



## 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 30.12.2022, 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, if any, are also mentioned hereunder:

### Branch: Asset Recovery Branch, Nagpur

Shop No.F-1/2/3/6/7/8, Govinda Gourkheda Complex (First Floor), KH No 91/1, Hajaripahad, Seminary Hills, Nagpur, Contact No: 9423456034	
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 W/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) 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 "Indra Arcade", Plot No 218, NMC House No. 257/F/9, Ward No. 67, City Survey No. 1591 & 1593, Sheet No. 4 & 17, Mouza Sitabudi, Situated at SADAR, Near D- Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. 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)
1.2	Property No. 2 (Symbolic Possession) 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 "Indra 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 Sitabudi, Situated at SADAR, Near D- Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. 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).
1.3	Property No. 3 (Symbolic Possession) 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 Devai Govindpur, Rayatwan, Shastrinagar, Ward, Tahsil & 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 (Rs. Ten Lacs Ninety One Thousand Only), EMD: Rs. 1,09,100.00 (Rs. One Lac Nine Thousand One Hundred Only)
2	Name of Borrower - M/s. Jai Govinda SpinTEX through its Proprietor Mr. Ajay Ramnivas Tiwari, Mrs. Vilayalaxmi Ajay Tiwari (Guarantor)
	Amount Due Rs.9,86,31,189.56 (As per demand notice dated 30/05/2024) and interest there on.
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 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 Bakhali, 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. 3 (Physical Possession) [Land plus Shed] All that piece and parcel of land bearing Industrial Non-Agricultural land 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 Tiwari. Reserve Price : Rs. 2,83,50,000.00 (Rs. Two Crore Eighty Three Lacs Fifty Thousand Only), EMD Rs. 28,35,000.00 (Rs. Twenty Eight Lacs Thirty Five Thousand Only)
2.4	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. 50,00,900.00 (Fifty Lacs Eight Thousand Nine Hundred Only)
3	Name of the Borrowers & Guarantors: M/s. Shree Ganesh Transport Prop : Shri. Avinash Baburam Chaturvedi Guarantor : Mrs. Archana Avinash Chaturvedi
	Amount Due Rs. 5,01,18,227.52 (As per demand notice dated 23.05.2023) and interest there on
3.1	Property No. 1 (Symbolic Possession) All that piece and parcel of Flat/Apartments no.1201, B-Wing, Twelfth Floor, Building Known and Styled as "VASUNDHARA ENCLAVE", on Plot no. 1. Total carpet area of Flat 91.135 sq.mt./990.97 sq. ft. Total Built up area of Flat 98.38 sq.mt./963.78 sq. ft Total Super Built up area of Flat approximate 1608 sq. ft. Khasra no 62/7, situated at Narendra Nagar, Mouza Somalwadi, Tahsil and District Nagpur. Boundaries: East- Apartment No 1202, West- Common Area, North- Common Area, South- Stair Case. Reserve Price : Rs. 84,50,000.00 (Rs. Eighty Four Lacs Fifty Thousand Only), EMD : Rs. 8,45,000.00 (Eight Lacs Forty Five Thousand Only)
4	Name of the Borrowers & Guarantors: M/s Khatri Cotgin Private Limited Director/Guarantor/Mortgager: Dr. Jawahar Bahadarchand 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.
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. Mtr. (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)
5	Name of the Borrowers & Guarantors Mr. Praful Manikrao Bhakare Mr. Manikrao Vithobaji Bhakare
	Amount Due Rs. 39,06,407.73 (As per demand notice dated 10.12.2024) and interest there on.
5.1	Property No 1 (Symbolic Possession) All that piece and parcel of the plot situated at Mouza- Hinganghat, residential house, mouza no. 188, TalathSaja No. (P.H)-6, Field Survey No. 241/269/270/271/272/272, NAP No. 24/7/1982-83, Tah- Hinganghat, Dist- Wardha, bears Nazul Sheet No. 52, Block no. 08, City Survey/Plot no. 303/2/18/A, Plot area-139.40 sq.mtrs. (1500.00 sq.ft) & Total floors built up area 79.43 sq.mtrs. (855.00 sq.ft.) situated at mouza- Hinganghat in Yashwanth Nagar, Ward No. 45, Municipal House No. 390, Tal- Hinganghat, Distt- Wardha. Boundaries of Property: East- Plot no Shri. Dawekar, West- Plot of Shri. Thakare, North- 30 ft. layout Road, South- Plot of Shri. Bansod. Reserve Price : Rs. 36,51,300.00 (Rs. Thirty Six Lacs Fifty One Thousand Three Hundred Only), EMD : Rs. 3,65,130.00 (Rs. Three Lacs Sixty Five Thousand One Hundred Thirty Only)
6	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.
6.1	Property No 1 (Physical Possession) All that piece and parcel of apartment no F-1 Flat no 501-A fifth Floor of acharaj Tower admeasuring super build up area 2913.25 Sq ft situated at Chhindwara Road Chhaoni Mouza Jaripatka Dist Nagpur Owned by MrGaravSalikumarJaveri Bounded By East- margin space then Road, West-Margin Space, North- margin space South-Margin Space Reserve Price : Rs. 1,18,00,000.00 (Rs. One Crore Eighteen Lacs Only), EMD : Rs. 11,80,000.00 (Eleven Lacs Eighty Thousand Only)
6.2	Property No. 2 (Physical Possession) All that piece and parcel of Commercial Block No F1 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 103.168 sq mt situated at Chhindwara Road, Chhaoni Mouza jaripatka Dist Nagpur. Bounded By - East-Chhindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price : Rs. 73,17,000.00 (Rs. Seventy Three Lacs Seventeen Thousand Only), EMD : Rs. 7,31,700.00 (Rs. Seven Lacs Thirty One Thousand Seven Hundred Only)
6.3	Property No. 3 (Physical Possession) 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 Chalta 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-Chhindwara Road, West- Exide House, North-Acharaj Tower-1, South-Katol Road. Reserve Price : Rs. 51,48,000.00 (Rs. Fifty One Lacs Forty Eight Thousand Only), EMD : Rs. 5,14,800.00 (Rs. Five Lacs Fourteen Thousand Eight Hundred Only)
7	Name of the Borrowers & Guarantors: M/s. Arya Colour Chem, a partnership firm through its partners Mr. Sameer Hiwase & Mrs. Bhumika Prasan 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.
7.1	Property No. 1 (Physical Possession) 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. 05, 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 Mahadev, South- Khasra Boundary Reserve Price : Rs. 1,67,25,000.00 (Rs. One Crore Sixty Seven Lacs Twenty Five Thousand Only), EMD : Rs. 16,72,500.00 (Rs. Sixteen Lacs Seventy Two Thousand Five Hundred Only)
7.2	Property No. 2 (Physical Possession) 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 Niwas at village Borgaon, Tal-Saunsa, Dist- Chhindwara. Boundaries of Plot- East-Road, West-Part of Unit-4, North- Plot no. 53, South- Plot no. 55. Reserve Price : Rs. 15,31,00,000.00 (Rs. Fifteen Lacs Thirty One Thousand Only), EMD : Rs. 1,53,100.00 (Rs. One Lacs Fifty Three Thousand One Hundred Only)
7.3	Property No. 3 (Physical Possession) All that piece and parcel of factory/land & building with shed situated at 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 Niwas at village Borgaon, Tal-Saunsa, Dist- Chhindwara. Boundaries of Plot- East-Road, West- Part of Unit-4, North- Plot no. 53, South- Plot no. 55. Reserve Price : Rs. 75,38,000.00 (Rs. Seventy Five Lacs Thirty Eight Thousand Only), EMD : Rs. 7,53,800.00 (Seven Lacs Fifty Three Thousand Eight Hundred Only)
8	Name of the Borrowers & Guarantors: M/S. Laxmi Rice Industries Through Its Pro. Mr. Ganesh Jagoba Lende S/O. Jagoba Lende Mrs. Sunita Ganesh Lende (Guarantor)
	Amount Due Rs. 1,18,36,155.96 (As per demand notice dated 13.07.2022) and interest there on.
8.1	Property No. 1 (Physical Possession) (Only Plant & Machinery) All that piece and parcel of Plant and Machinery situated on Land Bearing gat. No. 46/1 Grampanchayat property no.352 situated at Mouza- Dahegaon P.H. No.25 within the jurisdiction of Grampanchayat Dahegaon, Tah- Dist-Bhandara. Reserve Price: Rs. 25,11,00,000.00 (Rs. Twenty Five Lacs Eleven Thousand Only), EMD: Rs. 2,51,100.00 (Rs. Two Lacs Fifty One Thousand One Hundred Only)
9	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.
9.1	Property No 1 (Symbolic Possession) 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 sqmtr (550.272 sq ft) situated on 4th floor of building known as Maharaaja 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 sqmtr (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 lab scheme of not khanda Square Hanuman Nagar Nagpur Reserve Price : Rs. 36,00,000.00 (Rs. Thirty Six Lacs Only), EMD : 3,60,000.00 (Rs. Three Lacs Sixty Thousand Only)
10	M/s Sharad Mega Engineering and Services Through Proprietor Sharad Kumar Takbhaure (Borrower) - 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. 15875700.70 (As per demand notice dated 04.02.2025) and interest there on.
10.1	Property 1 : (Symbolic Possession) All that piece and parcel of land bearing NA Plot No 1 admeasuring 217.87 Sqmtr (2344.28 Sq Ft) situated at Mouza SARWADI Mouza No 108 Grampanchayat Sarwadi bearing Survey No 167 situated at Grampanchayat Sarwadi talsil Karanja Dist Wardha. Property 2 : (Symbolic 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 8A, 6B, 7A, 7B admeasuring 126 Sqmtr each and plot no 8 admeasuring 157.50 sqmtr Total plot area admeasuring 661.50 sqmtr(7117.74 Sq ft) situated at mouza SARWADI, mouza No 108, Grampanchayat Sarwadi bearing survey no 167 situated at talsil Karanja Dist Wardha. (For Both Property 1 & 2) Reserve Price : Rs. 21,29,400 (Rs. Twenty One Lacs Twenty Nine Thousand Four Hundred Only), EMD : Rs. 2,12,940.00 (Two Lacs Twelve Thousand Nine Hundred Forty Only)