



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 Borrowers and Guarantors 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 **29/09/2026** 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 Gourkhe Complex (First Floor), KH No 91/1, Hajiripahad, Seminary Hills, Nagpur, Contact No: 9423456034

1	Name of the Borrowers & Guarantors: M/s Godavari Traders, 1. Mr. Amarlati 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 Amarlati 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
11	Property No. 1 (Physical Possession) [Commercial Shop-106] All that piece & parcel of Corporate Office C0106 adms 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. 15916/1593 Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D. Krishna & Dharampeth Mahila Sahakari Bank, Tah. 6 Dist Nagpur Reserve Price: Rs. 18,80,000.00 (Rupees Eighteen Lakh Eighty Thousand Only), EMD: Rs. 1,88,000.00 (Rupee One Lakh Eighty Eight Thousand Only)	
12	Property No. 2 (Physical Possession) [Commercial Shop-107] All that piece & parcel of Corporate Office C0107 adms 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. 15916/1593 Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D. Krishna & Dharampeth Mahila Sahakari Bank, Tah. 6 Dist Nagpur. Reserve Price: Rs. 18,80,000.00 (Rupees Eighteen Lakh Eighty Thousand Only), EMD: Rs. 1,88,000.00 (Rupee One Lakh Eighty Eight Thousand Only)	
13	Property No. 3 (Physical Possession) [Commercial Shop-108] All that piece & parcel of Corporate Office C0108 adms 19.10 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. 15916/1593 Sheet No 14 & 17, Mouza Sitabuldi, Sadar, Near D. Krishna & Dharampeth Mahila Sahakari Bank, Tah. 6 Dist Nagpur Reserve Price: Rs. 50,40,000.00 (Rupees Fifty Lakh Forty Thousand Only), EMD: Rs. 5,04,000.00 (Rupee Five Lakh Four Thousand Only)	
14	Property No. 4 (Physical Possession) [Commercial Shop-109] All that piece & parcel of Corporate Office No. 109, built up area adms 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. 15916/1593 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 (Rupees Twenty Lakh Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rupee Two Lakh One Thousand Seven Hundred Only)	
15	Property No. 5 (Physical Possession) [Commercial Shop-110] All that piece & parcel of Corporate Office No. 110, built up area adms 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. 15916/1593 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 (Rupees Twenty Lakh Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rupee Two Lakh One Thousand Seven Hundred Only)	
16	Property No. 6 (Physical Possession) [Commercial Shop-111] All that piece & parcel of Corporate Office No. 111, built up area adms 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. 15916/1593 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 (Rupees Twenty Lakh Seventeen Thousand Only), EMD: Rs. 2,01,700.00 (Rupee Two Lakh One Thousand Seven Hundred Only)	
17	Property No. 7 (Physical Possession) [Commercial Shop-112] All that piece & parcel of Corporate Office No. 112, built up area adms 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. 15916/1593 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 (Rupees Fifty One Lakh Ninety Three Thousand Only), EMD: Rs. 5,19,300.00 (Rupee Five Lakh Nineteen Thousand Three Hundred Only)	
2	Name of the Borrowers & Guarantors: Mrs. Sangita Rajendra Maheshwari (Borrower) and Mr. Ajay Onyaneishwar 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. 1,35,678/- is outstanding toward Maharaja Tower CO-OP Hsg Soc. Limited as on March 2026
21	Property No. 1 (Physical Possession) [Flat] All that piece & parcel of equitable mortgage of the property situated at 405 Residential apartment no 405(E) having total built up area of 51122 sq mtr (550272 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 381/5 admeasuring area of 118753 sq mtr (12782.45 sq ft) bearing City Survey no 101 sheet no 320 kh no 514 ward no 10 of mouza Nagpur Corporation house no 176/405 situated at (a) scheme of not krida square Hanuman Nagar Nagpur Reserve Price: Rs. 32,40,000.00 (Rupees Thirty Two Lakh Forty Thousand Only), EMD: Rs. 3,24,000.00 (Rupee Three Lakh Twenty Four Thousand Only)	
3	Name of the Borrowers & Guarantors: M/s Javeri Incorporation through its Prop. Mr. Gaurav Salikumar Javeri (Borrower), Mr. Abhishek Salikumar Javeri, Smt. Pushpadevi Salikumar Javeri and Pannal Javeri (Guarantor)	Amount Due Rs. 1,75,71,298.99 (As per demand notice dated 03.01.2024) and interest there on ENCUMBRANCE- Not known to Bank
31	Property No. 1 (Physical Possession) [Office Block] All that piece & 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 Chaita No 369 Ward No. 77 Admeasuring 51096 sq. mt. With terrace situated at Chhindawara Road, Chhaoni Mouza Jarpatka Dist Nagpur. Bounded By - East Chhindawara Road, West- Exide House, North Archraj Tower 1 South Katol Road Reserve Price: Rs. 46,34,000.00 (Rupees Forty Six Lakh Thirty Four Thousand Only), EMD: Rs. 4,63,400.00 (Rupees Four Lakh Sixty Three Thousand Four Hundred Only)	
4	Name of the Borrowers & Guarantors: M/s Sharad Mega Engineering and Services, Through Proprietor Sharad Kumar Takbhare (Borrower) Guarantor- Mr. Sanjay N Jagtap, Mr. Raju N Jagtap, Mr. Vijay N Jagtap, Mr. Copal 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 ENCUMBRANCE- Not known to Bank
41	Property No. 1 (Plot) All that piece & parcel of land bearing NA Plot No 1 admeasuring 217.87 Sq mtr (2344.28 Sq Ft) situated at Mouza SARWADI Mouza No 10B Grampanchayat Sarwadi bearing Survey No 167 situated at Grampanchayat Sarwadi Tahsil Karanja District Wardha Property No. 2 (Plot) All that piece & parcel of land bearing NA Plot No 6A, Plot No 6B Plot No 7A, Plot No 7B, 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 10B 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)	
5	Name of Borrower & Guarantor: Mrs. Kavita Satish Narharshettiwar (Borrower), Mr. Satish Vilasrao Narharshettiwar (Co Borrower)	Amount Due Rs. 96,28,681.00 (As per demand notice dated 01.07.2019) and interest there on ENCUMBRANCE- Not known to Bank
51	Property No. 1 - Open Plot All that part and parcel of the open plots bearing plot no. 47 to 96 total area admeasuring 6612 sq mtrs. Survey no. 300, old Survey no. 153, Mouza Sawangi Meghe, T. S. No. 34, Near Dream Land City, Behind Sharad Pawar Dental College, Wardha Taluka & Dist. Wardha, property owned by Mrs. Kavita Satish Narharshettiwar Bounded: On the East by - 9.00 mtrs, wide layout road and plot no. 42.46 in the layout, On the West by - Another layout, On the North by - Another layout, On the South by - Pandhan Road Reserve Price: Rs. 80,00,000.00 (Rupees Eighty Lakh Only) EMD: Rs. 8,00,000.00 (Rupees Eight Lakh 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
29/09/2026
(12.00 pm to 5.00 pm)

For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit
<https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>

PSB Alliance Pvt. Ltd. (https://baanknet.com)

Note: 1. 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.
2. (GST/TDS) shall be payable as per applicable Government rule by purchase of sale of Movable/Immovable Assets)

Authorized Officer
UNION BANK OF INDIA

Date: 11/09/2026
Place: Nagpur