यूनियन बैंक ऑफ इंडिया Union Bank of India

Asset Recovery Branch, Nagpur
Shop No F-1/2/3/6/7/8, Govinda Gourkhede Complex (First floor), Khasra No 91/1, Hajaripahad, Seminary Hills, Nagpur-440006.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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 PROVISON TO RULE 8 and 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 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 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", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS"** on **28.10.2026** in between 12.00 Noon to 5.00 PM, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. The under mentioned properties will be sold by Online E-Auction through website https://baanknet.com on **28.10.2026** for recovery of respective amounts plus interest and other expenses in the respective borrower's accounts.

Date & Time of Auction: 28.10.2026 at 12.00 Noon to 05.00 PM

Sr. No.	Name of account holder	Description of property	Reserve Price / EMD	Encumbrance & Possession	Amount Due
1.	**Name of the Borrowers & Guarantors: M/s Godavari Traders** **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)**	**Property No 1 (Physical Possession) [Commercial Shop-106]** All that piece & parcel of Corporate Office CO106 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 & Dharmapeth Mahila Sahakari Bank, Tah & Dist Nagpur	**Reserve Price: Rs 18,80,000.00** **EMD: Rs 1,88,000.00** **Bid Increment - Rs 19,000**	GST attachment of Rs 2,26,24,135.00 as ref no B-406 dated 16.07.2024	**Rs.7,96,42,896.63 (As per demand notice dated 17.10.2022) and interest there on.**
		Property No 2 (Physical Possession) [Commercial Shop-107] All that piece & parcel of Corporate Office CO107 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 & Dharmapeth Mahila Sahakari Bank, Tah & Dist Nagpur.	**Reserve Price: Rs 18,80,000.00** **EMD: Rs 1,88,000.00** **Bid Increment - Rs 19,000**		
		Property No 3 (Physical Possession) [Commercial Shop-108] All that piece & parcel of Corporate Office CO108 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 & Dharmapeth Mahila Sahakari Bank, Tah & Dist Nagpur	**Reserve Price: Rs 50,40,000.00** **EMD: Rs 5,04,000.00** **Bid Increment - Rs 51,000.00**		
		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. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur	**Reserve Price: Rs 20,17,000.00** **EMD: Rs 2,01,700.00** **Bid Increment - Rs 21000.00**		
		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. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur	**Reserve Price: Rs 20,17,000.00** **EMD: Rs 2,01,700.00** **Bid Increment - Rs 21,000.00**		
		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. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur	**Reserve Price: Rs 20,17,000.00** **EMD: Rs 2,01,700.00** **Bid Increment - Rs 21,000.00**		
		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. 14 & 17, Mouza Sitabuldi, Situated at SADAR, Near D-Krishna & Dharampeth Mahila Sahakari Bank, Tahsil & Dist Nagpur.	**Reserve Price: Rs 51,93,000.00** **EMD: Rs. 5,19,300.00** **Bid Increment - Rs 52,000.00**		
2.	**M/S. Javeri Incorporation (Borrower) Through its Proprietor Mr. Gaurav Salikumar Javeri** **Mr. Abhishek Salilkumar Javeri (Guarantor)** **Smt. Pushpadevi Salilkumar Javeri**	**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** **EMD: Rs. 4,63,400.00** **Bid Increment - Rs 47,000.00**	Not Known to Bank	**Rs. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and interest there on**
3.	**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**	**Property 1: (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 sitauted at Grampanchayat Sarwardi tahsil Karanja District Wardha **Property 2: (Plot)** 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** **EMD- Rs 1,91,700.00** **Bid Increment - Rs 20,000.00**	Not Known to Bank	**Rs. 15875700.70 (As per demand notice dated 04.02.2025) and interest there on**
4.	**M/s. Jai Govinda Spintex through its Proprietor Mr. Ajay Ramnivas Tiwari O/a. 1, Itwari Mirchi Bazar, Marwadi Chowk Nagpur- 440002. Unit at- Kh. No. 53, at Po.- Roshankheda, Nagpur Road, Warud – 444906. R/o. 15 Tirupati Colony, Near Sai Nagar Post Office, Sai Nagar, Amravati-444607**	**Property 1: (Plot)** 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	**Reserve Price- Rs 1,87,00,000.00** **EMD- Rs 18,70,000.00** **Bid Increment- Rs 1,00,000.00**	Not Known to Bank	**Rs. 9,86,31,189.56 (As per demand notice dated 30/05/2024) and interest there on.**

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: 28.10.2026 (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.

Bidders are requested to visit the Bank's website- "www.unionbankofindia.co.in" their Bids for taking part in the