



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 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 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 10.09.2026, 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 Gourkhede Complex (First Floor), KH No 91/1, Hajiripahad, Seminary Hills, Nagpur, Contact No: 9423456034		
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 (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 (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. (1.00acre) 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 -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 Together with all the fixtures, Plant, Machineries, building structured constructed/ to be constructed attached with land and easementary rights, appurtenances and belonging therein. Reserve Price : Rs. 2,15,80,000.00 (Rs. Two Crore Fifteen Lacs Eighty Thousand Only), EMD : Rs. 21,58,000.00 (Rs. Twenty One Lacs Fifty Eight Thousand 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 (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 Solar Power Plant] All that piece and parcel of Solar Plant and fixed on land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 53, Mouza Roshankheda, P.H. 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 Tembhare, West Shri Tirupati Ginning and Processing Factory, North- Road, South Khasra of Shri Ajay Tiwari. Reserve Price : Rs. 48,20,000.00 (Rs. Forty Eight Lacs Twenty Thousand Only), EMD Rs. 4,82,000.00 (Rs. Four Lacs Eighty Two Thousand Only)	
2.2	Property No. 2 (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, P.H. 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 Bakhai, North- Ginning factory of Tiwari, South Khasra of Lonkar and Mandale. Reserve Price : Rs. 2,60,40,000.00 (Two Crore Sixty Lacs Forty Thousand Only), EMD Rs. 26,04,000.00 (Rs. Twenty Six Lacs Four Thousand Only)	
2.3	Property No 4 (Physical Possession) [Only Machineries] All that piece and parcel of Machineries installed and fixed on land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 53, Mouza Roshankheda, P.H. 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 Tembhare, West Shri Tirupati Ginning and Processing Factory, North- Road, South Khasra of Shri Ajay Tiwari. Reserve Price : Rs. 5,00,89,000.00 (Rs. Five Crore Eighty Nine Thousand Only), EMD Rs. 50,08,900.00 (Fifty Lacs 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. Bhumiika 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 (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, 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 Road of Smt. Shashi Mahadule, South-Khasara Boundary. Reserve Price : Rs. 1,50,23,000.00 (Rs. One Crore Fifty Lacs Twenty Three Thousand Only), EMD : Rs. 15,02,300.00 (Rs. Fifteen Lacs Two Thousand Three Hundred Only)	
3.2	Property No. 2 (Physical Possession) [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 (Rs. Thirteen Lacs Seventy Eight Thousand Only), EMD : Rs. 1,37,800.00 (Rs. One Lacs Thirty Seven Thousand Eight Hundred Only)	
4.0	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.
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, 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 (Rs. One Crore Eighty One Lacs Only), EMD: Rs. 18,10,000.00 (Rs. Eighteen Lacs 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:
10.09.2026 (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 : 19.08.2026

Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA

