



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 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-11/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajarpahad, Seminary Hills, Nagpur, Contact No: 7262039668		
Auction Dated 27.03.2026		
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.
1.1	Property No.1 (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. 24,90,000.00 (Rs. Twenty Four lacs Ninety Thousand Only), EMD: Rs. 2,49,000.00 (Rs. Two Lacs Forty Nine Thousand Only)	
1.2	Property No. 2 (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. 24,90,000.00 (Rs. Twenty Four lacs Ninety Thousand Only), EMD: Rs. 2,49,000.00 (Rs. Two Lacs Forty Nine Thousand Only)	
1.3	Property No. 3 (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. 24,90,000.00 (Rs. Twenty Four lacs Ninety Thousand Only), EMD: Rs. 2,49,000.00 (Rs. Two Lacs Forty Nine Thousand Only)	
1.4	Property No. 4 (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. 64,11,000.00 (Rs. Sixty Four Lacs Eleven Thousand Only) EMD: Rs. 6,41,100.00 (Rs. Six Lacs Forty One Thousand One Hundred Only)	
2	Name of Borrower M/s. Shiva Pharma Chem Through partner Mr. Nanak Bhagwandas Nagwani, Mr. Amit Gopichand Jeswani, and Mr. Nehru S/o. Harjasrai Lalwani (Deceased) through his legal heirs a) Mrs. Laxmi Nehru Lalwani b). Mr. Harsh Nehru Lalwani	Amount Due Rs. 5,62,86,184.48 (As per demand notice dated 22/05/2025) and interest there on.
2.1	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) Bhogwaldar-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 Hingna and District Nagpur. The said entire land no 123 as per patwari map is bounded as under East: Naia, West: Khasra No 124, North: Khasra No 128 and South: Khasra No 122. Reserve Price: Rs. 3,59,00,000.00 (Rs. Three Crore Fifty Nine Lacs Only), EMD: Rs. 35,90,000.00 (Rs. Thirty Five Lacs Ninety Thousand Only)	
3	Name of the Borrowers & Guarantors: M/s Khatri Colgin 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.
3.1	Property No.1 (Physical Possession) All that Piece and parcel of total 26 open plots bearing their numbers Plot nos. 9 to 12, Plot nos. 28 & 29, Plot nos. 45 to 64, having total area admeasuring of all these 26 plots is 4754 Sq.mtrs. (i.e. 51,172.05 sq.ft) being a portion of entire land bearing Kh. No. 419/2, P. H. No. 27, mouza- Wadner, situated at village Wadner Taluka Hinganghat, Distt. - Wardha. Reserve Price: Rs. 65,24,000.00 (Rs. Sixty Five Lacs Twenty Four Thousand Only), EMD: Rs. 6,52,400.00 (Six Lacs Fifty Two Thousand Four Hundred Only)	
4	Name of Borrowers & Guarantors -Mr. Satish Prakash Shrivas alias Shrivas and Mrs. Anjali Ravi Sharma	Amount Due Rs. 29,04,383/- (As per demand notice dated 26.11.2025) and interest there on.
4.1	Property No.1 (Symbolic Possession) All that piece & parcel of Flat no. 905 on 9th floor of Tornia (Wing A) in Type -1 is an East facing residential family unit comprising of living room cum dining, kitchen, 2 rooms and 2 bathrooms, total built up area including balcony and terrace is 79.791 sq.mtrs. and 0.145% undivided proportion share in land area admeasuring 2.25 HR (or 5.38 acres) sanctioned scheme popularly known and styled as "SUPREME BLOSSOMS" (TORENIA) wing A in Type-1 first phase under construction over all piece and parcel of land bearing Kh. No. 174/2(New) corresponding to Kh no. 207/3(Old), P. H. No. 12-A, class-1, Jama Rs. 6.23 situated at mouza- Bokhara, Tahsil & Distt. - Nagpur. The boundaries of Flat are as under- East - Flat no. 908, West - Others Land, North - Flat no. 906. South - Fire Staircase Reserve Price: Rs. 30,66,000.00 (Rs. Thirty Lacs Sixty Six Thousand Only), EMD: Rs. 3,06,600.00 (Three Lacs Six Thousand Six Hundred 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:
27.03.2026 (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 : 23.02.2026

Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA