



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 **12.05.2026**, 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 Gourkhe Complex (First Floor), KH No 91/1, Hajiripahad, Seminary Hills, Nagpur, Contact No: 9423456034

<p>1.0 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</p>	<p>Amount Due Rs.12,70,64,699.29 (Twelve Crore Seventy Lakh Sixty Four Thousand Six Hundred Ninety Nine Rupees and Twenty Nine Paise Only.) (As per demand notice dated 17/11/2025) and interest there on Encumbrance- Not Known to Bank</p>
<p>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 2391 sq.ft. (220.129 sq.mtrs.) 4 BHK + open Terrace area adm 182 sq.ft. Pent House in Tower E, covered car parking together with proportionate share & interest in common area & facilities provided in the building i.e. Stairways, lift, pump, overhead tanks etc. 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, Ganeshrath, Umred Road, Tal & Distt. Nagpur Boundaries of property is as under: East- Umred 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 2,69,10,000.00 (Two Crore Sixty Nine Lakh Ten Thousand Only.) EMD: Rs 26,91,000.00 (Twenty Six Lakh Ninety One Thousand Only.)</p>	
<p>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), PH. No. 14/58, situated in Village/Mouza Garra, R.N.M KANKI, P.W.D. Road, Balaghat Waraseoni Road, Tah. Lalbarra Dist Balaghat (MP). Having N A Land Area Admeasuring 40.0 hect. (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 Garza, Tah. Lalbarra Dist Balaghat (MP) Boundaries of Property is as under: East-Road, West-Road, North-Waraseoni Approach Road, South-Road and Central Warehouse Central Together with all the fixtures, Plant, Machineres, building structured constructed/ to be constructed attached with land and easementary, rights, appurtenant and belonging therein Reserve Price: Rs 23,76,000.00 (Two Crore Thirty Nine Lakh Seventy Six Thousand Only) EMD: Rs 23,97,600.00 (Twenty Three Lakh Ninety Seven Thousand Six Hundred)</p>	
<p>2.0 Name of the Borrowers & Guarantors: Borrower - Mr. Milind Harinarayan Tembhurme Borrower - Ms. Madhuri Milind Tembhurme Guarantor - Ms. Asha Harinarayan Tembhurme</p>	<p>Amount Due Rs. 26,76,601.86 (Twenty Six Lakh Seventy Six Thousand Six Hundred One and Eight Six Paise Only.) (As per demand notice dated 16.01.2024) and interest there on Encumbrance- Not Known to Bank</p>
<p>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 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 Reserve Price: Rs. 22,22,000.00 (Twenty Two Lakh Twenty Two Thousand Only.) EMD: Rs. 2,22,200.00 (Two Lakh Twenty Two Thousand Two Hundred Only.)</p>	
<p>3.0 Name of Borrower & Guarantors Borrower - Mr. Praful Manikrao Bhakare Guarantor - Mr. Manikrac Vithobal, Bhakare</p>	<p>Amount Due: Rs. 39,06,407.73 (Thirty Nine Lakh Six Thousand Four Hundred Seven and Seventy Three Paise Only.) (As per demand notice dated 10.12.2024) and interest there on. Encumbrance- Not Known to Bank</p>
<p>3.1 Property No:1 (Symbolic Possession) (Independent House) All that piece and parcel of the plot situated at Mouza- Hinganghat, residential house, sheet no. 188, Talathi Saja No. (PH)-6, Field Survey No. 241/269/270/271/272/2, NAP No. 24/7/1982-83, Tah- Hinganghat, Distt.- Wardha, bears Nazul Shree 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.mtrs. (855.00 sq.ft.) situated at mouza- Hinganghat in Yashwant Nagar, Ward No. 45, Municipal House No. 390, Tal- Hinganghat, Dist- Wardha. Boundaries of Property: East- Plot of Shri. Dawekar, West-Plot of Shri. Thakare, North- 30 ft. layout Road, South- Plot of Shri. Bansod. Reserve Price: Rs. 36,51,300.00 (Thirty Six Lakh Fifty One Thousand Three Hundred Only.) EMD: Rs. 3,65,130.00 (Three Lakh Sixty Five Thousand One Hundred Thirty Only.)</p>	
<p>4.0 M/s New Five Star Bakery through its Proprietor Borrower - Mr. Akram Hussain S/o. Mohd. Yunus Khan Guarantor - Mr. Athar S/o. Akram Khan, Afzal S/o. Akram Khan, Miss Iram Khan D/o. Akram Hussain, Miss Anjum Khan D/o. Akram Khan, Mr. Arshad Khan, Akram Khan</p>	<p>Amount Due- Rs. 4,01,85,550.12 (Four Crore One Lakh Eighty Five Thousand Five Hundred Fifty and Twelve Paise Only.) (As per demand notice dated 26.03.2025) and interest there on. Encumbrance- Third Party Claim</p>
<p>4.1 Property No. 1 (Physical Possession) (Independent House) All That piece and parcel of Land and house constructed there on bearing Plot No 207 admeasuring 3200 Sq.ft, bearing Kh No 1/3, 1/7, 4/1, 4/2 and 4/3, Mouza Binaki, PH No 10, Ward No. 43, Corporation H No. 1543/A/207A, Sheet No. 446/10, City Survey No. 180, located in the layout of Samaj Bhushan Sahakar Gruhnirman Sanstha Ltd, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District, Nagpur and bounded as under: On or towards East by- 9.00 Mtr Wide Road, On or towards West by- 24.00 Mtr Wide Road, On or towards North by- Plot No 274 Shivaaji Society Layout, On or towards South by- Plot No 206. Reserve Price: Rs. 2,45,24,000.00 (Two Crore Forty Five Lakh Twenty Four Thousand Only.) EMD: Rs. 24,52,400.00 (Twenty Four Lakh Fifty Two Thousand Four Hundred Only.)</p>	
<p>4.2 Property No. 2 (Physical Possession) (Open Plot) All That piece and parcel of Commercial land bearing S. No. 150 admn 1.56 HR Jama Rs. 1.00 (Koradwahu) and S. No. 135 adm. 0.33 HR Jama Rs. 3.40 (Vihirdware Oht) total admeasuring 1.89HR, Mouza Sawil, Tahsil No. 07, Tahsil Parsheoni, Bhogwaldar Class 1 rights along with trees and shrubs, PH No. 7, District Nagpur and the said total land area 1.89 HR is bounded as under: On or towards East by- Land bearing S No 134 and 151, On or towards West by- Sarkari Pandhan and Land bearing S No 148 and 149, On or towards North by- Sarkari Pandhan, On or towards South by: Land bearing 158. Reserve Price: Rs. 1,31,10,000.00 (One Crore Thirty One Lakh Ten Thousand Only.) EMD: Rs. 13,11,000.00 (Thirteen Lakh Eleven Thousand Only.)</p>	
<p>5.0 Name of Borrower & Guarantors: Vishalkumar Dilip Dhomane, Mr. Dilip Rambhau Dhomne, Mrs. Meena Dilip Dhomne, Mrs. Vidhi Vishal Dhomne</p>	<p>Amount Due Rs. 40,96,067.00 (Forty Lakh Ninety Six Thousand Sixty Seven Only.) (As per demand notice dated 01.06.2019) and interest there on. Encumbrance- Not Known to Bank</p>
<p>5.1 Property No.1 (Symbolic Possession) (Flat) All that piece & parcel of undivided 22.447% share & interest in plot of land bearing House no. 826-A, RCC- Nagpur, Circle no. 8/12, ward no. 31, C. S. No. 540 sheet No. 173 bearing northern portion of house property adm. 53.744 sq.mtrs. comprising of RCC superstructure in building Vishal Palace wing "D" bearing Flat no. D-101 on first floor covering built up area of 52.750 sq.mtrs. situated at Pothi Falli, Itwari, Nagpur, Tah. & Dist. Nagpur, within the limits of NMC & NIT, Nagpur. Boundaries: East- House of Kathaley, West- House of Ghat, North- House of Meena Dhomne, South- House of Patri. Reserve Price: Rs. 25,20,000.00 (Twenty Five Lakh Twenty Thousand Only.) EMD: Rs. 2,52,000.00 (Two Lakh Fifty Two Thousand Only.)</p>	
<p>6.0 (1)Irfan Haji Jabbar Chini (2) Lubna Irfan Chini (3) Tausif Yasin Chini (4) Jabbar Ishaque Chini (5)Yasin Ishaq Haji Dada (6) Hasina Makbool Chini (7) Sunehra Haji Intekhab Chini (8) Rabia Faizal Chini Add: Railway Station, Warora, Chandrapur-442 907</p>	<p>Amount Due: Rs. 1,98,27,114.00 (One Crore Ninety Eight Lakh Twenty Seven Thousand One Hundred Fourty Nine Only.) (As per demand notice dated 01.09.2018) and interest there on. Encumbrance- Not Known to Bank</p>
<p>6.1 Property No 1 (Physical Possession) (Independent House) All that piece and parcel of land and building, residential belonging to Meman Haji Jabbar Ishaque Chini (Owner of the property) situated at plot No 36 Paikae and 37 paikae Upleta nagar, Near Fulara garden Bhadar Chowk city Tal Upleta, Rajkot Gujrat Pin 360 490 Bounded By: East- 5255 Paikae, West- 5249 Paikae, North- 5259 Paikae and South- 5252/5256 Paikae Reserve Price: Rs. 1,14,63,000.00 (One Crore Fourteen Lakh Sixty Three Thousand Only.) EMD: Rs. 11,46,300.00 (Eleven Lakh Forty Six Thousand Three Hundred Only.)</p>	
<p>7.0 Borrower - M/s Dhanchitra Industry Through proprietor Mrs. Komal Mahendra Meshram Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)</p>	<p>Amount Due: Rs. 32,17,629.26 (Thirty Two Lakh Seventeen Thousand Six Hundred Twenty Nine and Twenty Six Paise Only.) (As per demand notice dated 29.07.2024) and interest there on. Encumbrance- Not Known to Bank</p>
<p>7.1 Property No:1 (Physical Possession)</p>	

<p>7.1 Property No:1 (Physical 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: Rs. 18,11,000.00 (Eighteen Lakh Eleven Thousand Only.), EMD- Rs. 1,81,100.00 (One Lakh Eighty One Thousand One Hundred Only.)</p>	
<p>8.0 Borrower - M/s. K B AGARBATTI through its Prop. Ms. Anupama Kishor Bhimte, Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)</p>	<p>Amount Due: Rs. 36,80,739.72 (Thirty Six Lakh Eighty Thousand Seven Hundred Thirty Nine and Seventy Two Paise Only.) (As per demand notice dated 22.07.2024) and interest there on Encumbrance- Not Known to Bank</p>
<p>8.1 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, Dist.-Nagpur. Reserve Price: Rs. 22,05,000.00 (Twenty Two Lakh Five Thousand Only.) EMD: Rs. 2,20,500.00 (Two Lakh Twenty Thousand Five Hundred Only.)</p>	
<p>9.0 Borrower - M/s. Nagvanshi Industries through its Prop. Ms. Jyotsana Anil Kurve and Mr. Anil Prabhakar Kurve (Guarantor) Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)</p>	<p>Amount Due: Rs. 37,25,772.24 (Thirty Seven Lakh Twenty Five Thousand Seven Hundred Seventy Two and Twenty Four Paise Only.) (As per demand notice dated 20.07.2024) and interest there on. Encumbrance- Not Known to Bank</p>
<p>9.1 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, Dist.-Nagpur. Reserve Price: Rs. 18,45,000.00 (Eighteen Lakh Forty Five Thousand Only.) EMD: Rs. 1,84,500.00 (One Lakh Eighty Four Thousand Five Hundred Only.)</p>	
<p>10 Borrower - M/s. Prabhulila Industries through its Pro. Ms. Pratibha Rajesh Dhoke and Mr. Rajesh Dhoke Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)</p>	<p>Amount Due- Rs. 37,55,382.39 (Thirty Seven Lakh Fifty Five Thousand Three Hundred Eighty Two and Thirty Nine Paise Only.) (As per demand notice dated 02.07.2024) and interest there on. Encumbrance- Not Known to Bank</p>
<p>10.1 Property No 1 (Physical Possession) [Shed with Land alongwith 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, Dist.-Nagpur. Reserve Price: Rs. 24,43,000.00 (Twenty Four Lakh Forty Three Thousand Only.) EMD: Rs. 2,44,300.00 (Two Lakh Forty Four Thousand Three Hundred Only.)</p>	
<p>11 M/s Prasanna Industries through proprietor Mrs Pradhnya Sanjay Nagarale and Guarantor - Mr. Sanjay Sadashiv Nagrale Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)</p>	<p>Amount Due: Rs. 32,82,144.20 (Thirty Two Lakh Eighty Two Thousand One Hundred Forty Four and Twenty Paise Only.) (As per demand notice dated 29.07.2024) and interest there on. Encumbrance- Not Known to Bank</p>
<p>11.1 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, Dist.-Nagpur Reserve Price: Rs. 18,27,000.00 (Eighteen Lakh Twenty Seven Thousand Only.) EMD: Rs. 1,82,700.00 (One Lakh Eighty Two Thousand Seven Hundred Only.)</p>	

<p>12.0 Borrower - M/s. Sugandh Enterprises through its Prop. Ms. Priyanka Vasantryo Lad Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)</p>	<p>Amount Due: Rs. 40,26,243.03 (Forty Lakh Twenty Six Thousand Two Hundred Forty Three and Three Paise Only.) (As per demand notice dated 22.07.2024) and interest there on.</p> <p>Encumbrance- Not Known to Bank</p>
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12.1 **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, Dist.-Nagpur.
Reserve Price: Rs. 25,91,000.00 (Twenty Five Lakh Ninety One Thousand Only.) EMD: Rs 2,59,100.00 (Two Lakh Fifty Nine Thousand One Hundred Only.)

<p>13.0 Borrower - M/s. Ratna Industry through its Pro. Miss. Usha Waman Ramteke. Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)</p>	<p>Amount Due: Rs. 32,50,147.72 (Thirty Two Lakh Fifty Thousand One Hundred Forty Seven and Seventy Two Paise Only.) (As per demand notice dated 05.07.2024) and interest there on.</p> <p>Encumbrance- Not Known to Bank</p>
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13.1 **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, Dist.-Nagpur
Reserve Price: Rs 17,55,000.00 (Seventeen Lakh Fifty Five Thousand Only.) EMD: Rs 1,75,500.00 (One Lakh Seventy Five Thousand Five Hundred Only.)

St. No. 07-13 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

<p>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.</p>	<p>Date & Time of E-auction: 12.05.2026 (12 pm to 5 pm)</p>
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For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit:
PSB Alliance Pvt. Ltd.(<https://bannknet.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: 24.04.2026
Place: Nagpur

Authorized Officer
Union Bank of India

NAGPUR