

यूनियन बैंक

ऑफ इंडिया

भारत सरकार का उपक्रम



Union Bank of India

A Government of India Undertaking

Branch: Asset Recovery Branch, Nagpur

Shop No.F-1/2/3/6/7/8, Govinda Gourkhede

Complex (First Floor), KH No 91/1, Hajaripahad,

Seminary Hills, Nagpur-440006, Cont.No.: 9423456034



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 28.07.2026, 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, Hajaripahad, Seminary Hills, Nagpur, Contact No: 9423456034

1.0	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amarlat 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 Amarlat 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 No.106, adm. 15.56 Sq.mt. 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. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price : Rs. 18,80,000.00 (Rs. Eighteen Lacs Eighty Thousand Only), EMD: Rs. 1,88,000.00 (Rs. One Lac Eighty Eight Thousand Only).	
1.2	Property No. 2 (Physical Possession) [Commercial Shop - 107] All that piece & Parcel of Corporate Office No.107, adm. 15.56 Sq.mt. 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. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price : Rs. 18,80,000.00 (Rs. Eighteen Lacs Eighty Thousand Only), EMD: Rs. 1,88,000.00 (Rs. One Lac Eighty Eight Thousand Only).	
1.3	Property No. 3 (Physical Possession) [Commercial Shop - 108] All that piece & Parcel of Corporate Office No.108, adm. 49.10 Sq.mt. 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. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur. Reserve Price : Rs. 50,40,000.00 (Rs. Fifty Lacs Forty Thousand Only), EMD: Rs. 5,04,000.00 (Rs. Five Lacs 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 (Rs. Twenty Lacs Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rs. Two Lacs 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 (Rs. Twenty Lacs Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rs. Two Lacs 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 (Rs. Twenty Lacs Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rs. Two Lacs 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 (Rs. Fifty One Lacs Ninety Three Thousand Only) EMD: Rs. 5,19,300.00 (Rs. Five Lacs Nineteen Thousand Three Hundred Only)	
2.0	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 135678/- is outstanding toward Maharaja Tower 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 sqmtr (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 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 laib scheme of notkrida Square Hanuman Nagar Nagpur Reserve Price : Rs. 32,40,000.00 (Rs. Thirty Two Lacs Forty Thousand Only), EMD : 3,24,000.00 (Rs. Three Lacs Twenty Four Thousand Only)	
3.0	Name of the Borrowers & Guarantors : M/S. Javeri Incorporation (Borrower) Through its Proprietor Mr. Gaurav Salikumar Javeri Mr. Abhishek Salilkumar Javeri (Guarantor), Smt. Pushpadevi Salilkumar 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 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 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 (Rs. Forty Six Lacs Thirty Four Thousand Only), EMD : Rs. 4,63,400.00 (Rs. Four Lacs Sixty Three Thousand Four Hundred Only)	
4.0	Name of the Borrowers & 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

3.1	Property No. 1 (Physical Possession) [Commercial 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 Chalta No 369 Ward No 77 Admeasuring 51.096 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 (Rs. Forty Six Lacs Thirty Four Thousand Only), EMD : Rs. 4,63,400.00 (Rs. Four Lacs Sixty Three Thousand Four Hundred Only)	
4.0	Name of the Borrowers & 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 ENCUMBERANCE- 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 contruction 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 Madanakar, North- Road, South-Remaining land belong to Shri Mahadeo Madankar Reserve Price : Rs. 22,39,000.00 (Rs. Twenty Two Lacs Thirty Nine Thousand Only), EMD : 2,23,900.00 (Rs. Two Lacs Twenty Three Thousand Nine Hundred Only)	
5.0	M/s Sharad Mega Enginnering and Services Through Propietor Sharad Kumar Takbhaure (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. ENCUMBERANCE- Not Known to Bank
5.1	Property 1 : (Physical 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 sitauted at GrampanchayatSarwardi 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 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 tahsil Karanja Dist Wardha. (For Both Property 1 & 2) Reserve Price : Rs. 19,17,000.00 (Rs. Nineteen Lacs Seventeen Thousand Only), EMD : Rs. 1,91,700.00 (Rs. One Lac Ninety One Thousand Seven 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:
28.07.2026 (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 : 09.07.2026

Place: Nagpur

AUTHORIZED OFFICER
UNION BANK OF INDIA