



**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 **12.06.2026 & 24.06.2026** 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:

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 thereon ENCUMBRANCE - Not Known to Bank
1.1	<b>Property No 1 (Symbolic Possession) [Industrial Unit]</b> 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 - Waraseoni Road, Tah. Lalbarra Dist. Balaghat (MP). Having N.A Land Area Admeasuring 0.40 Hect. (1.00 acre) 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 Tah. Lalbarra Dist Balaghat (MP). Boundaries: East-Road, West-Road, North-Waraseoni 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 2,39,76,000.00 (Rupees Two Crore Thirty Nine Lakh Seventy Six Thousand Only) EMD: Rs 23,97,600.00 (Rupees Twenty Three Lakh Ninety Seven Thousand Six Hundred Only)	
2.	Name of the Borrowers & Guarantors, Mr Milind Harinarayan Tembhurne (Borrower), Ms Madhuri Milind Tembhurne (Borrower), Ms Asha Harinarayan Tembhurne (Guarantor)	Amount Due - Rs. 26,76,601.86 (As per demand notice dated 16.01.2024) and interest thereon. ENCUMBRANCE - Not Known to Bank
2.1	<b>Property No. 1 (Physical Possession) [Flat]</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 Reserve Price: Rs. 20,00,000.00 (Rupees Twenty Lakh Only), EMD: Rs. 2,00,000.00 (Two Lakh Only)	
3.0	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 26.10.2023) and interest there on. ENCUMBRANCE - Not Known to Bank
3.1	<b>Property No. 1 (Physical Possession) [Open land]</b> 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-Khasara Boundary. Reserve Price: Rs. 1,50,23,000.00, (Rupees One Crore Fifty Lakh Twenty Three Thousand Only) EMD: Rs. 15,02,300.00 (Rupees Fifteen Lakh Two Thousand Three Hundred Only)	
3.2	<b>Property No. 2 (Physical Possession) [machinery]</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 Reserve Price: Rs. 13,78,000.00 (Rupees Thirteen Lakh Seventy Eight Thousand Only), EMD: Rs. 1,37,800.00 (Rupees One Lakh Thirty Seven Thousand Eight Hundred Only)	
3.3	<b>Property No. 3 (Physical Possession)(Factory Land &amp; Building with shed)</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 Reserve Price: Rs. 67,85,000.00 (Rupees Sixty Seven Lakh Eighty Five Thousand Only) EMD: Rs. 6,78,500.00 (Rupees Six Lakh Seventy Eight Thousand Five Hundred Only)	
4.0	Name of Borrower & Guarantor: M/s Relyance Agro Industry Through its Partners: 1) Mrs Sarita Punodas Mahant 2) Mrs Saroj Pravin Dhonre 3) Mr	Amount Due Rs. 39,40,061.51 (As per demand notice dated 28.07.2025) and interest there on.

Boundaries of Plot - East-Road, West- Part of Unit -4, North- Plot no. 53, South -Plot no. 55 Reserve Price: Rs. 13,78,000.00 (Rupees Thirteen Lakh Seventy Eight Thousand Only), EMD: Rs. 1,37,800.00 (Rupees One Lakh Thirty Seven Thousand Eight Hundred Only)	
3.3	Property No. 3 (Physical Possession)(Factory Land & Building with shed) 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. 67,85,000.00 (Rupees Sixty Seven Lakh Eighty Five Thousand Only) EMD: Rs. 6,78,500.00 (Rupees Six Lakh Seventy Eight Thousand Five Hundred Only)
4.0	Name of Borrower & Guarantors: M/s Relyance Agro Industry Through its Partners: 1) Mrs Sarita Punodas Mahant 2) Mrs Saroj Pravin Dhopre 3) Mr Sandeep Madhorao Rahate Amount Due Rs. 39,40,061.51 (As per demand notice dated 28.07.2025) and interest there on ENCUMBRANCE - Not Known to Bank
4.1	Property No:1 (Symbolic Possession) [Industrial Cum Commercial Purpose Land/ Godown] All that piece and parcel of Non Agriculture land (industrial cum commercial purpose) situated at Mouza Bhagimahari to Narsala Road Near Saoner MIDC PH No 10 survey no 106/2 Tah Saoner Dist-Nagpur 441107 area 0.40 Hr (4000 Sq mtr). Boundaries of Property: East-Field survey no 117, West- Bhagimahari Narsala Road, North- Remaining Agriculture land, South- Nallah Reserve Price: 40,00,000.00 (Rupees Forty Lakh Only), EMD:4,00,000.00 (Rupees Four Lakh Only)
5.0	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amarlal Jeswani 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi Wd/o. Neharu Lalwani (b) Mr. Harsh S/o. Neharu Lalwani (c) Ms. Neha D/o. Neharu Lalwani (d)Ms. Riya D/o. Neharu Lalwani 3. Mrs. Promila Amarlal Jeswani 4. Smt. Laxmi Neharu Lalwani (Guarantor) Amount Due Rs. 7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on. ENCUMBRANCE - Not Known to Bank
5.1	Property No.1 (Symbolic Possession) [Flat] All that piece & parcel of flat No F2, having building up area adm. 61.77 sq.mtrs. First Floor, Layout Plot No. 37, TS No 11, New Survey no. 107/59, Mouza Devai Govindpur, Rayatwari, Shastrinagar ward, Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries: East: Patel's Plot, West: Layout plot no. 36., North: 6.00 Layout Road, South: Mayur Flat. Reserve Price: Rs. 10,91,000.00 (Rupees Ten Lakh Ninety One Thousand Only), EMD: Rs. 1,09,100.00 (Rupees One Lakh Nine Thousand One Hundred Only)
6.0	Name of the Borrowers & Guarantors: M/s Khatri Cotgin Private Limited; Director/Guarantor/Mortgager: Dr. Jawahar Bahaddarchand Khatri, Mr. Kapil Khatri, Mrs. Archana w/o Jawahar Khatri Amount Due Rs. 9,20,53,938.54 (As per demand notice dated 09.02.2016) and interest there on. ENCUMBRANCE - The Sales Tax department, Wardha had noted the charge of Rs. 4340041/- on the 7/12 extract of this property.
6.1	All that piece and parcel of Factory land and Building bearing survey No. 419/3 and 419/4, P H No. 27, Mouza Wadner, Situated at off Hyderabad Road, Village Wadner in Tahsil Hinganghat & District - Wardha. Area: 22500 Sq. Mt. (2,25 HR) 419/3 is bounded by: East: Kh. No. 419/4, West- Kh. No. 416 & 417, North : Kh. No. 415, South : Kh. No. 419/2 419/4 is bounded by: East: Nallah, West: Kh. No. 419/3 & 419/2, North: Kh. No. 415, South: Kh. No. 419/1 Reserve Price: Rs. 1,81,00,000.00 (Rupees One Crore Eighty One Lakh Only), EMD: Rs. 18,10,000.00 (Eighteen Lakh Ten Thousand 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: 12.06.2026 (12 pm to 5 pm)**

1.0	Name of Borrower & Guarantors : M/s Mayur Enterprises a proprietary firm through its Proprietor Mrs. Vandana Akhileshkumar Pandey and Mr. Akhilesh Kumar Sharadprasad Pandey (Guarantor) Amount Due: Rs. 71,62,842.08 (As per demand notice dated 22.01.2026) and interest there on. ENCUMBRANCE - Not Known to Bank
1.1	Property No 1 (Symbolic Possession) independent house All that piece & parcel of Plot no. 57 total area admeasuring 162 sq.mtrs. (East-West-18.00 mtrs & North- South - 9 sq. mtrs.) and Plot no. 58 (Part) total area admeasuring 185.80 sq.mtrs. (East-West-50 ft. & North-South- 40 ft =2000 sq.ft.) (area as per sale deed total area adm. 347.80 sq.mtrs.) and total area admeasuring 340.0900 sq.mtrs. as per regularization letter of NIT, being part and portion of the entire land bearing Kh. No. 276, 277, 278, 279 and 280 of Mouza - Zingabai Takli, P. H. No. 11, together with construction standing thereon having its municipal Corporation House no. 236A/57+58 bearing its City Survey No. 1297, sheet no. 528/109 situated at Yogendra Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward no. 61 and Nagpur Improvement Trust, Nagpur, Tah. & Distt. - Nagpur. The boundaries of Property (Plot No. 57 & 58) are as under- As per RL - East: 9.00 mts wide Road, West: Remaining part of plot no. 58, North: Plot No. 56, South: 9.00 mtr wide Road. As per Actual - East: 9.00 mts wide Road, West: House on remaining portion plot no.58, North: Plot No. 56, South: 9.00 mtrs. wide Road. Reserve Price: Rs 1,86,00,000.00 (One Crore Eighty Six Lakh Only), EMD: Rs 18,60,000.00 (Eighteen Lakh Sixty Thousand 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: 24.06.2026 (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 (ONE) week before date of E-auction to avoid last minute rush.

Date: 22/05/2026  
Place: Nagpur

Authorized Officer  
UNION BANK OF INDIA