), EMD: Rs. 2,71,400.00 (Rs. Two Lacs Seventy One Thousand Four Hundred Only).	

8	Name of the Borrowers & Guarantors: M/s. Prapti Industry (Borrower) through its Pro. Ms Bhavana Vinod Chauhna and Mr Vinod Shivlingam Chauhan (Guarantor) Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)	Amount Due: Rs. 33,06,618.38 (As per demand notice dated 21.01.2025) and interest there on.
8.1	Property No 1 (Physical Possession) [Shed with Land alongwith Plant & Machinery] 1. Plant & machineries installed at plot no. D-15/1/14, MIDC area Dhurkheda Umred, Dist. Nagpur. 2. All that piece and parcel of D-15/1/14, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur. Reserve Price: Rs. 21,29,000.00(Rs. Twenty One Lacs Twenty Nine Thousand Only), EMD: Rs. 2,12,900.00 (Rs. Two Lacs Twelve Thousand Nine Hundred Only).	
9	Name of the Borrowers & Guarantors: M/s Prasanna Industries through proprietor Mrs Pradhnya Sanjay Nagarale and Mr. Sanjay Sadashiv Nagrale (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.
9.1	Property No 1 (Physical Possession) [Shed with land alongwith Plant & machinery] All that piece and parcel of land bearing old 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 (Rs. Twenty Lacs Thirty Tousand Only), EMD: Rs. 2,03,000.00 (Rs. Two Lacs Three Thousand Only).	
10	Name of the Borrowers & Guarantors: M/s. Sugandh Enterprises (Borrower) through its Prop. Ms. Priyanka Vasantrao 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 there on.
10.1	Property No 1 (Physical Possession) [Shed with Land alongwith 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 (Rs. Twenty Eight Lacs Seventy Eight Thousand Only), EMD: Rs. 2,87,800.00 (Rs. Two Lacs Eighty Seven Thousand Eight Hundred Only).	
11	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.
11.1	Property No 1 (Physical Possession) [Shed with Land alongwith 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 (Rs. Nineteen Lacs Fourty Nine Thousand Only), EMD: Rs. 1,94,900.00 (Rs. One Lac Ninety Four Thousand Nine Hundred Only).	
SR NO 01 TO 11: Personal Guarantor: Mr. Sandeep Anand Bharne, Mrs. Varsha Sandeep Bharne, Mr. Ulhas Ghansyam Dhabarde, Mrs. Rasika Ulhas Dhabarde, Mrs. Seema Sanjay Meshram, Mrs. Pratibha Gyaneshwar Banarase, Mr. Akshay Dyaneshwar Banarase Corporate Guarantor: M/s. Nagpur Agarbatti Cluster Association, M/s. Nagpur Agarbatti Marketing Associates		
12	Name of the Borrowers & Guarantors: Mrs Sangita Rajendra Maheshwari (Borrower) and Mr Ajay Dnyaneshwar Thakre (Guarantor)	Amount Due- Rs. 27,48,264.93 (As per demand notice dated 29.03.2025) and interest there on.
12.1	Property No 1 (Symbolic Possession) 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 Reserve Price: Rs. 40,00,000.00 (Rs. Fourty Lacs Only), EMD: Rs. 4,00,000.00 (Rs. Four Lacs Only)	
13	Name of the Borrowers & Guarantors: M/s Sharad Mega Enginnering and Services Through Propietor 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, Mrs Sulochanabai N Jagtap, Mr Ranjana R Shinde	Amount Due- Rs. 1,58,75,700.70 (As per demand notice dated 04.02.2025) and interest there on.
13.1	Property 1: (Symbolic Possession) All that piece and parcel of land bearing NA Plot No 1 admeasuring 217.87 Sq mtr (2344.28 Sq Ft) situated at Mouza SARWADI Mouza No 108 Grampanchayat Sarwadi bearing Survey No 167 sitauted at Grampanchayat Sarwardi tahsil Karanja District Wardha Property 2: (Symbolic Possession) 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 167 situated at tahsil Karanja Dist Wardha. (For both the properties 1 and 2) Reserve Price: Rs. 23,66,000.00 (Rs. Twenty Three Lacs Sixty Six Thousand Only), EMD: Rs. 2,36,600.00 (Rs. Two Lacs Thirty Six Thousand Six Hundred Only).	
13.2	Property No 3 (Symbolic Possession) 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 tahsil Nagpur Dist-Nagpur which are bounded as under East-Plot No 23, West-Plot no 21, North- Plot No 25 and South-Road. Reserve Price: Rs. 1,14,00,000.00 (Rs. One Crore Fourteen Lacs Only), EMD: Rs. 11,40,000.00 (Eleven Lacs Fourty Thousand Only).	

14	Name of the Borrowers & Guarantors: M/s Gurukripa Industries through its partners Mr Biendrakumar Maheshwari Smt Anita B Maheshwari (Borrower) and Shri Manmohan R Marda (Guarantor)	Amount Due: Rs. 33,40,786.60 (As per demand notice dated 10.07.2015) and interest there on.
14.1	Property No 1 (Symbolic Possession) 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 - 80 Ft. Road, North - Plot No 236 and South - Plot No. 234. Reserve Price: Rs. 31,03,000.00 (Rs. Thirty One Lacs Three Thousand Only), EMD: Rs. 3,10,300.00 (Rs. Three Lacs Ten Thousand Three 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:
14.11.2025 (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 : 07.10.2025

Place: Nagpur

**AUTHORIZED OFFICER
UNION BANK OF INDIA**