



**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 6 (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 13.02.2026, 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, Hajirapahad, Seminary Hills, Nagpur, Contact No: 9423456034

1	<b>Name of the Borrowers &amp; Guarantors: M/s. AASTHA INDUSTRIES (Borrower) through its Prop. Mrs. Pradnya Pankaj Zodape Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)</b>	<b>Amount Due Rs. 32,32,332.81</b> (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, Dist.-Nagpur - 441203. <b>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.)</b>	
2	<b>Name of the Borrowers &amp; Guarantors: M/s Dhanchitra Industry (Borrower) Through proprietor Mrs. Komal Mahendra Meshram Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)</b>	<b>Amount Due Rs. 32,17,629.26</b> (As per demand notice dated 29.07.2024) and interest there on.
2.1	<b>Property No:1 (Physical Possession)</b> [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, Dist.-Nagpur <b>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).</b>	
3	<b>Name of the Borrowers &amp; Guarantors: M/s. Harsh Industries (Borrower) through its Prop. Ms. Radha Anand Zade, and Mr. Anand Shaligram Zade (Guarantor) Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)</b>	<b>Amount Due Rs. 34,13,769.83</b> (As per demand notice dated 20.07.2024) and interest there on.
3.1	<b>Property No:1 (Symbolic Possession)</b> [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, Dist.-Nagpur <b>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)</b>	
4	<b>Name of the Borrowers &amp; Guarantors: M/s. Indu Industries (Borrower) through its Pro. Miss. Rani Anil Dharnidhar Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)</b>	<b>Amount Due: Rs. 32,74,942.73</b> (As per demand notice dated 05.07.2024) and interest there on.
4.1	<b>Property No 1 (Symbolic Possession)</b> [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, Dist.-Nagpur. <b>Reserve Price: Rs. 19,94,000.000 (Rs. Nineteen Lacs Ninety Four Thousand Only), EMD: Rs. 1,99,400.00 (Rs. One Lac Ninety Nine Thousand Four Hundred Only)</b>	
5	<b>Name of the Borrowers &amp; Guarantors: M/s. K B AGARBATTI (Borrower) through its Prop. Ms. Anupama Kishor Bhimle Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)</b>	<b>Amount Due: Rs. 36,80,739.72</b> (As per demand notice dated 22.07.2024) and interest there on.
5.1	<b>Property No 1 (Physical Possession)</b> [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. <b>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).</b>	
6	<b>Name of the Borrowers &amp; 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)</b>	<b>Amount Due: Rs. 37,25,772.24</b> (As per demand notice dated 20.07.2024) and interest there on.
6.1	<b>Property No 1 (Physical Possession)</b> [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. <b>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).</b>	
7	<b>Name of the Borrowers &amp; Guarantors: M/s. Prabhuilia Industries (Borrower) through its Pro. Ms. Pratibha Rajesh Dhoke and Mr. Rajesh Dhoke Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)</b>	<b>Amount Due- Rs. 37,55,382.39</b> (As per demand notice dated 02.07.2024) and interest there on.
7.1	<b>Property No 1 (Physical Possession)</b> [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. <b>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).</b>	
8	<b>Name of the Borrowers &amp; 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)</b>	<b>Amount Due; Rs. 32,82,144.20</b> (As per demand notice dated 29.07.2024) and interest there on.
8.1	<b>Property No 1 (Physical Possession)</b> [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 <b>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).</b>	
9	<b>Name of the Borrowers &amp; Guarantors: M/s. Sugandh Enterprises (Borrower) through its Prop. Ms. Priyanka Vasantrao Lad. Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)</b>	<b>Amount Due: Rs. 40,26,243.03</b> (As per demand notice dated 22.07.2024) and interest there on.
9.1	<b>Property No 1 (Physical Possession)</b> [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. <b>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).</b>	
10	<b>Name of the Borrowers &amp; Guarantors: M/s. Ratna Industry (Borrower) through its Pro. Miss. Usha Waman Ramteke. Personal Guarantor (Refer Below), Corporate Guarantor (Refer Below)</b>	<b>Amount Due: Rs. 32,50,147.72</b> (As per demand notice dated 05.07.2024) and interest there on.
10.1	<b>Property No 1 (Physical Possession)</b> [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 <b>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).</b>	
<b>SRND 01 TO 10:</b>		
Personal Guarantor: Mr. Sandeep Anand Bhatne, Mrs. Varsha Sandeep Bhatne, Mr. Uthas Ghansyam Dhabarde, Mrs. Rasika Uthas 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		
11	<b>N Kumar Retail and properties Pvt. Ltd. (Borrower) (M/s. POONAM BAZAR Unit of N Kumar Retail and properties Pvt Ltd) through its Directors &amp; Guarantor -Mr. Handkumar Khatunmal Harchandani &amp; Ms. Archana Deepak Wani</b>	<b>Amount Due Rs. 5,20,81,796.01</b> (As per demand notice dated 16.01.2024) and interest there on
11.1	<b>Property No. 1 (Symbolic Possession)</b> All that piece and parcel of land 2 89% undivided share and interest equivalent to 161.70 sq. Mtrs. in the form of Shop Block Nos. 19 to 43 at lower Ground Floor Situated at "Poonam Chambers" from standing on the Total plot of land 5576.20 sq. mtr. or thereabout situated at Chhaoni bearing khasara No.166 Mouza Jarpalka City Survey No 24 Halba No 11, Ward No 61 (old), 23(New) constructed on Non-agricultural land adm. 60000 sq.ft. equivalent to 5576.20 sq.mtrs. at Chhaoni Tahsil and District Nagpur within the registration district and sub district of Nagpur. Together with the undivided interest in common areas and facilities in the said plot of land Bounded as Under East Chhindwada Road, West Co Owners Property, North Approach Road to Co-owners, South Chhaoni situated at lab scheme of not krida Square Hanuman Nagar Nagpur <b>Reserve Price: Rs. 4,91,48,000.00 (Rs. Four Crore Ninety One Lacs Fourty Thousand Only), EMD: Rs. 49,14,000.00 (Rs. Forty Nine Lacs Fourteen Thousand Only).</b>	
12	<b>Name of the Borrowers &amp; Guarantors: Mrs Sangita Rajendra Maheshwari (Borrower) and Mr Ajay Dnyaneshwar Thakre (Guarantor)</b>	<b>Amount Due- Rs. 27,48,264.93</b> (As per demand notice dated 29.03.2025) and interest there on.
12.1	<b>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 sqmtr (550.272 sq ft) situated on 4th floor of building known as Mahanaga 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 sqmtr (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 lab scheme of not krida Square Hanuman Nagar Nagpur <b>Reserve Price: Rs. 36,00,000.00 (Rs. Thirty Six Lacs Only), EMD : 3,60,000.00 (Rs. Three Lacs Sixty Thousand Only)</b>	
13	<b>Mr Milind Harinarayan Tembhurne (Borrower) Ms Madhuri Milind Tembhurne (Borrower), Ms Asha Harinarayan Tembhurne (Guarantor)</b>	<b>Amount Due : Rs. 26,76,601.86</b> (As per demand notice dated 16.01.2024) and interest there on.
13.1	<b>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 Anyanagar/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 : Rs. 22,22,000.00 (Rs. Twenty Two Lacs Twenty Two Thousand Only), EMD : Rs. 2,22,200.00 (Rs. Two Lacs Twenty Two Thousand Two Hundred Only)</b>	

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:  
13.02.2026 (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 week before the date of E-auction to avoid last minute rush.

Date : 22.01.2026

Place: Nagpur

AUTHORIZED OFFICER  
UNION BANK OF INDIA