



**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 Proviso To Rule 6 (b) 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 Authorized 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 **27.02.2026 & 13.03.2026** 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-1/2/3/6/7/8, Govinda Gourkhede Complex (First Floor), KH No 91/1, Hajariyahad, Seminary Hills, Nagpur,  
Contact No: 9423456034

**Date & Time of E-auction: 27.02.2026 (12 pm to 5 pm)**

1.	Name of the Borrowers & Guarantors: M/s Godavari Traders, 1. Mr. Amaral 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 Amaral 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-106]: All that piece & parcel of Corporate Office CO106 adm 266.44 sq ft, 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 23,20,000.00 (Rupees Twenty Three Lakh Twenty Thousand Only) EMD: Rs 2,32,000.00 (Rupees Two Lakh Thirty Two Thousand Only)	
1.2	Property No 2 (Physical Possession) [Commercial Shop-107]: All that piece & parcel of Corporate Office CO107 adm 266.44 sq ft, 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 23,20,000.00 (Rupees Twenty Three Lakh Twenty Thousand Only) EMD: Rs 2,32,000.00 (Rupees Two Lakh Thirty Two Thousand Only)	
1.3	Property No 3 (Physical Possession) [Commercial Shop-108]: All that piece & parcel of Corporate Office CO108 adm 1036.45 sq ft, 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 62,22,000.00 (Rupees Sixty Two Ninety Two Thousand Only) EMD: Rs 6,22,200.00 (Rupees Six Lakh Twenty Two Thousand Hundred Only)	
1.4	Property No 4 (Symbolic Possession) [Commercial Shop-121]: All that piece & parcel of Corporate Office CO121 adm 418.04 sq ft, 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 40,92,000.00 (Rupees Forty Lakh Ninety Two Thousand Only) EMD: Rs 4,09,200.00 (Rupees Four Lakh Nine Thousand Two Hundred Only)	
1.5	Property No 5 (Symbolic Possession) [Flat]: All that piece & parcel of flat No F2, having built up area adm 61.77 sq mtrs. First Floor, Layout Plot No. 37, T5 No 11, New Survey No. 107/59, Mouza Dewai Govindpur, Rayatwar, Shastrinagar ward, Tah & Dist Chandrapur, Behind Hotel Mayur, Mul Road, Chandrapur. Boundaries: East: Pater's Plot, West: Layout plot no. 36, North: 6.00 Layout Road, South: Mayur Flat. Reserve Price: Rs 10,91,000.00 (Rupees Ten Lakh Ninety One Thousand Only) EMD: Rs 1,09,100.00 (Rupees One Lakh Nine Thousand Hundred Only)	
2.	Name of Borrower - M/s. Ja. Govinda Spintex through its Proprietor Mr. Ajay Ramnivas Tiwari, Mrs. Vijayalaxmi 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 Amravati 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 Tembhadra, West: Shri Tirupat Ginning and Processing Factory, North: Road, South: Khasra of Shri Ajay Tiwari. Reserve Price: Rs. 48,20,000.00 (Rupees Forty Eight Lakh Twenty Thousand Only), EMD: Rs. 4,82,000.00 (Rupees Four Lakh Eighty Two Thousand Only)	
3.	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. 7,75,21,298.99 (As per demand notice dated 03.01.2024) and interest there on.
3.1	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 Chhindawara Road Chhaoni Mouza Jaripatka Dist Nagpur Owned by Mr Garav Salikumar Javeri bounded By East- margin space then Road, West-Margin Space, North-margin space South-margin Space Reserve Price: 1,18,00,000.00 (Rupees One Crore Eighteen Lakh Only), EMD: 11,80,000.00 (Rupees Eleven Lakh Eighty Thousand Only)	
3.2	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 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. 65,85,500.00 (Rupees Sixty Five Lakh Eighty Five Thousand Five Hundred Only), EMD: Rs. 6,58,550.00 (Rupees Six Lakh Fifty Eight Thousand Five Hundred Fifty Only)	
3.3	Property No. 3 (Physical Possession): All that piece and parcel of Commercial Block No F2 First Floor of Archraj Tower On Municipal House no 633/0-1 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. 46,33,500.00 (Rupees Forty Six Lakh Thirty Three Thousand Five Hundred Only), EMD: Rs. 4,63,350.00 (Rupees Four Lakh Sixty Three Thousand Three Hundred Fifty Only)	
4.	Name of the Borrowers & Guarantors: M/s. Arya Colour Chem, a partnership firm through its partners - Mr. Sameer Hiwase & Mrs. Bhumika Prasant Hiwase (Borrower), Mrs. Sudha Onyanswar Hiwase (Guarantor)	Amount Due Rs. 2,98,42,482.40 (As per demand notice dated 25.10.2023) and interest there on.
