यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Nasik - Deepali Nagar Branch,
Address at - Shirude Complex, Shop No. 1 to 4, Plot No.21 of Survey No.874/8/21, Charwak Chowk, Indira Nagar, Nashik, 422 009.
Contact no: 9923354888, Email: ubin0550434@unionbankofindia.bank

By Regd. Post/Hand Delivery/ Courier

To,

1. THE BORROWER/S
M/s. Abhiraj Papers Pvt. Ltd.
Address 1: Gat No - 119, Sadguru Packaging, Ozerkhed Colony, Lakhmapur, Nashik, Maharashtra – 422 202

Address 2: Unit No.001 at Ground floor, Wing B, Jagruti Heights Co-operative Housing Society Ltd., Near Mangeshi Celebration Banquet, Chota Mhasoba Road, Chikanghar, Kalyan (West), District Thane, Maharashtra – 421 301

Address 3: Gat No. 76, Mauje Nigdol, Tal. Dindori, Dist. Nashik, Maharashtra - 422 202

2. THE GUARANTOR
i) Mr. Sahebrao Vasantrao Jadhav
R/o- Ozerkhed Colony Lakhamapur, Tal. Dindori, Dist. Nashik, Maharashtra - 422 202,

ii) Mr. Rajesh Sahebrao Jadhav
R/o- Ozerkhed Colony Lakhamapur, Tal. Dindori, Dist. Nashik Maharashtra 422 202,

iii) Mr. Dadasaheb Shankar Kashid
R/o- B-602, Jagruti Heights, Chikanghar, Kalyan (West), Mumbai – Maharashtra, 421 301,

iv) Mr. Anil Balaram Patil
R/o- 1, Jagruti Heights, B wing, Sampada Hospital Road, Chikanghar, Chota Mhasoba Mandir, Kalyan West, Kalyan, Mumbai- 421 301 Maharashtra

v) Mrs. Vidya Dadasaheb Kashid
R/o- B-602, Jagruti Heights, Chikanghar, Kalyan (West), Kalyan, Mumbai – Maharashtra 421 301
vi) Mr. Balasaheb Vitthal Chavan
R/o- FL-B-103, Payal Co Op Housing Society, Sector-17, New Panvel- Maharashtra 410 206,

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vii) Mrs. Yogita Anil Patil
R/o- 1, Jagruti Heights, B wing,
Sampada Hospital Road, Chikanghar,
Chota Mhasoba Mandir, Kalyan West,
Kalyan, Maharashtra 421 301

viii) Mr. Harish Motiram Bhoir
R/o - Balaji Niwas, Namdev Path Road,
Behind Gajanan Hospital,
Chikanghar Kalyan- Maharashtra 421 301.

ix) Mr. Ravindra Anant Bhoir
R/o- Balaji Niwas Room No. 1,
Rambhug Lane No. 4, Behind Gajanan Hospital,
Chikanghar, Kalyan- Maharashtra 421 301.

x) Mrs. Pramila Balasaheb Chavan
R/o- FL-B-103,
Payal Co-Operative Housing Society,
Sector-17, New Panvel- Maharashtra, 410 206.

xi) Mrs. Jijabai Anant Bhoir
R/o - Balaji Niwas, Room No. 1,
Rambhug Lane No. 4,
Behind Gajanan Hospital,
Chikanghar, Kalyan- Maharashtra 421 301.

xii) Mr. Balkrushna Anant Bhoir
R/o - Balaji Niwas, Room No. 1,
Rambhug Lane No. 4,
Behind Gajanan Hospital,
Chikanghar, Kalyan- Maharashtra 421 301.

xiii) Mr. Santosh Vishnu Ingawale
R/o- B-406, Bldg-4,
Somnath Darshan Co-Operative Hsg. Society Ltd.,
Kalyan (East), Mumbai, Maharashtra, 421 102.

xiv) Mrs. Ujwala Santosh Ingawale
R/o- B-406, Bldg-4,
Somnath Darshan Co-Operative Hsg. Society Ltd.,
Kalyan (East), Mumbai, Maharashtra, 421 102.

xv) Mr. Shivaji Pandurang Ghatage
R/o- 403 D -2, Phase 2, Sai Sankul Chambers,
Khadakpada, Kalyan West, Kalyan, Dist. Thane, Maharashtra 421 301

xvi) Mr. Rekha Shivaji Ghatage
R/o- 403 D -2, Phase 2,
Sai Sankul Chambers, Khadakpada,
Kalyan West, Kalyan, Dist. Thane- Maharashtra, 421301

xvii) M/s Lata Paper Board & Paper Mill
Gat No. 119/1, Mauje - Lakhmapur,
Tal - Dindori, Dist. Nashik, Maharashtra - 422202

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xviii) M/s Mhasoba Builders and Developers
Flat No. 1, B-Wing, Jagruti Heights, Sampada Hospital Road,
Chikanghar, Chhota Mhasoba, Kalyan West Dist Thane.
Maharashtra, 421 201.

Dear Sir/Madam,

Sub: Notice of 30 days for sale of movable secured assets under Rule 8 (6) /Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

1. **Union Bank of India, Deepali Nagar Branch, Address at Shirude Complex, Shop No.. 1 to 4, Plot No.21 of Survey No.874/8/21, Charwak Chowk, Indira Nagar, Nashik 422 009**, the secured creditor, caused a demand notice dated **07-04-2025** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer has taken (Symbolic) possession of the movable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notices dated **02-07-2025** issued by the Authorised Officer, as per Appendix IV to the Security Interest (Enforcement)) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

2. As you have failed to clear the dues of the secured creditor, the movable secured assets that have been taken (Symbolic) possession of by the Authorised Officer, will be sold by holding public E-auction on **11-12-2025** by inviting Bids from the public through online mode on https://baanknet.com

3. You are also requested to ensure participation by parties interested in buying the movable secured assets in the sale as proposed above.

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

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Yours faithfully

Chief Manager/Authorised Officer
For Union Bank of India
Place: Nasik
Date: 28-10-2025

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF MOVABLE SECURED ASSETS

1. Name and address of the Borrower	**M/s. Abhiraj Papers Pvt. Ltd.** **Address 1**: Gat No - 119, Sadguru Packaging, Ozerkhed Colony, Lakhmapur, Nashik, Maharashtra – 422 202 **Address 2:** Unit No.001 at Ground floor, Wing B, Jagruti Heights Co-operative Housing Society Ltd., Near Mangeshi Celebration Banquet, Chota Mhasoba Road, Chikanghar, Kalyan (West), District Thane, Maharashtra – 421 301 **Address 3**: Gat No. 76, Mauje Nigdol, Tal. Dindori, Dist. Nashik, Maharashtra - 422 202
Name and address of the Co-Applicant	**NA**
Name and address of the Guarantor	**i) Mr. Sahebrao Vasantrao Jadhav** R/o- Ozerkhed Colony Lakhamapur, Tal. Dindori, Dist. Nashik, Maharashtra - 422 202, **ii) Mr. Rajesh Sahebrao Jadhav** R/o- Ozerkhed Colony Lakhamapur, Tal. Dindori, Dist. Nashik Maharashtra 422 202, **iii) Mr. Dadasaheb Shankar Kashid** R/o- B-602, Jagruti Heights, Chikanghar, Kalyan (West), Mumbai – Maharashtra, 421 301, **iv) Mr. Anil Balaram Patil** R/o- 1, Jagruti Heights, B wing, Sampada Hospital Road, Chikanghar, Chota Mhasoba Mandir, Kalyan West, Kalyan, Mumbai Maharashtra - 421 301, **v) Mrs. Vidya Dadasaheb Kashid** R/o- B-602, Jagruti Heights, Chikanghar, Kalyan (West), Kalyan, Mumbai – Maharashtra 421 301, **vi) Mr. Balasaheb Vitthal Chavan** R/o- FL-B-103, Payal Co Op Housing Society, Sector-17, New Panvel- Maharashtra 410 206, **vii) Mrs. Yogita Anil Patil** R/o- 1, Jagruti Heights, B wing, Sampada Hospital Road, Chikanghar, Chota Mhasoba Mandir, Kalyan West, Kalyan, Maharashtra 421 301, **viii) Mr. Harish Motiram Bhoir** R/o - Balaji Niwas, Namdev Path Road, Behind Gajanan Hospital, Chikanghar Kalyan- Maharashtra 421 301. **ix) Mr. Ravindra Anant Bhoir** R/o- Balaji Niwas Room No. 1,Rambhug Lane No. 4,

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	Behind Gajanan Hospital, Chikanghar, Kalyan-Maharashtra 421 301. **x) Mrs. Pramila Balasaheb Chavan** R/o- FL-B-103, Payal Co-Operative Housing Society, Sector-17, New Panvel- Maharashtra, 410 206. **xi) Mrs. Jijabai Anant Bhoir** R/o - Balaji Niwas, Room No. 1,Rambhug Lane No. 4, Behind Gajanan Hospital, Chikanghar, Kalyan-Maharashtra 421 301. **xii) Mr. Balkrushna Anant Bhoir** R/o - Balaji Niwas, Room No. 1, Rambhug Lane No. 4, Behind Gajanan Hospital, Chikanghar, Kalyan-Maharashtra 421 301. **xiii) Mr. Santosh Vishnu Ingawale** R/o- B-406, Bldg-4, Somnath Darshan Co-Operative Hsg. Society Ltd., Kalyan (East), Mumbai, Maharashtra, 421-102. **xiv) Mrs. Ujwala Santosh Ingawale** R/o- B-406, Bldg-4, Somnath Darshan Co-Operative Hsg. Society Ltd., Kalyan (East), Mumbai, Maharashtra, 421 102. **xv) Mr. Shivaji Pandurang Ghatage** R/o- 403 D -2, Phase 2, Sai Sankul Chambers, Khadakpada, Kalyan West, Kalyan, Dist. Thane, Maharashtra 421 301 **xvi) Mr. Rekha Shivaji Ghatage** R/o- 403 D -2, Phase 2, Sai Sankul Chambers, Khadakpada, Kalyan West, Kalyan, Dist. Thane-Maharashtra, 421301 **xvii) M/s Lata Paper Board & Paper Mill** Gat No. 119/1, Mauje - Lakhmapur, Tal - Dindori, Dist. Nashik, Maharashtra - 422202 **xviii) M/s Mhasoba Builders and Developers** Flat No. 1, B-Wing, Jagruti Heights, Sampada Hospital Road, Chikanghar, Chhota Mhasoba, Kalyan West Dist Thane. Maharashtra, 421 201.
2. Name and address of the Secured Creditor	**Union Bank of India, Deepali Nagar Branch**, Address: Shirude Complex, Shop No. 1 to 4, Plot No.21 of Survey No. 874/8/21, Charwak Chowk, Indira Nagar, Nashik, 422 009
3. Description of movable secured assets to be Sold: **Details of movable property described herein below:**	

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Hypothecation of all plant & Machinery installed in factory situated at Gat No. 76, total area adm. H.7.34 R, Assessment of Rs. 6.44 paise, out of the area adm. 00H. 21.50.R. i.e. 20,150.00 Sq. Mtrs., situated at Mauje Nigdol, Taluka- Dindori & District- Nashik.	
4.The details of encumbrances, if any known to the Secured Creditor	Not known to the bank
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.,	Not known to the bank
6. Last Date & Time for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	**11-12-2025, Thursday from 12:00 Noon to 05:00 PM** (with 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs. 22,09,86,517.18 (Rs. Twenty-Two Crore Nine Lacs Eighty-Six Thousand Five Hundred Seventeen and Paise Eighteen only) as on 31-03-2025 with further interest, cost and expenses.
9.1. Reserve price for the property / Properties below which the property will not be sold:	**Rs. 7,00,00,000.00**
9.2. EMD Payable	**Rs. 70,00,000.00**

10.1. Registration

The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders/ purchasers are required to register through https://baanknet.com (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10.2. KYC Verification

While registering as buyers/bidders, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidders/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also

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by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not linked with the property ID from the wallet of the bidder/ purchaser ID, the intending bidder / purchaser will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

10.5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com
- ***For auction related queries e-mail to ubin0550434@unionbankofindia.bank or contact 9923354888***

10.6 Steps Involved

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate(ing) challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: https://baanknet.com and https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

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11. The intending bidders/purchasers may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidder to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidder have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12. (a) In case of bidding the bid increment shall not be less than **Rs. 2,00,000.00** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs. 2,00,000.00.**

(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in

the **account bearing Number 504301980050000 IFSC code UBIN0550434** and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of movable property in favour of the purchaser in Appendix-III to the Security Interest (Enforcement) Rules, 2002.
18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. For movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of Possession taken on as is where is basis, to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.
21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank

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25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above movable secured assets will be sold in **"As is where is", "As is What is" and "whatever there is"** condition.
27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property except as stated above in point No.4 & 5. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
29. Any incident, accident and damages on the part & parcel of human being and other asset (Building & roads etc.) will be borne by the bidder only. The decommissioning/ dismantling and fitting cost will be borne by the successful bidder and machinery on auction should be lifted by successful bidder within 15 days from the date of auction.

Place : Nasik
Date : 28-10-2025

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CHIEF MANAGER/ AUTHORISED OFFICER
Union Bank of India