



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 11.08.2026, 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:

1.0	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	Amount Due Rs.12,70,64,699.29 (Twelve Crore Seventy Lakh Sixty Four Thousand Six Hundred Ninety Nine & Twenty Nine Paise Only (As per demand notice dated 17.11.2025) and interest there on Encumbrance- Not Known to Bank
1.1	Property No. 1 (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 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, PWD Road, Balaghat - Waraseoni Road, Tah. Lalbarra Dist. Balaghat (MP). Having N A Land Area Admeasuring 0.40 Hectr. (1.00acre) for Industrial purpose and Building Consists of Main Factory Shed, Covered Shed, Hall Shed, Hall (Lean To Roof), Office Building is Provided. Located At- Khasra No - 202/2, 203/3, 195/8 (Diverted Land) Mouza - Garra 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 Reserve Price: Rs.2,39,76,000.00 (Two Crore Thirty Nine Lakh Seventy Six Thousand Only.) EMD: Rs.23,97,600.00 (Twenty Three Lakh Ninety Seven Thousand Six Hundred Only.)	
2.0	Name of Borrower : M/s. Jai Govinda Spintex through its Proprietor Mr. Ajay Ramnivas Tiwari, Mrs. Vijayalaxmi Ajay Tiwari (Guarantor)	Amount Due Rs. 9,86,31,189.56 (Nine Crore Eighty Six Lakh Thirty One Thousand One Hundred Eighty Nine Only) (As per demand notice dated 30.05.2024) and interest there on. Encumbrance- Not Known to Bank
2.1	Property No. 1 (Physical Possession) (Only Land) 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 15700.00 Sq. Mtr) of Mouza - Roshankheda, PH. 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 Bakhal, North- Ginning factory of Tiwari, South - Khasra of Lonkar and Mandale. Reserve Price: Rs.2,60,40,000.00 (Two Crore Sixty Lakh Forty Thousand Only.) EMD: Rs. 26,04,000.00 (Twenty Six Lakh Four Thousand Only.)	
2.2	Property No. 2 (Physical Possession) (Only Machineryes) All that piece and parcel of Machineryes installed and fixed on land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 53, Mouza - Roshankheda, PH. 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 Tembhidre, West - Shri Tirupati Ginning and Processing Factory, North- Road, South - Khasra of Shri Ajay Tiwari. Reserve Price: Rs. 5,00,89,000.00 (Five Crore Eighty Nine Thousand Only.) EMD Rs. 50,08,900.00 (Fifty Lakh Eight Thousand Nine Hundred Only.)	
3.0	Name of the Borrowers & Guarantors: M/s. Arya Colour Chem, a partnership firm through its partners - Mr. Sameer Hiwase & Mrs. Bhumi Prasant Hiwase (Borrower), Mrs. Sudha Dnyaneshwar Hiwase (Guarantor)	Amount Due Rs. 2,98,42,482.40 (Two Crore Ninety Eight Lakh Forty Two Thousand Four Hundred Eighty Two and Forty Paise Only.) (As per demand notice dated 25.10.2023) and interest there on. Encumbrance- Not Known to Bank
3.1	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, PH. 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 (One Crore Fifty Lakh Twenty Three Thousand Ony.) EMD: Rs. 15,02,300.00 (Fifteen Lakh Two Thousand Three Hundred Only)	
4.0	Name of the Borrowers & Guarantors: M/s Khatari 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 (Nine Crore Twenty Lakh Fifty Three Thousand Nine Hundred Thirty Eight and Fifty Four Paise Only.) (As per demand notice dated 09.02.2016) and interest there on. Encumbrance- The Sales Tax department Wardha had noted the charge of Rs. 43,40,041/- (Forty Three Lakh Forty Thousand Forty One Only.) on the 7/12 extract of this property.
4.1	Property No.1 (Physical Possession) All that piece and parcel of Factory land and Building bearing Survey No. 419/3 and 419/4, PH. 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 (One Crore Eighty Lakh Only.) EMD: Rs. 18,10,000.00 (Eighteen Lakh Ten Thousand Only.)	
5.0	Name of the Borrowers & Guarantors: M/s. Prabhu 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 (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
5.1	Property No. 1 (Physical Possession) (Shed with Land alongwith Plant & Machinery) 1. Plant & machineryes 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 -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.)	
6.0	Name of the Borrowers & Guarantors: M/s. B.R. Info Tech through its Pro. Ms. Rohani Bhupendra Binekar Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due: Rs 34,61,087.07 (Thirty Four Lakh Sixty One Thousand Eighty Seven and Seven Paise Only.) (As per demand notice dated 08.07.2024) and interest there on. Encumbrance- Not Known to Bank
6.1	Property No. 1 (Physical Possession) (Shed with Land along with Plant & Machinery) 1. Plant & machineryes installed at plot no. D-15/1/18, MIDC Area Dhurkheda, Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/18, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur Reserve Price: Rs 20,06,000.00 (Twenty Lakh Six Thousand Only.) EMD: Rs. 2,00,600.00 (Two Lakh Six Hundred Only.)	
7.0	Name of the Borrowers & Guarantors: M/s. Prafilut Enterprises through its Pro Pranjal Ashokrao Munde Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	Amount Due: Rs 41,97,106.18 (Forty One Lakh Ninety Seven Thousand One Hundred Six and Eighteen Paise Only.) (As per demand notice dated 22.05.2025) and interest there on. Encumbrance- Not Known to Bank
7.1	Property No. 1 (Physical Possession) (Shed with Land along with Plant & Machinery) 1. Plant & machineryes installed at plot no. D-15/1/16 MIDC Area Dhurkheda, Tah Umred, Dist. Nagpur. 2. All that piece and parcel of land known as Plot No D-15/1/16, in Umred Industrial Area within village limit of Dhurkheda & outside the limits of Umred municipal council MIDC, Tah.-Umred, Distt.-Nagpur Reserve Price: Rs 20,15,000.00 (Twenty Lakh Fifteen Thousand Only.) EMD: Rs 2,01,500.00 (Two Lakh One Thousand Five Hundred Only.)	
8.0	Name of the Borrowers & Guarantors: M/s. Sugandh Enterprises (Borrower) through its Prop. Mrs. Priyanka Vasantrao Lad Personal Guarantor (Refer Below) Corporate Guarantor (Refer Below)	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. Encumbrance- Not Known to bank
8.1	Property No. 1 (Physical Possession) (Shed with Land alongwith Plant & Machinery) 1. Plant & machineryes 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. Boundaries: North-Plot No D-15-1/15, South-12 mt Wide Road, East: 12 Mt wide road, West: Plot no D-15-1/16 & MIDC boundary 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.)	

NO 05-08 : Personal Guarantor: Mr. Sandeep Anand Bharme, Mrs. Varsha Sandeep Bharme, Mr. Ulhas Ghansyam Dhabarde, Mrs. Rasika Ulhas Dhabarde, Mrs. emma Sanjay Meshram, Mrs. Pratibha Gyaneshwar Banarase, Mr. Akshay Dyaneshwar Banarase
Corporate Guarantor: M/s. Nagpur Agarbatti Cluster Association, M/s. Nagpur Agarbatti Marketing Associates

st Date of EMD: EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of
uction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the
roperty ID well in advance to avoid any technical glitch.

Date & Time of E-auction:
11.08.2026 (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://bannknet.com)