

यूनियन बैंक

ऑफ इंडिया



Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor, Dalal Street, Near

MEGA E-AUCTION SALE NOT

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AN 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 mo India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" on Dated spective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details term Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E- Auction through website : <https://b>

Online E- Auction through website <https://baanknet.com>. | Da

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price In Rupees b) Earnest Money Deposit (EMD) In Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
1	a) Mr. Rahul Rajkumar Pathak b) Asset Recovery Management Branch c) Flat No.301, 3rd Floor, Epitome, Jtn. Of 29th& 16th Road, Final Plot No.11,10 and City Survey No.F/857 & F/858, Village Bandra, Opposite Guru Nanak Garden, Bandra (West), Mumbai- 400050, Admeasuring 1336.40 sqft d) Mr. Rahul Rajkumar Pathak	a) Rs. 6,20,00,000.00 b) Rs.62,00,000.00	Rs. 10,72,20,267.57 (Rupees Ten Crore Seventy Two Lakh Twenty Thousand Two hundred Sixty Seven and Fifty Seven Paise only) as on 31.12.2024 plus further interest, cost & expenses Vikash Kumar Upadhyay Mob No. : 7572002323	Not known to A.O. Physical Possession
2	a) Mr. Rahul Rajkumar Pathak b) Asset Recovery Management Branch c) Flat No. 302, 3rd Floor, EPITOME, Jtn. Of 29th& 16th Road, Final Plot No.11,10 and City Survey No. F/857 & F/858, Village Bandra, Opposite Guru Nanak Garden, Bandra (West), Mumbai- 400050, Admeasuring 1336.40 sqft d) Mr. Rahul Rajkumar Pathak	a) Rs.5,13,00,000.00 b) Rs.51,30,000.00	Rs. 10,90,37,038.81 (Rupees Ten Crore Ninety Lakh Thirty Seven Thousand Thirty Eight and Eighty One Paise only) as on 31.12.2024 plus further interest, cost & expenses Vikash Kumar Upadhyay Mob No. : 7572002323	Not known to A.O. Symbolic Possession
3	a) Mr Sanjay Sunil Pednekar b) Asset Recovery Management Branch c) FLAT NO 102 A wing Sai Raj Apartment, First floor, S No.169, Hissa No.7, Manvelpada Village, Virar E Palghar Maharashtra - 401305 admeasuring super built up area 600 Sq Ft. d) Mr Sanjay Sunil Pednekar	a) Rs. 23,00,000.00 b) Rs.2,30,000.00	Rs.30,93,957.68(Rupees Thirty Lacs Ninety Tree Thousand Nine Hundred Fifty Seven and Sixty Eight Paise Only) as on date 30.09.2024 plus further interest thereon w.e.f. 01.10.2024 at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
4	a) Mr Anil Channu Patil b) Asset Recovery Management Branch c) Flat No. 303, 3rd floor Sai Harsh Apartment, Manvel Pada, Manvel Pada Virar East, Taluka-Vasai, Dist-Vasai, Dist-Palghar-401 305 admeasuring super built up area 670 Sq Ft. d) Mr Anil Channu Patil	a) Rs. 26,10,000.00 b) Rs.2,61,000.00	Rs.32,99,980.61(Rupees Thirty Two Lacs Ninety Nine Thousand Nine Hundred Eighty and Sixty One Paise Only) as on date 30.09.2024 plus further interest thereon w.e.f. 01.10.2024 at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
