PLACE : NAGPUR | DATE:-25-09-2026 | AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD

यूनियन बैंक ऑफ इंडिया Union Bank of India

Asset Recovery Branch, Nagpur
Shop No F-1/2/3/6/7/8, Govinda Gourkhede Complex (First floor), Khasra No 91/1, Hajaripahad, Seminary Hills, Nagpur-440006.

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 **13.10.2026** 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 the Borrowers & Guarantors: M/s. Shree V K Plastic, through Proprietor Smt. Manju Vijay Agrawal Guarantor: Shri. Vijay Baboolal Agrawal, Ms. Garima D/o. Vijay Agrawal and Mr. Aditya S/o. Vijay Agrawal**	**Amount Due- Rs. 9,48,91,667.05 (As per Demand notice dated 22.01.2025) and interest there on.** **ENCUMBERANCE- Not Known to bank**
1.1	**Property No A (Open Land)** The Property is an Commercial Non agricultural land bearings- (1) Khasra No. 310/2 admeasuring 0.018 HR as per mortgage deed, (area admeasuring 0.700 HR as per sale deed) diverted plot, (2) Khasra No. 315/1 admeasuring 0.020 HR as per mortgage deed, (area admeasuring 0.312 HR as per sale deed) diverted plot, (3) Khasra No. 322/1 admeasuring 0.017 HR as per mortgage deed, (area admeasuring 0.0202 HR as per sale deed) diverted plot, (4) Khasra No. 325/1 admeasuring 0.700 HR as per mortgage deed, (area admeasuring 0.071 HR) diverted plot, (5) Khasra no. 326/1 admeasuring 0.312 HR as per mortgage deed, (area admeasuring 0.020 HR as per sale deed) diverted plot, (6) Khasra no. 326/2 area admeasuring 0.202 HR as per mortgage deed, (area admeasuring 0.017 HR as per sale deed) diverted plot, together with present and future construction alongwith all easementy rights appurtents and belongings thereto situated at mouza- Garra, PH No. 58, Tal- Lalbourra Distt.- Balaghat (MP). **Reserve Price: Rs 69,30,000.00 (Rupees Sixty nine lakh thirty thousand Only) EMD: Rs 6,93,000.00 (Rupees Six lakh ninety three thousand Only)**	
1.2	**Property No B (Open Land)** All that price and parcel of commercial Non-Agricultural land bering Survey/Khasara No 110/5 & 110/6, measuring 0.405 HR and 0.405 HR, respectively total adm 0.810 HR (Diverted plot) situated at mouza- Baraspur, PH No. 14/73, together with all easementry rights appurtenants and belonging thereto situated within the limits of village -Baraspur, Tah - Lalbarra, Distt - Balaghat (MP) **Reserve Price: Rs 51,00,000 (Rupees Fifty one lakh Only) EMD: Rs 5,10,000.00 (Rupees Five lakh ten thousand Only)**	
1.3	**Property No C (Open Land)** All that piece and parcel of land bearing Commercial Non Agricultural land bearing Survey/Khasra No. 110/3 admeasuring 0.635 HR (Diverted Plot) and All that piece and parcel of land bearing Survey/Khasra No. 113/3, admeasuring 0.405 HR (Diverted Plot) situated at MOUZA BARBASPUR, PH No. 14/73, together with the present and future construction along with all easementary rights appurtenants and belonging thereto situated within the Village Barbaspur, Tah. Lalbarra District Balaghat, **Reserve Price: Rs 65,05,000.00 (Rupees Sixty five lakh five thousand Only) EMD: Rs 6,50,500.00 (Rupees Six lakh fifty thousand five hundred Only)**	
2.	**Name of the Borrowers & Guarantors 1. M/s. Shiva Pharma Chem Through partner Mr. Nayak Bhagwandas Nagwani , Mr. Amit Gopichand Jeswani , Nayak S/o. Bhagawandas Nagwani , Mr. Nehru S/o. Harjasrai Lalwani (Deceased) through his legal heirs A. Mrs. Laxmi Nehru Lalwani, B. Mr. Harsha Nehru Lalwani**	**Amount Due Rs.5,62,86,184.48 (As per demand notice dated 22/05/2025) and interest thereon.** **ENCUMBERANCE - Not Known to Bank**
2.1	**Property No 1 (Symbolic Possession) (Godown)** All that 50% undivided share and parcel being land admeasuring about 0.10 hectares out of undivided portion admeasuring 0.20 hectares out of entire land bearing survey/Khasra No. 123 (New 123/2) Bhogwaidar-1 Khata No 36, Sanna No 6 of Mouza Wadonamana, bearing Gram panchayat No 2171, ward No 3, within the limits of Gram panchayat Wadonamana Tahsil nigha and District Nagpur. **Reserve Price: Rs 2,86,20,000.00 (Rupees Two crore eighty six lakh twenty thousand Only) EMD Rs 28,62,000.00 (Rupees Twenty eight lakh sixty two thousand Only)**	
3.	**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 25.10.2023) and interest there on.** **Encumbrance: Not Known to Bank**
3.1	**Property No. 1 (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. 457, 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 Manadule, 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	**Property No 2 (machinery)** **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)**	
4.	**Name of Borrower & Guarantors:** **M/s Maa Radhamohan Gurudev Industries through partner, Abdul Qayyum S/o Mohhammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary and Sau Nurjahan Begum Mohd Sayeed (Consenter)**	**Amount Due- Rs. 41,63,860.44(As per demand notice dated 10.10.2024) and interest there on** **ENCUMBERANCE- Not Known to Bank**
4.1	**Property No. 1 (Independent House)** **All that Piece and parcel of land bearing Survey /Gat no 76/2 Area 393.12 Sq mtr as per computerize 7/12 i.e 393.12 Sq mtrs along with contruction of House thereof bearing Mahmatta No 545 Built up area 1148 Sq ft i e 106.69 Sq mtr as per namuna 8 situated at Mauza sirsi within the limit of Gram Panchayat Tahsil Panchayat tahsil & District Bhandara sirs. Bounded by East- land bearing to shri Bisan Madankar, West-Remaining land belongs to shri Mahadeo Madankar, North- Road, South- Remaining land belong to Shri Mahadeo Madankar** **Reserve Price: Rs 22,39,000.00 (Rupees Twenty two lakh thrity nine thousand Only) EMD: Rs 2,23,900.00 (Rupees Two lakh twenty three thousand nine 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: 13.10.2026 (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 date of E-auction to avoid last minute rush.

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