



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 27/03/2026, 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, Hajariyahad, Seminary Hills, Nagpur, Contact No: 9423456034

1.	Name of the Borrowers & Guarantors: M/s Godavari Traders, 1. Mr. Amarlal Jeswani, 2. Mr. Neharu Lalwani (Deceased) through his legal heirs 2(a) Smt. Laxmi wd/o. Neharu Lalwani (b) Mr. Harsh S/o. Neharu Lalwani (c) Ms. Neha D/o. Neharu Lalwani (d) Ms. Riya D/o. Neharu Lalwani, 3. Mrs. Promila Amarlal Jeswani, 4. Smt. Laxmi Neharu Lalwani (Guarantor)	Amount Due Rs. 7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on.
1.1	Property No. 1 (Physical Possession) [Commercial Shop-106] All that piece & parcel of Corporate Office C0106 adm 15.56 Sq mt. on the First Floor in the Building Known & styled as "Indira Arcade" Plot No 218, NMC House No 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D-Krishna & Dharmapeth Mahila Sahakari Bank, Tah & Dist Nagpur Reserve Price: Rs. 20,88,000.00 (Rupees Twenty Lakh Eighty Eight Thousand Only), EMD: Rs. 2,08,800.00 (Rupee Two Hundred Eight Thousand Eight Hundred Only)	
1.2	Property No 2 (Physical Possession) [Commercial Shop-107] All that piece & parcel of Corporate Office C0107 adm 15.56 Sq mt. on the First Floor in the Building Known & styled as "Indira Arcade" Plot No 218, NMC House No 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D-Krishna & Dharmapeth Mahila Sahakari Bank, Tah & Dist Nagpur Reserve Price: Rs. 20,88,000.00 (Rupees Twenty Lakh Eighty Eight Thousand Only), EMD: Rs. 2,08,800.00 (Rupee Two Hundred Eight Thousand Eight Hundred Only)	
1.3	Property No 3 (Physical Possession) [Commercial Shop-108] All that piece & parcel of Corporate Office C0108 adm 49.10 sq mt. on the First Floor in the Building Known & styled as "Indira Arcade" Plot No 218, NMC House No 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D-Krishna & Dharmapeth Mahila Sahakari Bank, Tah & Dist Nagpur Reserve Price: Rs. 56,00,000.00 (Rupees Fifty Six Lakh Only), EMD: Rs. 5,60,000.00 (Rupee Five Lakh Fifty Thousand Only)	
1.4	Property No 4 (Symbolic Possession) [Commercial Shop-121] All that piece & parcel of Corporate Office C0121 adm 32.29 sq mt. on the First Floor in the Building Known & styled as "Indira Arcade" Plot No 218, NMC House No 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D-Krishna & Dharmapeth Mahila Sahakari Bank, Tah & Dist Nagpur Reserve Price: Rs. 36,83,000.00 (Rupees Thirty Six Lakh Eighty Three Thousand Only), EMD: Rs. 3,68,300.00 (Rupees Three Lakh Sixty Eight Thousand Three Hundred Only)	
1.5	Property No.5 (Symbolic Possession) [Flat] All that piece & parcel of Flat No F2, having built up area adm. 61.77 sq mtrs. First Floor, Layout Plot No. 37, TS No 11, New Survey No. 107/59, Mouza Deval Govindpur, Rayatwari, Shastri Nagar ward, Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries: East: Patel's Plot, West: Layout plot no. 36, North: 6.00 Layout Road, South: Mayur Flat. Reserve Price: Rs. 10,91,000.00 (Rupees Ten Lakh Ninety One Thousand Only), EMD: Rs. 1,09,100.00 (Rupee One Lakh Nine Thousand One Hundred Only)	
2.	Name of the Borrowers & Guarantors: Mrs Sangita Rajendra Maheshwari (Borrower) and Mr Ajay Dnyaneshwar Thakre (Guarantor)	Amount Due Rs. 27,48,264.93 (As per demand notice dated 29.03.2025) and interest there on
2.1	Property No. 1 (Physical Possession) [Flat] 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 sq mtr (550.272 sq ft) situated on 4th floor of building known as Maharaja Tower along with 2152 % undivided share & interest, in all that piece & parcel of land bearing plot no 381/5 admeasuring area of 1187.53 sq mtr (1282.45 sq ft) bearing city survey no 101 sheet no 320 kh no 514 ward no 10 of mouza Nagpur Corporation house no 716/405 situated at land scheme of net krida square Hanuman Nagar Nagpur. Reserve Price: Rs. 32,40,000.00 (Rupees Thirty Two Lakh Forty Thousand Only), EMD: Rs. 3,24,000.00 (Rupee Thirty Two Lakh Forty Thousand Only) Note : Encumbrance - Amount of ₹1,35,678/- (Rupees One Lakh Thirty Five Thousand Six Hundred Seventy Eight only) is outstanding towards Maharaja Tower Co-operative Housing Society Limited as on March 2026.	
3.	Name of the Borrowers & Guarantors: M/s Javeri Inceporation through its Prop. Mr. Gaurav Salilkumar Javeri (Borrower), Mr. Abhishek Salilkumar Javeri, Smt. Pushpadevi Salilkumar Javeri and Panmal Javeri (Guarantor)	Amount Due Rs. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and interest there on.
3.1	Property No. 1 (Physical Possession) [Flat] All that piece and parcel of apartment no F-1 Flat no 501-A Fifth Floor of Achara Tower admeasuring super build up area 2913.25 sq ft situated at Chhindwara Road Chhaoni Mouza Jaripatka Dist Nagpur Owned by Mr. Carav Salilkumar Javeri Bounded By East- margin space then Road, West-Margin Space, North-Margin space, South-Margin Space Reserve Price: Rs. 118,00,000.00 (Rupees One Crore Eighteen Lakh Only) EMD: Rs. 11,80,000.00 (Rupees Eleven Lakh Eighty Thousand Only)	
3.2	Property No. 1 (Physical Possession) [Office Block] All that piece and parcel of Commercial Block No F-1, First Floor of Archraj Tower On Municipal House no 631/0+1 City Survey no 2480/1 Sheet No 60/56 Chaita No 369 Ward No 77 Admeasuring 103.16B sq mt situated at Chhindwara Road, Chhaoni Mouza Jaripatka Dist Nagpur. Bounded By - East-Chindwara Road, West- Exide House, North-Achara Tower, South-Katol Road. Reserve Price: Rs. 65,85,500.00 (Rupees Sixty Five Lakh Eighty Five Thousand Five Hundred Only) EMD: Rs. 6,58,550.00 (Rupees Six Lakh Fifty Eight Thousand Five Hundred Fifty Only)	
3.3	Property No. 2 (Physical Possession) [Office Block] All that piece and parcel of Commercial Block No F2 First Floor of Archraj Tower On Municipal House no 631/0+1 City Survey no 2480/1 Sheet No 60/56 Chaita No 369 Ward No 77 Admeasuring 51.096 sq. mt. with terrace of 713 sq ft situated at Chhindwara Road, Chhaoni Mouza Jaripatka Dist Nagpur. Bounded By - East-Chindwara Road, West- Exide House, North-Achara Tower, South-Katol Road. Reserve Price: Rs. 46,33,500.00 (Rupees Forty Six Lakh Thirty Three Thousand Five Hundred Only) EMD: Rs. 4,63,350.00 (Rupees Four Lakh Sixty Three Thousand Three Hundred Fifty Only)	
4.	Name of Borrower & Guarantor: Mr Mahesh vasant Dabholkar (Borrower) & Mr Vivek Dattatray Deshpande (Guarantor)	Amount Due Rs. 50,44,197.28 (As per demand notice dated 01.07.2019) and interest there on.
4.1	Property No: 1 (Symbolic Possession) [Flat] Apartment no A-101 First floor, Bhargavi Apartment, Navketan Co Op Hsg Society Swapnil Trisha Complex Buty Layout KH No 115/2 (Old kh 115/5) circle No 20 Division No 08 City Survey No 2151 sheet no 86 mouza Ambazari PSK 07 Tah Dist Nagpur Ward no 75. Boundaries-East:House of Ingle Bhoire, Akre Saratikar, West-Savitri Apartment, North-Shivshail Apartment, South-Road. Reserve Price: Rs. 98,59,000.00 (Rupees Ninety Eight Lakh Fifty Nine Thousand Only) EMD: Rs. 9,85,900.00 (Rupees Nine Lakh Eighty Five Thousand Nine Hundred Only)	
5.	Name of Borrower & Guarantor: Mr. Swapnil Associates, Through its partners & personal Guarantor 1. Mr Vivek Dattatray Deshpande, 2. Mr Shashikant Gosavi, 3. Mr Mahesh Dabholkar	Amount Due Rs. 80,42,663.55 (As per demand notice dated 01.07.2019) and interest there on.
5.1	Property No: 1 (Symbolic Possession) [Flat] All that piece and parcel of Apartment No C-701,7th Floor of building no C Jahnvi, out of complex, Navketan Co-op Hous Soc Swapnil Trisha KH- No 115/2 (Old No 115/5) Ward no 75 circle no 20 Div no 08, P S K T C No 2151 sheet no 86 mouza Ambazari situated at laxmi nagar, Near Siddhi Ganesh mandir, Nagpur & Bounded as under East-House of Bhoire, West-Savitri Apartment, North-Shivshail Apartment, South-Road. Reserve Price: Rs. 1,08,00,000.00 (Rupees One Crore Eight Lakh Only) EMD: Rs. 10,80,000.00 (Rupees Ten Lakh Eighty Thousand Only)	
6.	Name of the Borrowers & Guarantors: M/s Maa Radhamohan Gurudev Industries through proprietor, Abdul Qayyum S/o Mohammed 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
6.1	Property No. 1 (Physical Possession) [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 E 393.12 Sq mtrs along with construction of House thereof bearing Malmatta No 545 Built up area 1148 Sq ft & 106.69 Sq mtr as per namuna & situated at Mauza sirsi within the limits of Gram Panchayat Tahsil Panchayat tahsil & District Bhandara sirsi. Bounded by East- land bearing to Shri Bisan Madanakar, West-Remaining land belongs to shri Mahadeo Madanakar, North-Road, South-Remaining land belongs to Shri Mahadeo Madanakar. Reserve Price: Rs. 24,87,000.00 (Rupees Twenty Four Lakh Eighty Seven Thousand Only), EMD: Rs. 2,48,700.00 (Rupee Two Lakh Eighty Thousand Seven Hundred Only)	
7.	Name of the Borrowers & Guarantors: M/s Radhamadhav Agro Industries Pvt Ltd, Mr Abdul Qayyum S/o Mohammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary, Ms Mayuri D/o Shubham Chaudhary (Guarantors)	Amount Due Rs. 52,24,044.81 (As per demand notice dated 10.10.2024) and interest there on
7.1	Property No. 1 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture land bearing- 1. Gat No 446/2/B/14, Plot No 1 Area 178.33 Sq Mtr as per Digital 7/12 extract E 178.43 Sq mtr about 1920.00 Sq ft 2. Gat No 446/2/B/15, Plot no 9 Area 130.11 Sq Mtr as per Digital 7/12 extract E 130.11 Sq mtr about 1400.00 Sq ft 3. Gat No 446/2/B/16 Plot No 18 Area 143.44 Sq mtr as per Digital 7/12 extract E 143.44 Sq mtr about 1608.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price: Rs. 8,14,000.00 (Rupees Eight Lakh Fourteen Thousand Only), EMD: Rs. 81,400.00 (Rupee Two Eighty One Thousand Four Hundred Only)	
7.2	Property No. 2 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing-Gat No 446/2/B/12 Plot No 3 Area 193.30 Sq mtr as per Digital 7/12 extract E 193.30 Sq mtr about 2080 Sq ft AND Gat No 446/2/B/13 Plot No 4 Area 155.27 Sq Mtr as per Digital 7/12 extract E 155.27 Sq Mtrs about 1674.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price: Rs. 6,29,000.00 (Rupees Six Lakh Twenty Nine Thousand Only), EMD: Rs. 62,900.00 (Rupee Sixty Two Thousand Nine Hundred Only)	
7.3	Property No. 3 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing- Gat no 446/2/K/14 Plot no 7 Area 134.29 Sq mtr as per Digital 7/12 extract E 134.29 Sq mtr about 1445.00 Sq ft. All situated within the limits of Gram panchayat of Mouza Adyal T C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price: Rs. 3,03,000.00 (Rupees Three Lakh Three Thousand Only), EMD: Rs. 30,300.00 (Rupee Thirty Thousand Three Hundred Only)	
7.4	Property No. 4 (Physical Possession) [Plot] All that Piece and parcel of Non-Agriculture Land bearing- Gat no 446/2/A/12 Plot No 4 Area 151.30 Sq Mtr as per Digital 7/12 extract E 151.30 Sq mtr about 1628.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T C No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price: Rs. 2,73,000.00 (Rupees Two Lakh Seventy Three Thousand Only), EMD: Rs. 27,300.00 (Rupee Twenty Seven Thousand Three Hundred Only)	
8.	Name of the Borrowers & Guarantors: M/s Sharad Mega Engineering and Services Through Proprietor Sharad Kumar Takbhare (Borrower) Guarantor: Mr Sanjay N Jagtap, Mr Raju N Jagtap, Mr Vijay N Jagtap, Mr Gopal N Jagtap, Mr Pankaj N Jagtap, Mrs. Sulochanabai N Jagtap, Mr Ranjana R Shinde.	Amount Due Rs. 1,58,75,700.70 (As per demand notice dated 04.02.2025) and interest there on.
8.1	Property No. 1 (Physical Possession) [Plot] All that piece and parcel of land bearing NA Plot no 1 admeasuring 217.87 Sq Ft (2344.28 Sq Ft) situated at Mouza SARWADI Mouza No 108 Grampanchayat Sarwadi bearing Survey No 167 situated at Grampanchayat Sarwadi tahsil Karanja District Wardha. Property No. 2 (Physical Possession) [Plot] All that piece and parcel of land bearing NA Plot No 6A, Plot no 6B Plot No 7A, Plot no 7B, Plot no 8, Plot no 6A,6B,7A,7B admeasuring 126 Sq mtr each and plot no 8 admeasuring 157.50 Sq mtr Total plot area admeasuring 661.50 Sq mtr (7117.14 Sq Ft) situated at mouza SARWADI, mouza No 108 Grampanchayat sarwadi bearing survey no 167 situated at tahsil Karanja Dist Wardha. (For Both Property 1 & 2) Reserve Price: Rs. 19,17,000.00 (Rupees Nineteen Lakh Seventeen Thousand Only) EMD: Rs. 1,91,700.00 (Rupees One Lakh Ninety One Thousand Seven Hundred Only)	

Last Date of EMD: EMD shall be deposited and Linked/Maped 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 27/03/2026 (12 pm to 5 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>

PSB Alliance Pvt. Ltd. (https://banknet.com)

Note: 1. All bidders are requested to visit the above site & complete the registration, uploading of KYC documents & EMO payment at least 1 week before date of E-auction to avoid last minute rush.
2. GST/TDS shall be payable as per applicable Government rule by purchase of sale of Movable/Immovable Assets)

Date: 10/03/2026
Place: Nagpur

Authorized Officer
UNION BANK OF INDIA