



**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 26.09.2025, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) and 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, Hajari pahad, Seminary Hills, Nagpur, Contact No: 9423456034	
<b>1</b>	<b>Name of the Borrowers &amp; Guarantors: M/s Godavari Traders</b> 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)
	<b>Amount Due Rs.7,96,42,896.63</b> (As per demand notice dated 17.10.2022) and interest there on.
<b>1.1</b>	<b>Property No.1 (Physical Possession)</b> All that piece & parcel of Corporate Office No.109.CO110.CO111 & CO112, total built up area adm. 109.542sq.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 Stabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. <b>Reserve Price: Rs. 1,02,73,000.00 (Rs. One Crore Two Lacs Seventy Three Thousand Only), EMD: Rs. 10,27,300.00 (Rs. Ten Lacs Twenty Seven Thousand Three Hundred Only)</b>
<b>1.2</b>	<b>Property No.2 (Symbolic Possession)</b> All that piece & parcel of Corporate Office No.106 ,CO107,CO108 & CO121, total built up area adm. 112.51sq.mtrs. On the First Floor of the Building Known & Styled as "Indira Arcade", Plot No 218, NMC House No. 257/F/6-8-21, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 14 & 17, Mouza Stabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. <b>Reserve Price : Rs. 1,16,12,000.00 (Rs. One Crore Sixteen Lacs Twelve Thousand Only), EMD: Rs. 11,61,200.00 (Rs. Eleven Lacs Sixty One Thousand Two Hundred Only).</b>
<b>2</b>	<b>Name of Borrower - M/s. Jai Govinda Spintex through its Proprietor</b> <b>Mr. Ajay Ramnivas Tiwari, Mrs. Vijayalaxmi Ajay Tiwari (Guarantor)</b>
	<b>Amount Due Rs.9,86,31,189.56</b> (As per demand notice dated 30/05/2024) and interest there on.
<b>2.1</b>	<b>Property No. 1 (Physical Possession) (Only Land)</b> 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 Bakhil, North- Ginning factory of Tiwari, South Khasra of Lonkar and Mandale. <b>Reserve Price: Rs 2,89,33,000.00 (Rs. Two Crore Eighty Nine Lacs Thirty Three Thousand Only), EMD Rs. 28,93,300.00 (Rs. Twenty Eight Lacs Ninety Three Thousand Three Hundred Only)</b>
<b>2.2</b>	<b>Property No. 2 (Physical Possession) (Land plus Shed)</b> All that piece and parcel of land bearing Industrial Non-Agricultural land alongwith construction 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 - 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, 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 Tiwan. <b>Reserve Price: Rs. 3,15,00,000.00 (Rs. Three Crore Fifteen Lacs Only), EMD Rs. 31,50,000.00 (Rs. Thirty One Lacs Fifty Thousand Only)</b>
<b>2.3</b>	<b>Property No 3 (Physical Possession) (Only Machinerics)</b> All that piece and parcel of Machinerics 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. <b>Reserve Price: Rs. 5,56,54,000.00 (Rs. Five Crore Fifty Six Lacs Fifty Four Thousand Only), EMD Rs. 55,65,400.00 (Rs. Fifty Five Lacs Sixty Five Thousand Four Hundred Only)</b>
<b>2.4</b>	<b>Property No 4 (Physical Possession) (Only Solar Power Plant)</b> 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 Tiwan. <b>Reserve Price: Rs. 53,55,000.00 (Rs. Fifty Three Lacs Fifty Five Thousand Only), EMD Rs. 5,35,500.00 (Rs. Five Lacs Thity Five Thousand Five Hundred Only)</b>
<b>3</b>	<b>N Kumar Retail and properties Pvt. Ltd. (Borrower)</b> <b>(M/s. POONAM BAZAR Unit of N Kumar Retail and properties Pvt Ltd) through its Directors &amp; Guarantot -Mr. Nandkumar Khattumal Harchandani &amp; Ms. Archana Deepak Wani</b>
	<b>Amount Due Rs. 5,28,81,796.01</b> (As per demand notice dated 16.01.2024) and interest there on
<b>3.1</b>	<b>Property No. 1 (Symbolic Possession)</b> All that piece and parcel of land 2.89% undivided share and interest equivalent to 161.70 sq. Mtrs.in the form of Shop Block Nos. 19 to 43 at lower Ground Floor Situated at "Poonam Chambers" from standing on the Total plot of land 5576.20 sq. mtr. or thereabout situated at Chhaoni bearing Khasara No.166 Mouza Jarpatka City Survey No 24 Halika No 11, Ward No 61 (old), 23(New) constructed on Non-agricultural land adm. 60000 sq.ft. equivalent to 5576.20 sq.mtrs. at Chhaoni Tahsil and District Nagpur within the registration district and sub district of Nagpur. Together with the undivided interest in common areas and facilities in the said plot of land Bounded as Under East Chhindwada Road, West Co Owners Property, North- Approach Road to Co-owners, South Chhaoni. <b>Reserve Price: Rs. 5,46,00,000.00 (Rs. Five Crore Forty Six Lacs Only), EMD: Rs. 54,60,000.00 (Rs. Fifty Four Lacs Sixty Thousand Only).</b>
<b>4</b>	<b>Name of the Borrowers &amp; Guarantors: M/s Padama Industries</b> <b>Through its Proprietor - Mr Prasad Vishnukanant Kumbhare</b>
	<b>Amount Due Rs. 39,39,387.72</b> (As per demand notice dated 30.05.2024) and interest there on.
<b>4.1</b>	<b>Property No. 1 (Physical Possession) (Land, Building, shed &amp; Machinery)</b> 1.Land & building with Shed: All that piece and parcel of land bearing plot no 110 admn about 135.00 sq mtr (1453.14 sq ft) and plot no 111 admn about 135.00 sq mtr (1453.14 sq ft) both plots put together (2906.28 sq.ft.) out of the sanctioned layout carved on the land bearing Kh no. 50/1, amd about 2.00 HR & kh No. 50/2 adm. About 1.57 HR in the layout known and styled as BRISBANE CITY, PH No 40-A, Mouza Peotha Tah. Nagpur Dist Nagpur. Boundaries of plot no. 110 - East Amenity space, West-9 mtrs wide road, North-Plot no 109, South-Plot no 111, Boundaries of plot no, 111 - East- Amenity Space, West- 9 Mtrs wide road, North-Plot no-110 South- Plot No 112. 2. Machinerics: All piece and parcel of RO water plant machinerics installed on land bearing plot no 110 & 111 at KH no 50/1 & 50/2 PH no 40-A Mouza Peotha Tah Nagpur, Dist-Nagpur. <b>Reserve Price for both properties - : Rs. 57,22,000.00 (Rs. Fifty Seven Lacs Twenty Two Thousand Only), EMD: Rs. 5,72,200.00 (Rs. Five Lacs Seventy Two Thousand Two Hundred Only)</b>
<b>5</b>	<b>Name of the Borrowers &amp; Guarantors: M/s Khatri Cotgin Private Limited</b> <b>Director/Guarantor/Mortgager: Dr. Jawahar Bahaddarchand Khatri,</b> <b>Mr. Kapil Khatri, Mrs. Archana w/o Jawahar Khatri</b>
	<b>Amount Due Rs. 9,20,53,938.54</b> (As per demand notice dated 09.02.2016) and interest there on.
<b>5.1</b>	<b>Property No.1 (Physical Possession)</b> 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 Hinganghal & 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. <b>Reserve Price: Rs. 2,22,91,000.00 (Rs. Two Crore Twenty Two Lacs Ninety One Thousand Only), EMD: Rs. 22,29,100.00 (Rs. Twenty Two Lacs Twenty Nine Thousand One Hundred Only).</b>
<b>6</b>	<b>Name of the Borrowers &amp; Guarantors: Vishalkumar Dilip Dhomane,</b> <b>Mr. Dilip Rambhau Dhomne, Mrs. Meena Dilip Dhomne, Mrs. Vidhi Vishal Dhomne</b>
	<b>Amount Due Rs. 40,96,067.00</b> (As per demand notice dated 01.06.2019) and interest there on.
<b>6.1</b>	<b>Property No.1 (Symbolic Possession)</b> All that piece & parcel of undivided 22.447% share & interest in plot of land bearing House no. 826-A, Mouza- Nagpur, Circle no. 8/12, ward no. 31, C. S. No. 540 sheet No. 173 bearing northern portion of house property adm. 53.744 sq. mtrs. comprising of RCC superstructure in building Vishal Palace wing "D" bearing Flat no. D-101 on first floor covering built up area of 52.750 sq. mtrs. situated at Pothi Falli, Ilwari, Nagpur, Tah. & Dist. Nagpur, within the limits of NMC & NIT, Nagpur. Boundaries: East: House of Kathaley, West: House of Ghate, North: House of Meena Dhomne, South: House of Patil. <b>Reserve Price : Rs. 25,20,000.00 (Rs. Twenty Five Lacs Twenty Thousand Only), EMD: Rs. 2,52,200.00 (Rs. Two Lacs Fifty Two Thousand Two Hundred Only).</b>

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:**  
**26.09.2025 (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 : 06.09.2025**

**Place: Nagpur**

**AUTHORIZED OFFICER**  
**UNION BANK OF INDIA**