5	a) Mrs Neha Shyam Agarwal b) Asset Recovery Management Branch c) Residential Flat A 402, Bhushan Heritage, Padmanagar, Chikwadi Borivali West- Mumbai 400092 admeasuring carpet area 640 Sq Ft. d) Mrs Neha Shyam Agarwal	a) Rs.1,45,00,000.00 b) Rs.14,50,000.00	Rs.1,40,45,553/- (Rs. One Crore Forty Lakh Forty Five Thousand Five hundred and Fifty Three only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date. Mr. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
6	a) Mr. Bajirao Bhimrao Kadam b) Asset Recovery Management Branch c) Flat No. 201, adm. 705 Sq Ft carpet area on 2nd Floor, Building No.1, Landscape Heights CHSL, Near Kailash Colony, Ambernath (East), Dist. Thane- 421005 d) Mr Bajirao Bhimrao Kadam & Pushpa Bajirao Kadam	a)Rs.24,27,000.00 b) Rs.2,42,700.00	Rs.28,96,456.00(Rupees Twenty Eight Lakh Ninety Six Thousand Four Hundred Fifty Six Only) as on date of issue of demand notice dated 01.11.2019 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh -Mob:- 8052113909 Mr. Sunil Kandulwar - Mob:- 9820782964	Not known to A.O. Symbolic Possession
7	a) Mr. Vishal Bharat Savartkar b) Asset Recovery Management Branch c) Flat No 402, 4th Floor, B Wing, Gurav Bhawan, City Survey No 661, 665,676,678,683,685, 686 behind Ram Mandir, Belapur Village, Tal & Distt Thane, Navi Mumbai admesuring 480 Sq. Ft. built up area. d) Mr. Vishal Bharat Savartkar	a) Rs.25,70,000.00 b) Rs.2,57,000.00	Rs.29,27,654.33(Rupees Twenty Nine Lakhs Twenty Seven Thousand Six Hundred Fifty four and thirty three paise only)as on 03-01-2019 plus further interest thereon w.e.f 04.01.2019at applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh -Mob:- 8052113909	Not known to A.O. Symbolic Possession
8	a) M/s. Golden Threads b) Asset Recovery Management Branch c) Factory land and building at House No.1501, admeasuring 760 sq mtrs. S.No.30, Hissa 1 (p) at Village Sonale, Taluka Bhiwandi d) Mr. Ragho P Harad	a)Rs.61,75,000.00 b)Rs.6,17,500.00	Rs.1,17,26,422.00 (Rupees One Crore Seventeen Lakh Twenty Six Thousand Four Hundred Twenty Two Only) as on date of issue of demand notice dated 03.07.2018 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh -Mob:- 8052113909 Mr. Sunil Kandulwar - Mob:- 9820782964	Not known to A.O. Symbolic Possession
9	a)Avinash Prakash Tambe b)Asset Recovery Management Branch	a)Rs.31,33,000.00 b)Rs.3,31,300.00	Rs.32,38,543.33 (Rupees Thirty Two Lacs Thirty Eight Thousand Five Hundred Forty Three and Paise	Not known to A.O. Symbolic Possession

	Sonal, Taluka Bhikhandi d) Mr. Ragho P Harad		applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh - Mob:- 8052113909 Mr. Sunil Kandulwar - Mob:- 9820782964	
9	a)Avinash Prakash Tambe b)Asset Recovery Management Branch c)Flat no 103 1st Floor, Sai Harsh Apartment, Manvel Pada, Virar East- 401305. (Built up Area -670 Sq Ft.) d) Mr Avinash Prakash Tambe	a)Rs.31.33,000.00 b)Rs.3,31,300.00	Rs.32,38,543.33 (Rupees Thirty Two Lacs Thirty Eight Thousand Five Hundred Forty Three and Paise Thirty Three Only) as on 31.03.2024 plus further interest thereon w.e.f 01.04.2024 at applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh - Mob:- 8052113909 Mr. Sunil Kandulwar - Mob:- 9820782964	Not known to A.O. Symbolic Possession
10	a) M/s Ambrosia Restaurants Pvt. Ltd. b)Asset Recovery Management Branch c) Office No. 321, 3rd Floor, adm. 500 sq.ft. carpet area + open terrace adm. 1600 sq.ft. (built up area), Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101. Office No. 322, 3rd Floor, adm. 743 sq.ft. (carpet area) + open terrace adm. 200 sq.ft. (built up area), Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101. Office No. 303, 3rd Floor, adm. 128 sq.ft. carpet area, Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101 d) Mr. Harmesh Singh Chaddha	a)Rs.4,43,00,000.00 b)Rs.44,30,000.00	Rs. 3,92,77,000.00 (Rupees Three Crore Ninety Two Lacs Seventy Seven Thousand Only) as on 30.04.2019 plus further interest thereon w.e.f 01.05.2019 at applicable rate of interest, cost and other charges till date. Mr. Shailesh Kumar Singh - Mob:- 8052113909 Mr. Sunil Kandulwar - Mob:- 9820782964	Not Known to AO, except Society dues approx. Rs.9,85,16,890.00 as on 16.12.2024 Symbolic Possession
11	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) All piece and parcel of Land and building and all infrastructure facilities at S.No.41/A/1, 41/1/2 & 41/1/3, Village Talegaon Taluka Ahmadpur District Latur (Total land area 39000 sq mtrs d)Mr. Jeevan Kumar Ramrao Maddewad & Late Hanmant Narsanna Chepure	a) Rs. 18,28,00,000.00 b) Rs. 1,82,80,000.00	Rs.22,39,40,051.95 (Rs. Twenty-Two Crore Thirty Nine Lacs Forty Thousand Fifty One and paise Ninety Five only) as on date of issue of demand notice dated 16.12.2022 plus further interest thereon at applicable rate of interest, cost and charges till date Mr. Shailesh Kumar Singh 80521 13909 Mr. Sunil R Kandulwar 9820782964	Not Known Symbolic Possession
12	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c)Flat No. 301, 3rd Floor, Malvani Sagar Samrat Chsl, Plot No. 16 RSC-2, Survey No. 263(Part), CTS No. 6A (Part),Village- Malvani, Mhada Layout, Malvani, Malad West, Mumbai- 400095 (Built Up Area: 669 sq. ft. (As per Sale Agreement) Carpet Area: 577 sq. ft. (As per Measurement) d)Mr. Jeevan Kumar Ramrao Maddewad & Mrs. Soni Priya Jeevan Kumar Maddewad.	a) Rs.51,30,000.00 b) Rs.5,13,000.00		Not Known Symbolic Possession
13	a)M/s. The New Testament Church of Christ Society b)Asset Recovery Management Branch c)Flat No. 604, 6th Floor, Malvani Sai Darshan Chsl, Plot No. 45, RSC-5,CTS No. 3525, Village- Malvani, Mhada Layout, Malvani, Malad West Mumbai- 400095 (Built Up Area: 778.78 sq. ft. (As per Sale Agreement) Carpet Area: 595 sq. ft. (As per Measurement) d)Mrs. Santoshapriya Hari Prasad Naidu	a) Rs.60,00,000.00 b) Rs.6,00,000.00		Not Known Symbolic Possession
14	a)Mr. Narsingh Awada Narayan Singh b)Asset Recovery Management Branch c)Flat no. 102 on the First floor admeasuring about 633 sq. ft. Build up area in A wing of the building known as Royal Palms, at village sopara, Tal- Vasai, Dist- Palghar. d) Mrs. Yamuna N singh.	a)Rs. 24,84,000.00 b)Rs.2,48,400.00	Rs.28,79,753.64 as on 30.04.2023 plus further interest thereon w.e.f. 01.05.2023 at applicable rate of interest, cost and charges till date. G.K. Deshpande - 9975038389 P.S.Mulik - 9769972090	Not known to A.O. Physical possession.
15	a) M/s Krishna Textile Industries b) Asset Recovery Management Branch c) Factory land & Building at Unit No.26(Part), Ground Floor, Street No.14, Near BK no. 957, Sukhdev Compound, Near lal silk mill, Station Road, Ulhasnagar-3, Dist-Thane-421003 Admeasuring Built up area 2700 sq ft. d) Mrs.Kaushalya Gurumukhdas Motwani, Mrs.Rima Motiram Motwani, Mrs.Rekha Monaj Motwani	a) Rs.77,40,000.00 b) Rs. 7,74,000.00 c) Rs.80,000.00	Rs.1,44,58,038.06 (Rupees One Crore Forty Four Lakh Fifty Eight Thousand Thirty-Eight and paise Six Only) as on 30.04.2024 plus further interest thereon w.e.f. 01.05.2024 at applicable rate of interest, cost and charge till date Ms. Pratibha Mulik, Mobile: 9769972090 Mr.Abhishek Takalkar, Mobile No. 8897815935	Not known to A.O. Symbolic Possession. Sec.14 Order received.
16	a)Sweta Sachin Gosar. B). Asset recovery Management Branch. C).All that part of the property consisting of flat No.102, Girija Sadan, Babbhai Naka, L.T. Road, Borivali West, Mumbai 400092, admeasuring 482 Sq. Ft. Built up area. d) Sweta Sachin Gosar.	a) Rs. 68,63,000.00 b) Rs.6,86,300.00 c)Rs.69,000.00	Rs.62,70,467.06 (Rupees Sixty two lakh, seventy thousand, four hundred sixty seven and paise six only) as of 31.10.2023 plus further interest thereon at applicable rate of interest, cost and charges till date. P.S. Mulik - 9769972090	Not known to A.O. Symbolic Possession. Sec.14 order in process.
17	a) Kamlesh Mulchand RuprejaReema Kamlesh Rupreja. b) Asset Recovery Management branch. c)Flat No.701, 7th floor, Regency Galaxy Building,, U.No.68 of Sheet No.66, CTS No.26874, Khata No.53, New Sai Chowk, Gandhi road, Ulhasnagar 5. Dist: Thane.Admn. 975 Sq.Ft. BU. d). Mr. Kamlesh Mulchand Rupreja.	a.Rs.25,15,000.00 b.Rs.2,51,500.00 c.Rs.26,000.00	Rs.21,13,715.50 (Rupees twenty one lakh, thirteen thousand, seven hundred fifteen and ps. Fifty only) as on 15.06.2018 plus further interest thereon w.e.f. 16.06.2018 at applicable rate of interest, cost and charges till date. G.K. Deshpande - 9975038389 P.S.Mulik - 9769972090	Not known to AO. Physical possession



Union Bank of India

ar Bombay Stock Exchange, Fort, Mumbai-400023. Email: ubin0553352@unionbankofindia.bank

NOTICE (UNDER SARFAESI ACT)

AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT)

mortgaged / charged to the Secured Creditor, the Symbolic / Physical Possession of which has been taken by the Authorised Officer of Union Bank of India dated 27.03.2025 in between 12.00 Pm to 5.00 Pm for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective borrowers. Terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. For further details, please visit baanknet.com on Dated 27.03.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Date & Time of Auction: 27.03.2025 at 12.00 PM to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
18	a) Mr. Jagdish Kailash Tambe b) Asset Recovery Branch, Mumbai c) Flat no. 402, Building no.2 an admeasuring 495 sq ft Built up + 120 sq ft built up terrace equivalent to (46.00 sq mtrs built up + terrace area 11.15 sq mtrs built up) area on the 4th floor, building known as Shree Vasudev Complex Ltd, Beverly Park, Near RBK college, Mira Road East Thane 401107. d) Mrs. Sangeeta Jagdish Tambe	a) Rs.35,54,000.00 b) Rs.3,55,400.00	As of 31.12.2022 Rs.24,27,536.93 plus interest thereon after 31.12.2022 and cost/ charges minus recoveries thereafter if any. P.S. Mulik - 9769972090	Not Known Symbolic Possession
19	a) M/s Esseljay Steels Pvt Ltd b) Asset Recovery Management Branch c) Godown No. B-6, Basement Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 378 Sq Ft Built up Area d) M/s Solid Foods Pvt Ltd	a) Rs. 37,50,000.00 b) Rs. 3,75,000.00	Rs. 16,23,37,069.63 (Rs Sixteen Crore Twenty Three Lakh Thirty Seven Thousand and Sixty Nine and Paise Sixty Three Only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charges till date. Mr. Shailesh Singh - Mob:- 8052113909 Ms. Kashish Jain - Mob:- 7718041070	Not known to A.O. Physical Possession
20	a) M/s Esseljay Steels Pvt Ltd b) Asset Recovery Management Branch c) Premises No. 115, Ground Floor, Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 106 Sq Ft Built up Area d) M/s Solid Foods Pvt Ltd	a) Rs. 14,60,000.00 b) Rs. 1,46,000.00		Not known to A.O. Physical Possession
21	a) M/s Sai Shraddha Garments b) Asset Recovery Management Branch c) Land and building constructed on S.No.29(P), H.No.2A, Near Sai Baba Temple, land area admeasuring about 4480 sq mtrs, Village Sonale, Bhiwandi, Thane 421302 d) Mr. Gajanan Ragho Harad, Mr. Ragho P Harad, Mrs. Kalubai M Masane, Mr. Baliram P Harad, Mr. Laxman P Harad, Mr. Ram P Harad, Mrs. Nagubai M Mhatre & Ms. Shilpa G Harad	a) Rs. 1,86,30,000.00 b) Rs. 18,63,000.00	Rs 98,89,660.01 (Rupees Ninety eight lakhs eighty nine thousand six hundred sixty and one paise only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charge till date. Mr. Shailesh Singh - Mobie No. 8052113909 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic Possession
22	a) Mr. Nana Vasant Patil b) Asset Recovery Management Branch c) Flat No.202, on the Second Floor, B-Wing admeasuring about Carpet area 429 Sq. Ft, built up area 515 Sq. Ft, Super built up area 600 Sq. Ft in the building known as Sai Raj Apartment Manvel Pada, at village Virar Taluka Vasai District Palghar, Land bearing survey number 169, Hissa No 07, situated lying and being at Virar east within the area of sub-registrar of Vasai-3. d) Mr. Nana Vasant Patil	a) Rs. 20,66,000.00 b) Rs. 2,06,600.00	Rs.20,55,376.30 (Rupees Twenty lakhs fifty five thousand three hundred seventy six and thirty paise only) as on date 31.03.2023 plus further interest thereon w.e.f. 01.04.2023 at applicable rate of interest, cost and charges till date. Mr. Vikas Anand - Mobie No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic Possession
23	a) Mr. Pankaj Satyanarayan Kundu & Mrs. Sapna Pankaj Kundu b) Asset Recovery Management Branch c) Flat no. 101, 1st floor, Sai Harsh Apartments, Manvel Pada road bearing Survey no. 157, Hissa no. 12, Virar East, Dist Palghar 401305 admeasuring carpet area 54.83 sq mtr, i.e. 590sq fts. d) Mr. Pankaj Satyanarayan Kundu & Mrs. Sapna Pankaj Kundu.	a) Rs. 18,96,000.00 b) Rs. 1,89,600.00	Rs.23,00,295.67 (Rupees Twenty three lakhs Two hundred Ninety Five and Sixty Seven Paise Only) as on date 01.05.2022 plus further interest thereon w.e.f. 02.05.2022 at applicable rate of interest, cost and charges till date. Mr. Vikas Anand - Mobie No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic Possession
24	a) Mrs. Sujata Ravi Jogani & Mr. Ravi Rajana Jogani b) Asset Recovery Management Branch c) Flat no. 203, Wing B, Sai Swapna Apartment No.	a) Rs. 17,73,000.00 b) Rs. 1,77,300.00	Rs.22,59,475.59 (Rupees Twenty two lakhs fifty nine thousand four hundred seventy five & fifty nine paise only) as on date 30.06.2023 plus further interest thereon w.e.f. 01.07.2023 at applicable rate of interest, cost and charges till date.	Not known to A.O. Symbolic Possession

	14a road bearing Survey no. 157, Hissa no. 12, Virar East, Dist Palghar 401305 admeasuring carpet area 54.83 sq mtr, i.e. 590sq fts. d) Mr. Pankaj Satyanarayan Kundu & Mrs. Sapna Pankaj Kundu.		and charges till date. Mr. Vikas Anand - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No. 7718041070	
24	a) Mrs. Sujata Ravi Jogani & Mr. Ravi Rajana Jogani b) Asset Recovery Management Branch c) Flat no. 203, Wing B, Sai Swapna Apartment No. 2 CHSL, behind Manali Hotel, Manvelpada Gaon Off. Manvelpada Road, Virar East, Dist Palghar 401305 d) Mrs. Sujata Ravi Jogani & Mr. Ravi Rajana Jogani	a) Rs. 17,73,000.00 b) Rs. 1,77,300.00	Rs.22,59,475.59 (Rupees Twenty two lakhs fifty nine thousand four hundred seventy five & fifty nine paise only) as on date 30.06.2023 plus further interest thereon w.e.f. 01.07.2023 at applicable rate of interest, cost and charges till date. Mr. Vikas Anand - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No. 7718041070	Not known to A.O. Symbolic Possession
25	a) M/s. Alfa Laval Industries (Prop. Mr. Mujeeb Rehman Mulla) b) Asset Recovery Management Branch c) Flat bearing No.2 admeasuring 900.00 sq.ft. built up area on the 1st floor in the building known as Punit Plaza Shopping Cum Residential Complex of the society known as Punit Plaza Co-operative Housing Society Limited constructed on a piece and parcel of leasehold land bearing Plot No.15, Sector-30 situate, lying and being at Village Vashi, Sanpada, Taluka and District Thane d) Mr. Mujeeb Rehman Mulla	a) Rs.88,80,000.00 b) Rs.8,88,000.00	Rs.72,27,260.39 (Rupees Seventy Two Lakhs Twenty Seven Thousand Two Hundred and Sixty Only and Paise Thirty Nine Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Mr. Jeetendra Natoo- 9483624036	Not known to A.O. Symbolic Possession
26	a) M/s. Heritage Industries (Prop. Mr. Praful Subhash Dalvi) b) Asset Recovery Management Branch c) RCC Godown No. A/30, area admeasuring 1300 sq. ft. equivalent to 120.82 sq. mtrs. (Built Up Area) on ground floor, in MADHUSUDHAN COMPUND, alongwith undivided common interest in land beneath the said Godown with rights upto ground floor only, constructed on all that piece and parcel of land area admeasuring 6868.16 sq. mtrs. bearing Survey No.257 Hissa No.1 lying being situated at Village Mouje Anjur, within Taluka limits of Bhiwandi and in the Registration District of Thane and Sub Registration District of Bhiwandi d) Mrs. Anita Bharat Kumar Soni	a) Rs.17,91,000.00 b) Rs.1,79,100.00	Rs.64,05,268.07 (Rupees Sixty Four Lakhs Five Thousand Two Hundred Sixty Eight and Paise Seven Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Mr. Jeetendra Natoo- 9483624036	Not known to A.O. Symbolic Possession
27	a) Mr. Mahesh Jagdish Rathod & Mrs. Smita Mahesh Rathod b) Asset Recovery Management Branch c) All that piece and parcel of N.A. land admeasuring 90 Square meters together with RCC Row House No.1, admeasuring 1754.62 Sqaure feet i.e 163.068 (Super Built up area) constructed thereon, out of Survey No.114 (old Survey No.3), Hissa No.23/2, admeasuring 300 Square meters together with the benefit of roads approved by the Vasai Virar City Municipal Corporation, lying being and situate at Village Kopari (old village Chandansar), Taluka: Vasai, Dist. Palghar within the area of Sub-Registrar Vasai No.II (Virar) d) Mr. Mahesh Jagdish Rathod & Mrs. Smita Mahesh Rathod	a) Rs.65,88,000.00 b) Rs.6,58,800.00	Rs.1,47,61,646.53 (Rupees One Crore Forty Seven Lakhs Sixty One Thousand Six Hundred Forty Six and Paise Fifty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date Mr. Jeetendra Natoo- 9483624036	Not known to A.O. Symbolic Possession
28	a) M/s Mediceck Info Private Ltd. b) Asset Recovery Management Branch c) Residential Flat No.4, First Floor, Golden View Co-operative Housing Society Ltd., Sundar Nagar, Road No.2, Kalina, Santacruz (East), Mumbai- 400098 admeasuring 1605 sq. ft. built up area c) Mr. Parmanand Hukumchand Asrani	a) Rs.2,49,57,000.00 b) Rs.24,95,700.00	Rs.10,27,14,561.00 (Rupees Ten Crores Twenty Seven Thousand Fourteen Lakh Five Hundred Lakhs Thirty Six Thousand Five Hundred Sixty One Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Mr. Jeetendra Natoo- 9483624036	Not known to A.O. Symbolic Possession
29	a) Mrs. Sheetal Sushil Mishra b) Asset Recovery Management Branch c) Lot No.1: Flat No. 303, 3rd Floor, Shree Krupa Yash, Plot No.130, Sector-10, Kopar Node, Village: Kharghar, Tal: Panvel, Dist: Raigad, Maharashtra-410210 Lot No.2: Flat No. 403, 4th Floor, Shree Krupa Yash, Plot No.130, Sector-10, Kopar Node, Village: Kharghar, Tal: Panvel, Dist: Raigad, Maharashtra - 410210 d) Mrs. Sheetal Sushil Mishra	a) Lot No.1: Rs.30,45,000.00 (Rupees Thirty Lakh Forty Five Thousand Only) a) Lot No.2: Rs.30,45,000.00 (Rupees Thirty Lakh Forty Five Thousand Only) Lot No.1 : Rs.3,04,500.00 Lot No.2: Rs.3,04,500.00	Rs.1,54,17,013.43 (Rupees One Crore Fifty Four Lakhs Seventeen Thousand Thirteen and Paise Forty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Mr. Jeetendra Natoo- 9483624036	Not known to A.O. Physical Possession
30	a) Mrs. Tapti Sachidanand Pandey b) Asset Recovery Management Branch c) Ali that premises bearing Flat No.1404, 14th Floor, C-Wing, Shreepati Residency, Khidkali, Near Padle Naka, Shilphata Road, Dombivali (East), Dist: Thane, Maharashtra - 421204 d) Mrs. Tapti Sachidanand Pandey	a) Rs.33,57,000.00 b) Rs.3,35,700.00	Rs.68,71,014.46 (Rupees Sixty Eight Lakhs Seventy One Thousand and Fourteen and Paise Forty Six Ninety Eight Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date Mr. Jeetendra Natoo- 9483624036	Not known to A.O. Symbolic Possession
31	a) Mr. Hitesh Parmanand Asrani & Mrs. Nisha Hitesh Asrani b) Asset Recovery Management Branch c) Duplex flat No.1202, 12th & 13th Floor, E wing, Building No.2, Bhardwaj CHSL, Kajupada, Borivali East, Mumbai 400066 d) Mr. Hitesh Parmanand Asrani & Mrs. Nisha Hitesh Asrani	a) Rs.1,62,36,000.00 b) Rs.16,23,600.00	Rs.3,57,63,536.23 (Rupees Three crores fifty seven lakhs sixty three thousand five hundred thirty six and twenty three paise Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date Mr. Jeetendra Natoo- 9483624036	Not known to A.O. Symbolic Possession CMM Order received

To be continued in next page.....

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
32	a) M/s Girja Packaging(Prop. Dinesh Chaganlal Parekh) b) Asset Recovery Management Branch c) Flat No.1002, on the 10th floor, admn. 663 sq. ft. carpet area in the society known as The Vrindavan Vatika CHS Ltd., situated at Village Malad (North) Adukia Road, Kandivali (W), Mumbai, constructed on all that the pieces or parcels of land bearing S.NO. 109 H.No.1 part corresponding CTS No.58 at Village Malad (North), Taluka Malad, Mumbai in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and within the limits of Mumbai Municipal Corporation d) Mr. Dinesh Chaganlal Parekh & Mrs. Kusum Dinesh Parekh	a) Rs.1,28,00,000.00 b)Rs.1,28,00,00.00	Rs.2,35,66,479.46 (Rupees Two Crore Thirty Five Lakhs Sixty Six Thousand Four Hundred Seventeen and Paise Forty Six Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Mr. Jeetendra Natoo- 9483624036	Not known to A.O. Symbolic Possession CMM Order received
33	a) M/s M V Waghadkar & Sons Jewellers Pvt Ltd b) Asset Recovery Branch, Mumbai c) Amalgamated Shop No. 1,2,3,4,5,6&38, Ground floor Everest Shopping Centre, Lokmanya Chowk, Dombivli (East) Dist- Thane 421201 Maharashtra Admeasuring Total Built up Area is 1263 Sq Ft.(As per Deed) & As per measurement carpet area 1214 Sq.Ft. d) Mr. Anil Madhukar Waghadkar, Mr. Praphulla Madhukar Waghadkar, M/s M V Waghadkar & Sons Jewellers Pvt Ltd.	a) Rs. 2,59,20,000.00 b) Rs.25,92,000.00	Rs. 6,16,51,979.00 (Rupees Six Crore Sixteen Lakh Fifty One Thousand Nine Hundred Seventy Nine Only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charges till date. P.S. Mulik - 9769972090 Abhishek Takalkar - 8897815935	Not Known to AO Symbolic Possession
34	a) M/s Vast India Pvt Ltd b) Asset Recovery Management Branch c) Unit No. 819,820,821,822 8th Floor, B wing, Pranik chambers Saki Vihar road, Andheri East 400072 d) Vivek chandel	a) Rs.2,48,00,000.00 b) Rs.24,80,000.00	Rs. 16,61,03,349.4 (Rs. Sixteen Crore Sixty One Lakh Three thousand Three hundred Forty nine and Forty Paise only) as on 30.09.2024 plus further interest thereon w.e.f. 01.10.2024 at applicable rate of interest, cost and charge till date Vikash Upadhyay-Mobie No. 7572002323	Physical possession. Society maintenance dues of amount aproximately Rs 20,55,158.00 pending. BMC Property tax dues of amount Rs 16,34,129.00 pending GST Demand notice of amount Rs 44,22,148.00 on asset.
35	a) M/s Mahalaxmi Plastics b) Asset Recovery Management Branch Mumbai c) Godown No.10, Jai Ambe Complex, Dadoba Compound, VIII Val, tal Bhiwandi, Dist Thane -421302 adm 1600 sq. ft. built up area d) Mr. Laxman Shankar Satam	a) Rs.32,40,000.00 b) Rs.3,24,000.00	Rs.75,55,120.51 (Rupees Seventy five Lacs Fifty five Thousand One hundred twenty and Paise fifty one only) as on 30.09.2024 plus further interest thereon w.e.f 01.10.2024 at applicable rate of interest, cost & charges Mr. Rajesh Kumar - 8088980811 Mr. Deepak Kumar Sinha - 9625172635	Not Known to Authorised Officer Physical Possession
36	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:4, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 444 Sq Ft. (Build up) Carpet 317.15 Sq Ft (Near Tulsi Centre Point Building). d) Neets Electricals & Appliances Pvt Ltd	a)Rs.28,90,000.00 b) Rs.2,89,000.00	Rs.2,77,47,204.29 (Two Crores Seventy Seven Lac Fourty Seven Thousand Two Hundred Four Paise twenty Nine Only) as on 31.03.2024 plus further interest thereon w.e.f.01.04.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Vijay Bhagwatkar 8689822227. Mr Kishor Chandra Kumar - Mobile No. 9466747894	Not known to AO Physical Possession
37	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:5, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 461 Sq Ft (Build up) Carpet 328.11 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs.30,10,000.00 b)Rs.3,01,000.00		Not known to AO Physical Possession
38	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:6, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 543 Sq Ft (Build up)Carpet 384.78 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs.35,40,000.00 b)Rs.3,54,000.00		Not known to AO Physical Possession
39	a) M/s Neets Electricals and Appliances Pvt Ltd. b) Asset Recovery Management Branch c)Shop No:7, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. 410101. Admeasuring-187 Sq Ft (Build up) Carpet 102.33 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs.12,25,000.00 b)Rs.1,23,000.00		Not known to AO Physical Possession

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> of Service Provider Indian Banks Auction Properties Information **baanknet Portal**.

The intending bidders must have valid e-mail id to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>.

Place : Mumbai
Date : 12.03.2025

Sd/-
Authorized Officer,
Union Bank of India