



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 **14.07.2026** 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 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 Hecr. (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, 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 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 – Roshankhedha, P.H. No 71, near bus stop on Katol Warud Road within the limit of Gram Panchayat Roshankhedha, 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, (Rupees Forty eight lakh twenty thousand Only) EMD Rs. 4,82,000.00 (Rupees Four lakh 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 – Roshankhedha, P.H. No 71 together with all easementary rights appurtenant and belonging thereto along with present and future construction, situated within the village Roshankhedha, 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, (Rupees Two crore sixty lakh forty thousand Only) EMD Rs. 26,04,000.00 (Rupees Twenty six lakh four thousand Only)	
2.3	Property No. 3 (Physical Possession) [Land plus Shed] All that piece and parcel of land bearing Industrial Non-Agricultural land bearing Survey/Khasra No 53, admeasuring 0.53HR (i.e. 5300.00 Sq. Mtr) out of land admeasuring 0.56 HR (i.e. 5600.00 Sq. Mtrs.) of Mouza – Roshankhedha, P.H. No 71 together with all easementary rights appurtenant and belonging thereto along with present and future construction, situated within the village Roshankhedha, near bus stop on Katol Warud Road within the limit of Gram Panchayat Roshankhedha, 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. 2,83,50,000, (Rupees Two crore eighty three lakh fifty thousand Only) EMD Rs. 28,35,000.00 (Rupees Twenty eight lakh thirty five thousand Only)	
2.4	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 – Roshankhedha, P.H. No 71, near bus stop on Katol Warud Road within the limit of Gram Panchayat Roshankhedha, 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 (Rupees Five crore eighty nine thousand Only) EMD Rs. 50,08,900.00 (Rupees Fifty lakh eight thousand nine hundred Only)	
3.	Name of the Borrowers & Guarantors: M/s. Arya Colour Chem, a partnership firm through its partners – Mr. Sameer Hiwase & Mrs. Bhumi Prasanth 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 – Plot of Smt. Shashi Mahadule, South-Khasara Boundary. Reserve Price: Rs. 1,67,25,000.00, (Rupees One crore sixty seven lakh twenty five thousand Only) EMD: Rs. 16,72,500.00 (Rupees Sixteen lakh seventy two thousand five 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, Dist.- Chhindwara. Boundaries of Plot- East-Road, West- Plot of Unit-4, North- Plot no.53, South- Plot no. 55 Reserve Price: Rs. 15,31,000.00, (Rupees Fifteen lakh thirty one thousand Only) EMD: Rs. 1,53,100.00 (Rupees One lakh fifty three thousand one hundred Only)	
4.	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 Rs.4340041 of 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, (Rupees One crore eighty one lakh Only) EMD: Rs. 18,10,000.00 (Rupees Eighteen lakh ten thousand Only)	
5.	M/S New Five Star Bakery through its Proprietor Mr. Akram Hussain S/o. Mohd. Yunus Khan (Borrower) (Guarantor)- Mr. Athar S/o. Akram Khan, Afzal S/o. Akram Khan, Miss Iram Khan D/o. Akram Hussain, Miss Anjum Khan D/o. Akram Khan, Mr Arshad Khan akram khan	Amount Due- Rs.4,01,85,550.12 (As per demand notice dated 26.03.2025) and interest there on. ENCUMBRANCE - Not Known to Bank
5.1	Property No. 1 (Physical Possession) All That piece and parcel of Commercial land bearing S. No 150 admn 1.56 HR Jama Rs. 1.00 (Koradwahu) and S. No. 135 adm. 0.33 HR Jama Rs. 3.40 (Vihirdware Oht) total admeasuring 1.89HR, Mouza Sawli, Tahsi No. 07, Tahsil Parsheoni, Bhogwadatar Class 1 rights along with trees and shrubs, P.H. No. 7, District Nagpur and the said total land admn 1.89 HR is bounded as under: On or towards East by: Land bearing S No 134 and 151, On or towards West by: Sarkari Pandhan and Land bearing S No 148 and 149, On or towards North by: Sarkari Pandhan, On or towards South by: Land bearing 158. Reserve Price: Rs.1,18,00,000.00 (Rupees One crore eighteen lakh Only) EMD: Rs.11,80,000.00 (Rupees Eleven lakh eighty thousand Only)	

Last Date of EMD: EMD should 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:
14.07.2026 (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.

Date: 25.06.2026
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA