



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 **27.08.2026 & 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:

Date & Time of E-auction: 27.08.2026 (12 pm to 5 pm)

1.	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amarjal 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 Amarjal 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. ENCUMBRANCE- GST attachment of Rs 2,26,24,135.00 as ref no B-406 dated 16.07.2024
1.1	Property No 1 (Physical Possession) [Commercial Shop-106] All that piece & parcel of Corporate Office C106 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 & Dharampeth Mahila Sahakari Bank, Tah & Dist Nagpur Reserve Price: Rs 18,80,000.00 (Rupees Eighteen Lakh Eighty Thousand Only) EMD: Rs 1,88,000.00 (Rupees One Lakh Eighty Eight Thousand Only)	
1.2	Property No 2 (Physical Possession) [Commercial Shop-107] All that piece & parcel of Corporate Office C107 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 & Dharampeth Mahila Sahakari Bank, Tah & Dist Nagpur. Reserve Price: Rs 18,80,000.00 (Rupees Eighteen Lakh Eighty Thousand Only) EMD: Rs 1,88,000.00 (Rupees One Lakh Eighty Eight Thousand Only)	
1.3	Property No 3 (Physical Possession) [Commercial Shop-108] All that piece & parcel of Corporate Office C108 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 & Dharampeth Mahila Sahakari Bank, Tah & Dist Nagpur Reserve Price: Rs 50,40,000.00 (Rupees Fifty Lakh Forty Thousand Only) EMD: Rs 5,04,000.00 (Rupees Five Lakh Four Thousand Only)	
1.4	Property No 4 (Physical Possession) [Commercial Shop-109] All that piece & parcel of Corporate Office No 109, built up area adm. 19.65sq mtrs. On the First Floor of 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. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur Reserve Price: Rs. 20,17,000.00 (Rupees Twenty Lakh Seventeen Thousand Only) EMD: Rs. 2,01,700.00 (Rupees Two Lakh One Thousand Seven Hundred Only)	
1.5	Property No 5 (Physical Possession) [Commercial Shop-110] All that piece & Parcel of Corporate Office No 110, built up area adm. 19.65sq mtrs. On the First Floor of 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. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur Reserve Price: Rs. 20,17,000.00 (Rupees Twenty Lakh Seventeen Thousand Only) EMD: Rs. 2,01,700.00 (Rupees Two Lakh One Thousand Seven Hundred Only)	
1.6	Property No 6 (Physical Possession) [Commercial Shop-111] All that piece & Parcel of Corporate Office No 111, built up area adm. 19.65sq mtrs. On the First Floor of 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. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur Reserve Price: Rs. 20,17,000.00 (Rupees Twenty Lakh Seventeen Thousand Only) EMD: Rs. 2,01,700.00 (Rupees Two Lakh One Thousand Seven Hundred Only)	
1.7	Property No 7 (Physical Possession) [Commercial Shop-112] All that piece & Parcel of Corporate Office No 112, built up area adm. 50.59 sq.mtrs. On the First Floor of 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. 4 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price: Rs 51,93,000.00 (Rupees Fifty One Lakh Ninety Three Thousand Only) EMD: Rs - 5,19,300.00 (Rupees Five Lakh Nineteen Thousand Three 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. ENCUMBRANCE- an amount of Rs 1,35,678/- is outstanding toward Maharashtra Trade CO-OP Hsg Soc. Limited as on March 2026
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 2.152 % undivided share & Interest. In all that piece & parcel of land bearing plot no 387/5 admeasuring area of 1187.53 sq mtr (12782.45 sq ft) bearing city survey no 101 sheet no 320 kh no 514ward no 10 of mouza Nagpur Corporation house no 776/405 situated at baiz scheme of not krida Square Hanuman Nagar Nagpur Reserve Price- 32,40,000.00 (Rupees Thirty Two Lakh Forty Thousand Only) EMD- 3,24,000.00 (Rupees Three Lakh Twenty Four Thousand Only)	
3.	Name of the Borrowers & Guarantors : M/S. Javeri Incorporation (Borrower), Through its Proprietor Mr. Gaurav Salikumar Javeri, Mr. Abhishek Salikumar Javeri (Guarantor), Smt. Pushpadevi Salikumar Javeri	Amount Due- Rs. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and interest there on. ENCUMBRANCE- Not Known to Bank
3.1	Property No.1 (Physical Possession) [Commercial Block] All that piece and parcel of Commercial Block No 72 First Floor of Archraj Tower On Municipal House no 631/0+1 City Survey no 2480/1 Sheet No 60/56 Chalta No 369 Ward No 77 Admeasuring 11.096 sq. mt. with terrace of 713 sq ft situated at Chhindawara Road, Chhaoni Mouza Jaripatka Dist Nagpur. Bounded By - East-Chindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price: Rs. 46,34,000.00 (Rupees Forty Six Lakh Thirty Four Thousand Only) EMD: Rs. 4,63,400.00 (Rupees Four Lakh Sixty Three Thousand Four Hundred Only)	
4.	Name of Borrower & Guarantors: M/s Maa Radhamohan Gurudev Industries through partner, 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 ENCUMBRANCE- Not Known to Bank
4.1	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 i.e 393.12 Sq mtrs along with construction of House thereof bearing Malmatta 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 siris. Bounded by East- land bearing to shri Bisan Madankar, West-Remaining land belongs to shri Mahadeo Madankar, North- Road, South-District Bhandara siris. Remaining land belong to Shri Mahadeo Madankar Reserve Price- Rs 19,27,000.00 (Rupees Twenty Two Lakh Thirty Nine Thousand Only) EMD: Rs 2,23,900.00 (Rupees Two Lakh Twenty Three Thousand Nine Hundred Only)	
5.	M/s Sharad Mega Engineering and Services Through Proprietor Sharad Kumar Takbhare (Borrower) Guarntor- 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. ENCUMBRANCE- Not Known to Bank
5.1	Property 1: (Physical Possession) [Plot] All that piece and parcel of land bearing NA Plot No 1 admeasuring 217.87 Sq mtr (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 2: (Physical Possession): 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 (7117.74 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)	
6.	Name of Borrower & Guarantors: Mrs. Kavita Satish Narharshettiwar (Borrower), Mr. Satish Vilasrao Narharshettiwar (Co-Borrower)	Amount Due: Rs. 96,28,681.00 (As per demand notice dated 27.07.2015) and interest there on ENCUMBRANCE- Not Known to Bank
6.1	Property No.1 (Physical)- Open Plot All that part and parcel of the open plots bearing plot no. 47 to 96 total area admeasuring 6612 sq.mtrs. Survey no. 300, old Survey no. 153, Mouza Sawangi Meghe, T. S. No. 34, Near Deraam Land City, Behind Sharad Pawar Dental College, Wardha Taluka & Distt- Wardha, property owned by Mrs. Kavita Satish Narharshettiwar. Bounded; On the North by - Another layout. On the South by - Pandhan Road, On the East by - 9.00 mtrs, wide Layout road and plot no. 42-46 in the layout, On the West by - Another layout Reserve Price: 88,89,000.00 (Rupees Eighty Eight Lakh Eighty Nine Thousand Only) EMD: 8,88,900.00 (Rupees Eight Lakh Eighty Eight Thousand Nine Hundred Only)	

Date & Time of E-auction: 10.09.2026 (12 pm to 5 pm)

7.	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
7.1	Property No 1 (Physical Possession) (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 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 easementary rights appurtenants and belongings thereto situated at mouza- Garra, PH No. 58, Tal- Lalburra Distt.- Balaghat (MP). • The Boundaries of property are as under – 1. Kh No. 322/1, 325/1, 326/1, 326/2 - East-Land of Antarsingh, West-Land of Dubey Sing, North – Railway land, South –Govt. land & Road. 2. Kh no. 310/2, 315/1 - East –Govt. Land, West -Sawanlal Gond, North- Land of Antarsingh Kamal Singh, South- Land of Antarsingh Kamal Singh. 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)	
7.2	Property No 2 (Physical Possession) (Open Land) All that piece 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- Barbaspur, PH. No. 14/73, together with all easementary rights appurtenants and belonging thereto situated within the limits of village -Barbaspur, Tah.- Lalbarra, Distt.- Balaghat (MP). Bounded as under- East– Land of Manish, West- Nahar, North-Govt. Land, South- Patwari Bhoomi Land. Reserve Price: Rs 51,00,000 (Rupees Fifty One Lakh Only) EMD: Rs 5,10,000.00 (Rupees Five Lakh Ten Thousand Only)	
7.3	Property No 3 (Symbolic Possession) (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 and bearing Survey/Khasra No.113/3, admeasuring 0.401 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, and bounded an under • Boundaries of Kh. No- 110/3 (as Per sale Deed) : East – Nahar, West- Land of Pardhi, North – Road, South – Land of Shital Baghmare. • Boundaries of Kh. No- 113/3 (as Per sale Deed) : East – Land of Puneshwar, West- Nahar, North – Land of Puneshwar, South – Road. 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)	
7.4	Property No 4 (Physical Possession) (Open Land) The Property is an Industrial Non-agricultural land bearings- Khasra No. 109/1/B admeasuring 2328.00 sq.mtrs. (as per 7/12 extract 23.28.00 sq.mtrs.) Revenue RS. 186.24/- at Mouza-GARRA (Khurd) ,Rawanwadi, Tah & Distt.- Gondia.. Boundaries of property are as under • Kh No. 109/1/B – East-Gat/Sy.No.112 West-Railway, North– Gat/Sy.No.11/1A, South– Gat/Sy.No.108/1 Reserve Price: Rs 15,83,000.00 (Rupees Fifteen Lakh Eighty Three Thousand Only) EMD: Rs 1,58,300.00 (Rupees One Lakh Fifty Eight Thousand Three Hundred Only)	
7.5	Property No 5 (Symbolic Possession)(Industrial Unit with Factory, Land ,shed & Building) A. The Property is an Industrial Non-agricultural land bearings- 1. Khasra No. 110/1 admeasuring 5763.53 sq.mtrs. (as per 7/12 extract 57.63.53 sq.mtrs.) Revenue Rs. 461.08/- Plot no. 4. 2. Khasra No. 110/2 admeasuring 1128.80 sq.mtrs. (as per 7/12 extract 11.28.80 sq.mtrs.) Revenue Rs. 90.30/- Plot no. 5. 3. Khasra No. 110/3 admeasuring 3684.85 sq.mtrs. (as per 7/12 extract 36.84.85 sq.mtrs.) Revenue Rs. 294.78/- Plot no. 6. totally admeasuring 10577.17 Sq. Mtrs. of Mouza-GARRA (Khurd) together with factory and building constructed or to be constructed for manufacture of plastic production for M/s. Shri V.K. Plastic, Tal.- Rawanwadi, & Distt.- Gondia. Boundaries of property are as under - • Kh no. 110/1 – East – Road, West -Gat/Sy. No. 108/1, North- Road & Gat no. 111/1/A, South-Gat No. 108/1 • Kh. No. 110/2 – East – Road, West -Gat/Sy. No. 108/1, North- Road & Gat no. 112/A, South-Gat No. 107/1. • Kh. No. 110/3 – East – Road, West -Gat/Sy. No. 108/1, North- Road & Gat no. 112, South-Gat No. 107/1. Reserve Price: Rs 3,22,00,000.00 (Rupees Three Crore Twenty Two Lakh Only) EMD: Rs 32,20,000.00 (Rupees Thirty Two Lakh Twenty Thousand Only.)	
8.	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
8.1	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) Bhogwatdar-1 Khata No 36, Sanjha No 6 of Mouza Waddhamana, bearing Gram panchayat No 2171, ward No 3, within the limits of Gram panchayat Waddhamana Tahsil Higna and District Nagpur. The said entire land no 123 as per patwari map is bounded as under – East: Nala, West: Khasra No 124, North: Khasra No 128 and South: Khasra No 122 Reserve Price-Rs 3,18,00,000.00 (Rupees Three Crore Eighteen Lakh Only) EMD- Rs 31,80,000.00 (Rupees Thirty One Lakh Eighty 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:
Property 1 to 6 : 27.08.2026 (12 pm to 5 pm)
Property 7 to 8 : 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 date of E-auction to avoid last minute rush.

Date: 08.08.2026, Place: Nagpur

Authorized Officer, UNION BANK OF INDIA