



# 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 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 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 **26.05.2026** 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:

1.	Name of the Borrowers & Guarantors: M/s Godavari Traders 1. Mr. Amaraj Jeswani, 2. Mr. Harsh S/o. Neharu Lahwani (Deceased) through his legal heirs 2(a) Smt. Lakmi Wd/o. Neharu Lalwani, (b) Mr. Mrs. Promila Amaraj Jeswani, (c) Ms. Neha D/o. Neharu Lahwani, (d) Ms. Riya D/o. Neharu Lahwani, 3. Mrs. Promila Amaraj Jeswani, 4. Smt. Lakmi Neharu Lahwani (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 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 & Dharampeth Mahila Sahakari Bank, Tah & Dist Nagpur	ENCUMBRANCE- Not Known to Bank
1.2	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 & Dharampeth Mahila Sahakari Bank, Tah & Dist Nagpur	ENCUMBRANCE- Not Known to Bank
1.3	Property No 3 (Physical Possession) [Commercial Shop-108]: All that piece & parcel of Corporate Office CO108 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 & Dharampeth Mahila Sahakari Bank, Tah & Dist Nagpur	ENCUMBRANCE- Not Known to Bank
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	ENCUMBRANCE- Not Known to Bank
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	ENCUMBRANCE- Not Known to Bank
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	ENCUMBRANCE- Not Known to Bank
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	ENCUMBRANCE- Not Known to Bank
2.	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- 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 sq mtr (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/S admeasuring area of 1187.53 sq mtr (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 labh scheme of not krida square Hanuman Nagar Nagpur	ENCUMBRANCE- Not Known to Bank
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. 7,75,71,298.99 (As per demand notice dated 03.01.2024) and Interest there on. ENCUMBRANCE- Not Known to Bank
3.1	Property No. 3 (Physical Possession) [Commercial Block]: All that piece and parcel of Commercial Block No F2 First Floor of Archal 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 Chindawara Road, Chhaoni Mouza Jaripatka Dist Nagpur. Bounded By - East-Chindawara Road, West-Exide House, North-Archal Tower-3, South-Katol Road.	ENCUMBRANCE- Not Known to Bank
4.	Name of Borrower & 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
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 construction of House thereof of bearing Malmatta No 545 Built up area 1148.54 sq ft i.e 106.69 Sq mtr as per namuna 8 situated at Mauza sirsi belongs to shri Mahadeo Madanakar, North- Road, South-Remaining land belong to Shri Mahadeo Madanakar	ENCUMBRANCE- Not Known to Bank
5.	Name of Borrower & Guarantors: M/s Radhamadhav Agro Industries Pvt Ltd, Mr Abdul Qayyum S/o Mohammed 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. ENCUMBRANCE- Not Known to Bank
5.1	Property No. 1 (Physical Possession) [Plot]: 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 All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra	ENCUMBRANCE- Not Known to Bank
5.2	Property No. 2 (Physical Possession) [Plot]: All that Piece and parcel of Non-Agriculture Land bearing-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 AND Gat No 446/2/B/13 Plot No 4 area 155.27 Sq Mtr as per Digital 7/12 extract i.e 155.57 Sq Mtrs about 1674.00 Sq ft All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra	ENCUMBRANCE- Not Known to Bank
5.3	Property No. 3 (Physical Possession) [Plot]: All that Piece and parcel of Non-Agriculture Land bearing- Gat no 446/2/K/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. All situated within the limits of Gram panchayat of Mouza Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra	ENCUMBRANCE- Not Known to Bank
5.4	Property No. 4 (Physical Possession) [Plot]: All that Piece and parcel of Non-Agriculture Land bearing- Gat No 446/2/A/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 Adyal T.C No 2 tahsil Pauni Dist Bhandara Maharashtra	ENCUMBRANCE- Not Known to Bank
6.	M/s Sharan Mega Engineering and Services Through Proprietor Sharan Kumar Takbhare (Borrower), Guarantor- 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. 1587500.70 (As per demand notice dated 04.02.2025) and Interest there on. ENCUMBRANCE- Not Known to Bank
6.1	Property 1: (Physical Possession) [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 situated at Grampanchayat Sarwadi 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 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 (Rupees Nineteen Lakh Seventeen Thousand Only) EMD- Rs 1,91,700.00 (Rupees One Lakh Ninety One Thousand Seven Hundred Only)	ENCUMBRANCE- Not Known to Bank
7.	Name of the Borrowers & Guarantors: Mr. Satish Prakash Shrivats alias Shrivats (Borrower) and Mrs. Anjali Ravi Sharma (Co-Borrower)	Amount Due- Rs. 29,04,383 (As per demand notice dated 26.11.2025) and Interest there on. Encumbrance: Total Rs. 6,95,233/- (including pending payment to builder, maintenance and club house charges)
7.1	Property 1: (Symbolic Possession) [FLAT]: All that piece & parcel of Flat no. 905 on 9th floor of Torna (Wing A) in Type - 3 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" (TORIANA) 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-I, 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 24,84,000.00 (Rupees Twenty Four Lakh Eighty Four Thousand Only) EMD- Rs 2,48,400.00 (Rupees Two Lakh Forty Eight Thousand Four Hundred Only)	ENCUMBRANCE- Not Known to Bank

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: 26.05.2026**  
(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://banknet.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: 08/05/2026, Place: Nagpur

Authorized Officer, UNION BANK OF INDIA