4.1	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, shed no. 60, mouza-Borgaon, P.H. No. 08, 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 Mahadeule, South-Khasara Boundary. Reserve Price: Rs. 1,67,25,000.00 (Rupees One Crore Sixty Seven Lakh Twenty Five Thousand Only), EMD: Rs. 16,72,500.00 (Rupees Sixteen Lakh Seventy Two Thousand Five Hundred Only)	
4.2	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 Nigam at village Borgaon, Tah- Sausar, Distt- Chindwara. Boundaries of Plot - East-Road, West- Part of Unit-4, North-Plot no. 53, South-Plot no. 55 Reserve Price: Rs. 15,31,000.00 (Rupees Fifteen Lakh Thirty One Thousand Only), EMD: Rs. 1,53,100.00 (Rupees One Lakh Fifty Three Thousand One Hundred Only)	
4.3	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 Nigam at village Borgaon, Tah- Sausar, Distt- Chindwara. 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 (Rupees Seventy Five Lakh Thirty Eight Thousand Only), EMD: Rs. 7,53,800.00 (Rupees Seven Lakh Fifty Three Thousand Eight Hundred Only)	
5.	Name of Borrower & Guarantors: M/s. Trishaa Enterprises, a proprietary firm through its Mr. Mrs. Ashwini W/o. Jayant Annampure (Borrower)	Rs. 41,59,475.14 (As per demand notice dated 05.06.2025) and interest there on.
5.1	Property No 1 (Symbolic Possession)- Flat: All that piece and parcel of Residential Flat/ Apartment No. 393, comprising of total super built up area of 550.00 sq ft. on Third Floor of a Building known and styled as Building No. A-8, Vyankatesh Nagar, constructed on plot nos. 198 to 309 of Survey/Khasra nos. 319/1, 2, 3 & 4, city survey no 101, Sheet no 248, ward no. 20 situated at besides KDK college Nandanwan Mouza - Nagpur Tah & District Nagpur with 2.00% undivided share and interest in the land and building at Vyankatesh Nagar Nandanwan, Nagpur. Bounded as: East- Flat No 32, West-Open land, North-Flat no. 34, South-Open. Reserve Price: 15,79,000.00 (Rupees Fifteen Lakh Seventy Nine Thousand Only), EMD: 1,57,900.00 (Rupees One Lakh Fifty Seven Thousand Nine Hundred Only)	
6.	Name of Borrower & Guarantors: M/s. Maa Radhamohan Gurudev Industries through partner, Abdul Qayyum S/o Mohhammed 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.
6.1	Property No. 1 (Physical Possession): 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 construction of house thereof bearing Malatta No 545 Built up area 1148 Sq Ft i.e 106.69 Sq mtr as per namuna 8 situated at Mouza siri within the limit of Gram Panchayat Tahsil Panchayat Tahsil & District Bhandara siri. Bounded by East- land bearing to shri Bisan Madankar, West- Remaining land belongs to shri. Mahadeo Madankar, North-Road, South-Remaining land belong to Shri Mahadeo Madankar Reserve Price- 24,87,000.00 (Rupees Twenty Four Lakh Eighty Seven Thousand Only), EMD 2,48,700.00 (Rupees Two Lakh Forty Eight Thousand Seven Hundred Only)	
7.	Name of Borrower & Guarantors: M/s Radhamadhab Agro Industries Pvt Ltd, Mr Abdul Qayyum S/o Mohhammed Sayed Mansuri, Mr Shubham S/o Ram babu Chaudhary, Ms Mayuri D/o Shubham Chaudhary (Guarantors)	Amount Due Rs. 52,24,044.81 (As per demand notice dated 10.10.2024) and interest there on.
7.1	Property No. 1 (Physical Possession): All that piece and parcel of Non-Agriculture Land bearing: 1. Gat No 446/2/B/14. Plot No 1 Area 178.33 Sq Mtr as per Digital 7/12 extract i.e 178.43 Sq mtr about 1920.00 sq ft. 2. Gat No 446/2/B/15. Plot no 9, Area 130.11 Sq Mtr as per Digital 7/12 extract i.e 130.11 Sq mtr about 1400.00 Sq Ft. 3. Gat No 446/2/B/16 Plot No 18 Area 143.44 Sq Mtr as per Digital 7/12 extract i.e 143.44 Sq mtr about 1608.00 Sq Ft. 4. Gat No 446/2/B/12 Plot No 3 area 193.30 Sq mtr as per Digital 7/12 extract i.e 193.30 Sq mtr about 2080 Sq ft. 5. Gat No 446/2/B/13 Plot No 4 area 155.27 Sq Mtr as per Digital 7/12 extract i.e 155.27 Sq Mtrs about 1674.00 Sq Ft. 6. Gat No 446/2/B/14 Plot no 7 area 134.29 Sq mtr as per Digital 7/12 extract i.e 134.29 Sq mtr about 1445.00 Sq Ft. 7. Gat No 446/2/B/12 Plot No 4 Area 151.30 Sq Mtr as per Digital 7/12 extract i.e 151.30 Sq mtr about 1628.00 Sq Ft. All situated within the limits of Gram panchayat of Mouza Adal T K No 2 tahsil Pauni Dist Bhandara Maharashtra Reserve Price: Rs. 20,17,000.00 (Rupees Twenty Lakh Seventeen Thousand Only), EMD: 2,01,700.00 (Rupees Two Lakh One Thousand Seven Hundred Only)	

**Date & Time of E-auction: 13.03.2026 (12 pm to 5 pm)**

1.	Name of Borrower :M/s. V.K Plastic Industries through its Proprietor Shri. Vijay alias Vijaykar Babulal Agrawal and Smt. Manju Vijay alias Vijaykumar Agrawal	Amount Due Rs. 12,70,64,899.29 (As per demand notice dated 17/11/2025) and interest there on
1.1	Property No 1 (Symbolic Possession) (Pent House): All that piece and Parcel of RCC Superstructure comprising of residential Facility unit no. 1804 of Tower-E situated on 18th and 19th floor having total carpet area of 2391 sq ft. (220.128 sq mtrs) 14 BHK + open Terrace area adm. 182 sq ft. Pent House in Tower E, covered car parking together with proportionate share & interest in common area & facilities provided in the building i.e. Stairways, lift, pump, overhead tanks etc. constructed on land bearing city survey no: 101 (part) of Sheet nos. 259, 260, 269, 270 & 271 of Mouza -Nagpur in the township known as "Anandam World City" situated at Model Mill, Ganeshpeth, Umred Road, Tah. & Distt. -Nagpur. Boundaries of property is as under: East-Ummer Road West - S.T. Stand Compound & New labour Chawl of model mill. North -Sever Road and Mill's old labour Chawl South- Nag River Reserve Price: Rs. 2,99,00,000/- (Rupees Two Crore Ninety Nine Lakh Only) EMD: Rs. 29,90,000/- (Rupees Twenty Nine Lakh Ninety Thousand Only)	
1.2	Property No 2 (Symbolic Possession): The Property is an industrial Unit Named As M/s. V.K. Plastic Industries On NA Land Bearing KH. No. 20/22 admeasuring Area 0.245 HR. Kh. No. 20/23 admeasuring Area 0.089 HR (Total area of both kharsa numbers i.e. 0.034 Hec.) and Kh.No. 195/8 admeasuring Area 0.068 HR. (Total area admeasuring of all three kharsa numbers are 0.400 Hec, P.H. No. 14/58, situated in Village/Mouza Garra, R. N. M. KANIKI, P.W.D. Road, Balaghat - Waraseoni Road, Tah. Lalbaria Dist. Balaghat (M.P.) Having NA Land Area Admeasuring 0.40 Hect. (1.00acre) for industrial purpose and Building Consists of Main factory shed, Covered Shed, Wall Shed, Hall (Lean To Roof), Office Building is Provided. All Required Facilities Including Approach Road, Water and Electricity supply. Located At Khasra No. 202/2, 203/3, 195/8 (Diverted Land) Mouza -Garra Tah. Lalbaria Dist Balaghat (M.P.) Boundaries of Property is as under: East-Road West-Road North-Waraseoni Approach Road, South- Road and Central Warehouse Central Together with all the fixtures, Plant, Machineries, building structured constructed/ to be constructed attached with land and easementary rights, appurtenant and belonging therein Reserve Price: Rs 2,66,40,000/- (Rupees Two Crore Sixty Six Lakh Forty Thousand Only) EMD: Rs 26,64,000/- (Rupees Twenty Six Lakh Sixty Four Thousand Only)	
1.3	Property No 3 (Symbolic Possession): All that piece and Parcel of land bearing Non-agricultural Survey/Kh. No. 367/2/3 and 368/2/3 total admeasuring area 0.029 Hec. i.e. 3120 Sq Fts. Ward No. 27, P.H. No. 13/2 RMN (Balaghat - 2), Tahsil and District Balaghat Situated Close to Hanuman Chok, Nayiwani Super Bazar Ward, Besides Nidan Multi Speciality Hospital, Balaghat, Tah. Dist. Balaghat (M.P.) Plot Area 290.00 Sq. M. I.E. (3120.00 Sq. Ft.) And Sanctioned Built Up Area 208.55 Sq. M. I.E. (2245.00 Sq. Ft.) [As Per Sanctioned Building Plan by Municipal Council Balaghat]. It is Well Furnished with Good Interiors. It is located in Developed Residential Area and Close to Commercial Area. All the Required Facilities are Available Within 2.00 Km. Located At: Plot Out Of Kh. No. 367/2/3, 368/2/3, P.H. 13/2, Village Balaghat Ward No 21 Tahsil and District Balaghat (M.P.) Boundaries of property is as under: East-Road West-Residence Of Bardiya, North- Residence Of Kalaria, South-Open land of Mr. Patel Together with all the fixtures, building structured constructed/ to be constructed attached with land and easement ARY rights, appurtenant and belongings therein Reserve Price: Rs. 1,40,84,000/- (Rupees One Crore Forty Lakh Eighty Four Thousand Only) EMD: Rs - 14,08,400/- (Rupees Fourteen Lakh Eight Thousand Four Hundred Only)	

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: 27.02.2026 & 13.03.2026 (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 Date Of E-Auction To Avoid Last Minute Rush.  
Date: 07/02/2026  
Place: Nagpur  
Authorized Officer  
UNION BANK OF INDIA