



NIRMAL URBAN CO.OP BANK LTD, NAGPUR
Head Office: 218, Nirmal Ganga, Main Road, Nandanwan, Nagpur ☎ 2717276, 2717277

AUCTION OF SEIZED VEHICLE HYPOTHECATED WITH BANK

Hence after the occupation of the vehicle shown herein/ after the seizer work, according together rules by the authorized officer of the Nirmal Urban Co.op Bank Ltd, Borrower failed to reimbursed monthly EMI of the vehicle loan and defaulted, even though given due opportunity, vehicle mentioned below that have been occupied by the Authorized Officer, have decided to sell the seized vehicle through public auction on the basis of The Vehicle is sold on as is where and as is what is basis and the Authorized Officer or the Bank shall not responsible for any changes, lien, encumbrances, or any other dues to the government or any one else in respect of vehicle.

Vehicle Auction Date : 29/08/2026, Time : 3:00 pm to 5:00 pm, Vehicle Valuation Date : 23/12/2025

Place of vehicle Inspection : Plot No. 218, Nirmal Ganga Apts, Main Road, Nandanvan, Nagpur 440009

Sr. No.	Name of the Borrower & Address	Loan Amount Outstanding as on Date	Reserve Price	Date of Public auction and Place & Last date of submission tender	Details of Assets i.e. Vehicle details
1	Borrower : 1) Mr. Rohit Shiv Kumar Rokade R/o-House 79/84, Maha Vishnu Nagar, Narsala Road, Mhalgi Nagar, Nagpur-MH-440034	Loan Amt. Rs. 1,15,000/- Outstanding 30/07/2026 Rs. 82,279/- + 01/08/2026 Interest & Other Charge Balance	Reserve Price Rs. 75,000/-	Auction Place: Nirmal Urban Co-op. Bank Ltd, H.O. Plot No. 218, Nirmal Ganga Apts, Main Road, Nandanvan, Nagpur 09 Last date submission : 29/08/2026, Until 1.00 pm Date of Auction : 29/08/2026, From 3.00 pm to 5.00 pm	Reg. No. MH-49-CJ-5515 Asset (Bike) Details : HONDA SP SHINE (Model No. SP125 DISK) Engine No. JC94EG0748884 Chassis No. ME4JC942FRG417060

Terms & Conditions

01. The Auction-cum-Sale shall be conducted through Public Auction by submitting Bidding application only.

02. The Auction is being held on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS.**

03. The Bike has been taken to include adequate particulars of Secured Vehicles in the Schedule herein above The Authorized Officer shall Not be answerable for any error, misstatement or omission in this proclamation.

04. The Secured Asset i.e Bike shall not be sold below the Reserve Price.

05. The Bidder/ Participant are submit the Bidder application along with Security deposit of Rs. 15000/- by Pay order favoring The Nirmal Urban Co.op Bank Ltd.

06. The successful bidder shall have to pay 50% of the purchase amount immediately (including Earnest Money Already paid) from knocking down of bid in his/her favor, in the same mode as stipulated as above. The balance of the purchase price shall Have to be paid in the same mode as stipulate above within 15 days of acceptance/confirmation of sale conveyed to them. Incase of default, all amount deposited till then shall be forfeited including earnest money deposit.

07. Mere deposit of 50% of the Sale Price shall not entitled the successful bidder to get the sale confirmed in his favour. Sale shall be subject to terms and conditions applicable to this Bid auction thorough public notice and confirmation by the secured creditor to that effect.

08. The EMD (without interest) of the unsuccessful bidder will be returned on 3rd day of the closure of the Bid auction, Pay order will refund.

09. All statutory dues/attendat charges/other dues including registration charges, stamp duty, taxes ect shall have to be borne by the purchaser.

10. Bank reserves its right to accept/reject any or all of the offer(s) or bid(s) so received or cancel the sale without assigning any Reason thereof.

11. Wherever the vehicle is located and in whichever condition it is, to be sold on the applied terms, all the cost of vehicle name transfer / RTO office godowns charges and all other expenses are to be borne by the buyer.

12. The successful Bidder / proposer will get the delivery of the vehicle at least three days after the full payment. The Bank has the unrestricted right to accept or reject without disclosing all or any of the reasons. R.C book/name transfer and other charges will be borne by the buyer.

13. The Bank reserve all the right to change any terms of sale.

Nagpur
Date : 21/08/2026

Authorised Officer
Nirmal Urban Co-op. Bank Ltd. Nagpur



Assets Care & Reconstruction Enterprise Ltd
Office no. 101, Kalpataru Infinia, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai – 400051

Demand Notice Under Section 13(2) of Securitisation Act of 2002

ACRE-ARC has acquired the entire Financial Assets along with underlying securities of the Borrower under the provisions of section 5 of the SARFAESI Act from the Assignor. By virtue of the said Acquisition of debt, ACRE-ARC has acquired all the rights, title and interest in the outstanding debts of the Borrower acting in its capacity as trustee by way of assignment of Financial Assets as per financial documents and the underlying securities, ACRE-ARC has stepped into the shoes of Assignor being Secured Creditor to the Borrower and is entitled to recover outstanding dues in respect of the Loan facilities and enforce the underlying security interest.

Loan A/c No.	ACRE TRUST	Portfolio	Date of Assignment-ACRE	Name of Borrower, Co-borrower	Date & Amount of Demand Notice Under Sec. 13(2)
AFH002800514941	Trust 166	JCF	11.04.2025	CHANDRASHEKHAR NATTHUJI DAKHOLE (Borrower), HARSHADA HARISH BAMBAL (Co Borrower),	25-07-2026 & Rs.79,76,984 as on 02-Jun-2026
Description of Mortgaged Property : - Schedule 'A' All That Piece And Parcel Of Land Bearing Plot No. 10, Out Of The Layout Of Jagruteshwar Gruh Nirman Sahakari Sanstha Maryadi, Butibori, Containing By Admeasurements 459.00 Sq. Mtrs., (or 4938.84 Sq. Feet) Being A Portion Of The Entire Land Bearing Khasam No. 145 (old Bearing Nos. 119/1 And 122/1) Of Mouza- Rengapur, P.s.k. 76, Situated At Village- Rengapur In Tahsil- Nagpur Rural And District Nagpur, Which Is Bounded As Under: To The East: Plot No. 11, To The West: Plot No. 1 & 2, To The North :Field Of Shri Girde, To The South : Main Road. Schedule 'B' Apartment No. 102 Containing By Admeasurements 87.793 Sq. Mtrs Super Built Up Area At First Floor Of The Building Known As "nath Gajanan Apartment" On The Piece And Parcel Variable Of Land As Described In The Above Schedule 'a', With Rights To Hold Appropriate 8.187% Undivided Proportionate Share And Interest In The Said Piece And Parcel Of Land.					
H587FRL0370545, H587FRL0361405	Trust 178	BAJAJ	18.09.2025	SANDEEP BABARAO NINGURKAR (Borrower), RUPALI SANDEEP NINGURKAR (Co Borrower) , CHITRA BABARAO NINGURKAR (Co Borrower) ,	14-Aug-2026 & Rs.16,68,375 as on 02-Jun-2026
Description of Mortgaged Property : - All That Piece And Parcel Of Plot Nos. 50 Out Of Field Sr. No.28/2 Of Lohara, Tq. & Distt. Yavatmal And The Plots Having Area Of 7414-00 Sq.ft. 689-00 Sq.mt. Out Of Which Area 271-00 = 25-19 Sq.mtr Out Which 3-65 % Undivided Proportionate Land Share Is Taken For Consideration. The Plots Are Bounded By As Under: On The East By :- Road, On The West By :- Field Sr.no.28 Part, On The North By:- Road, On The South By :- Plot NO-49.					
HNGP23000039249	Trust 178	JM FINANCE	24.12.2025	PRADIP JANRAVJI NIMBORKAR (Borrower), NIRMALA JANRAO NIMBULKAR (Co Borrower) ,	14-Aug-2026 & Rs.11,09,627 as on 02-Jun-2026
Description of Mortgaged Property : - All That Piece & Parcel Of Land Being Eastern Portion Admeasuring 69.70 Sq. Mt. (750 Sq. Ft.) Out Of Plot No. 74 Containing By Total Admeasurment 139.354 Sq. Mt. (1500 Sq. Ft.) In Layout Developed By Vinayak Co-op. Housing Society Ltd. Nagpur On Land Bearing Khasra No. 64 Of Mouza Bidipeth P.s.k. 39, House No. 4490/74/a, And Bearing City Survey No. 1021, Sheet No. 22 Situated At Ward No. 131, Nagpur Tah. & Dist. Nagpur Within The Limits Of Nagpur Improvement Trust And Nagpur Municipal Corporation And Bounded As Follows: On The East By Plot No. 73, On The West By Remaining Of Plot No. 74, On The North By Plot No. 83, On The South By Road.					
LNGP23000033311	Trust 178	JM FINANCE	24.12.2025	VINAL VIJAY ANDANKAR (Borrower), VIJAY MADHUKARRA ANDANKAR (Co Borrower) , VIJAYATA VIJAY ANDANKAR (Co Borrower) , PRIYA VINAY ANDANKAR (Co Borrower)	14-Aug-2026 & Rs.23,37,311 as on 02-Jun-2026
Description of Mortgaged Property : - All That Piece And Parcel Of The Land Bearing. Plot No 84 Admeasuring Area 2750 Sq Mts In Radhanand Gruh Nirman Sahakari Sanstha Khasra No 106/1, Ph No 39a, House No 6637/84 Mouza Manewada, Which Is Within The Limits Of Nagpur Improvement Trust And Nagpur Municipal Corporation, Tahsil And Dist. Nagpur And Bounded As Under- On The East: Plot No 85, On The West : 25 Fts Road, On The North : 30 Fts Road, On The South : Plot No 69.					
The steps are being taken for substituted service of notice. The above borrowers, co- borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred. Date : 21.08.2026 Place : Nagpur, Yavatmal					
Authorized Officer, Assets Care & Reconstruction Enterprise Ltd					



महाराष्ट्र ग्रामीण बँक
MAHARASHTRA GRAMIN BANK
महाराष्ट्र ग्रामीण बँक Scheduled Bank Owned by Government

Possession Notice
(Rule 8 (1) For movable / Immoveable Property)

Head Office : Plot No.42, Gut No.33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar 431136
Regional Office : Akola

Whereas, the undersigned being the **Authorised Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office: Akola (Branch – Old City Akola Dist. Akola) Ganeshpur/Mehkar Dist. Buldana** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with rule 8 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice on date calling upon the concerned Borrower / Guarantor fully described to repay the amount mentioned in the notice with further interest, incidental expenses & cost within 60 days from the date of receipt of the said notice. The following borrower / Guarantor having failed to repay the amount, notice is hereby given to the under noted Borrower / Guarantor and the Public in general that the undersigned has taken **Symbolic Possession** of the property in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule No. 8 of the said Rules on following dates described as below. The borrower in particular and the public in general is hereby cautioned not to deal with the movable / immovable assets / property and any dealing with the movable/ immovable assets / property will be subject to the charge of **Authorised Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office: Akola (Branch – Old City Akola Dist. Akola) Ganeshpur /Mehkar Dist. Buldana** for the amount given & further interest, incidental expenses and cost.

Description of Movable / Immoveable Property

Name of the Borrower/Guarantor	Description Of Assets With Boundaries	Amount due in Rs.	Date of Demand Notice	Date of Symbolic Possession	Name of the Branch
Borrower: Mrs.Vidya Ranjeet Damodar & Ranjeet Ambadas Damodar Prop of Mishty Agencies Shradha Nagar, Police Vasahat, Dabki Road, Akola - 444002 , Guarantor : Mr. Ambadas Ambuda Damodar At.Po. Ambadas Ambuda Damodar At.Po. Hata, Tq. Balapur, Dist. Akola-444001 Loan A/c No. 66217000528	Registered Mortgage of Property No.722, situated at village Hata, Tq. Balapur, Dist. Akola admeasuring 139.40 Sq.Mtr. in the name of co-borrower & guarantor Mr. Ranjeet Ambadas Damodar & Ambadas Ambuda Damodar respectively, Boundaries -East: Road, West: Plot of Mrs. Nirmala Damodar, North: Plot of Mr. Ramesh Suralkar South: Plot of Mr. Umesh Damodar	Rs. 495937.30 plus unapplied Interest & other charges w.e.f. 01/06/2026 plus unrealized interest.	05.06.2026	19.08.2026	Old City Akola
Mrs. Savita Anil Payghan (Borrower) At.Po. Ganeshpur, Tq. Khimgaon, Dist. Buldhana Guarantors:1)Mr. Anil Bhanudas Payghan At.Po. Ganeshpur, Tq. Khimgaon, Dist. Buldhana 2)Mr. Santosh Eknath Bharsakle At.Po. Ganeshpur, Tq. Khimgaon, Dist. Buldhana Loan A/c No. 66423017549	1.G.P House No.58, situated in Ward No.1, At.Po. Ganeshpur, Taluka Khimgaon, Dist.Buldhana admeasuring 21.74 Sq.Meters is owned by borrower Mrs.Savita Anil Payghan and guarantor Mr.Anil Bhanudas Payghan Boundaries: East: Road, West: Field of Mr.Ganesh Bharsakle,North:Road,South: House of Mr. Narendra Gawande, 2.G.P.House No.20, situated in Ward No.1, At.Po. Ganeshpur, Taluka Khimgaon, Dist.Buldhana admeasuring 53.71 Sq.Meters is owned by borrower Mrs.Savita Anil Payghan and guarantor Mr.Anil Bhanudas Payghan Boundaries: East:Road & House of Mr.Gajanan Gawde, West:House of Mrs. Nina N. Kokate, North:Road,South:House of Mr.Abarao Deshmukh	Rs. 716100.51 plus unapplied Interest & other charges w.e.f. 27/02/2026 plus unrealized interest.	07.04.2026	19.08.2026	Ganeshpur, Dist. Buldhana
Mr. Dnyaneshwar Pralhad Awhale (Borrower) Mr.Yash Dnyaneshwar Awhale(Co-borrower) Ward No. 6, Sharma Layout, At Po Tq. Mehkar, Dist. Buldhana-443301 Loan A/c No. 66414038571	Registered Mortgage of Property No Z1600011, At Plot No. 1, Ward No. 6, S. No. 82/2, At Po Tq Mehkar, Dist. Buldhana admeasuring 2259.60 Sq. Feet is owned by Borrower Mr. Dnyaneshwar Pralhad Awhale Boundaries: East: Vaidya's House (Plot No. 25) West: Layout Road, North: Layout Road, South: V.B.Awhale's Plot No. 2	Rs. 3,54,648.00 plus unapplied Interest & other charges w.e.f. 01.10.2025 plus unrealized interest	18.12.2025	18.08.2026	Mehkar, Dist. Buldhana
Mr. Kiran Pralhad Pariskar (Borrower) At.Po. Anjani Bk, Tq. Mehkar, Dist. Buldhana Mr. Pralhad Gangaram Pariskar (Guarantor) At.Po. Anjani Bk, Tq. Mehkar, Dist. Buldhana Loan A/c No. 66414039449	Hypothecation of Goods & Registered Mortgage of House property No.396, situated At.Po. Anjani Bk, Tq. Mehkar, Dist. Buldhana admeasuring 855 Sq.Feet is owned by guarantor Mr. Pralhad Gangaram Pariskar Boundaries: East:Kaduji Pariskar, West: Prakash Pariskar North: Road, South: Devidas Shankar Alhat.	Rs. 882046.40 plus unapplied Interest & other charges w.e.f. 01/10/2025 plus unrealized interest.	29.12.2025	18.08.2026	Mehkar, Dist. Buldhana

Date : 21.08.2026
Place : Akola

Authorized Officer / Regional Manager
Maharashtra Gramin Bank, Regional Office : Akola



JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower/s, Co-Borrower/s, Guarantor/s and Mortgagors have availed loans from **Jana Small Finance Bank Limited**, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as Non performing Asset, whereas **Jana Small Finance Bank Limited** being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued **Demand Notice** calling upon the Borrower/s/ Co-Borrower/s/ Guarantor/s/ Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within **60 days** from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs. / as on
1	1) Mr. Abdul Salar Abdul Rauf, 2) Mrs. Rubina Parvin Abdul Salar	Loan Account Nos. 31869420000125 31869430000167 Loan Amount: Rs.43,66,499/-	Immovable Property: All that piece and parcel of land bearing Layout Plot No. 13-B (Northern side Part of Plot No.13), total admeasuring 1760 Sq.ft. (163.50 Sq.mtr), together with the RCC construction thereon, situated at Mouza Bhosa, Field Survey No.53/1, Gat No.19, within the limits of Nagar Parishad Yavatmal, Tehsil and District Yavatmal. Bounded aby: East by: Layout Road, West by: Layout Plot No.19, North by: Layout Plot No.12 and South by: Layout Plot No.14.	01-08-2026 & 14-08-2026	Rs.41,31,669.47 (Rupees Forty One Lakh Thirty One Thousand Six Hundred Sixty Nine and Forty Seven Paise Only) as on 11-08-2026

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/ Co-Borrower within **60 days** of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No. 6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, **Jana Small Finance Bank Limited** shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No. 4. Please note that this publication is made without prejudice to such rights and remedies as are available to **Jana Small Finance Bank Limited** against the Borrower/s/ Co-Borrower/s/ Guarantor/s/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 20.08.2026, Place: Nagpur
Sd/- Authorised Officer, For Jana Small Finance Bank Limited



इंडियन बैंक
Indian Bank



इलाहाबाद
ALLAHABAD

Zonal Office Nagpur
Palm Road, Civil Lines, Nagpur 440 001,
Phone:- 0712-2530666, 2566784
E-Mail: zonagpur@indianbank.co.in

E- Auction Sale Notice

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 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 properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due of the Secured Creditor from the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Date & Time of e-Auction Date: 07.09.2026 from 10.00 A.M to 05.00 P.M.

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the immovable property with known encumbrances, if any and Name of Mortgagor/ owner and the Type of the Possession & BAANKNET Property ID	Reserve Price, EMD, Bid Increase Amount
Hudkeshwar Nagpur Branch (Authorized Officer : Mr. Chandrashekhar Jambhulkar (CM) Mob No: 9168410101)			
1.	1. M/s Shubham Flour Mill (Borrower) Plot No B/6, MIDC Mini Industry, Lohari Road, MIDC Akot 444101 2. Mr Rahul Purushottam Tapadiya (Proprietor & Borrower) Plot No 58 Sant Gyaneshwar Society Koradi Road Near Tiranga Chowk, Shambhu Nagar Nagpur 440030 3. Mr Shubham Purushottam Tapadiya (Guarantor) Both 2 & 3 Resided AT: Plot No 93, Virchakra Colony, Near Sai Mandir, Katol Rd Nagpur 440013 4. Mr. Purushottam Mohanlal Tapadiya (Guarantor) Gajanan Nagar, Near Hanuman Mandir, Akot, Akola 444101	Type of possession: Physical Property ID : IDI805FM2 Equitable Mortgage of all that piece and parcel of Lease Hold land (Industrial) together with the buildings structures or erections standing thereon bearing Plot No B-6, in the Akot Mini Industrial Area of MIDC with the village limits of Khanapur, Tq Akot, Dist Akola, Registration Sub-Dist. Akot and registration District Akola containing by admeasurements 800 sq. meters and bounded as follows Boundaries: East - 20 meter MIDC Road, West - Plot no B-2, North - Plot no B-5, South - Plot no B-7 Lease period - 95 YEARS (FROM 09.04.2009) Owner : M/s Shubham Flour Mill through Proprietor Rahul Purushottam Tapadiya	RP : Rs 80,00,000/- EMD: Rs 8,00,000/- BIA: Rs 20,000/-
Total Dues in Rs. 9,87,73,574/- as on 26.11.2024 with further interest, costs, other charges and expenses thereon.			
Prior Encumbrance: Not known to bank Bidders are advised to visit the website (https://baanknet.com) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com . For property details and photograph of the property and auction terms and conditions please visit: https://baanknet.com and for clarifications related to this portal, please contact Helpdesk No. 8291220220 Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://baanknet.com .			
This is also notice to the Borrowers/Guarantors/Mortgagors regarding the loan referenced above, concerning the scheduled sale on the specified date along with additional pertinent details. Place: Nagpur, Date: 21.08.2026 Authorized Officer, Indian bank			



यूनियन बैंक ऑफ इंडिया
Union Bank of India
एकता का सर्वोच्च मंत्र A Government of India Undertaking

Branch: Asset Recovery Branch, Nagpur
Shop No.F-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajarpahad, Seminary Hills, Nagpur-440006, Cont.No.: 9423456034

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, Hajarpahad,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 ENCUMBERANCE- 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, appurtenant 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 Spintext through its Proprietor Mr. Ajay Raminvas 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. ENCUMBERANCE- 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 Bakhal, North- Ginning factory of Tiwari, South Khasra of Lonkar and Mandale. Reserve Price : Rs. 2,60,40,000.00 (Two Crore Sixty Lacs Fourty 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. 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. ENCUMBERANCE- 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. 1,50,23,000.00 (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, Tai- 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<