

STRESSED ASSET MANAGEMENT BRANCH-MUMBAI,

Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-400 001.

E-Mail : samvmumbai@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2) 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/movable properties mortgaged / charged / hypothecated to the Secured Creditor, the 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 **13.06.2025 from 12:00 p.m. to 05:00 p.m.**, for recovery of respective amount, due to Union Bank of India (Secured Creditor) from the respective Borrower(s) & Guarantor(s) as mentioned below. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

**DATE & TIME OF AUCTION : 13.06.2025,
FROM 12:00 P. M. TO 05:00 P. M**

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Electra Accumulators Limited (Dissolved under the provisions of IBC, 2016), 2. Mr. Bhaumik C. Sanghvi 3. Mrs. Archana Sanghvi, 4. M/s. Swastik Battery Industries 5. Mr. Chetan Sanghvi (Under Interim Moratorium u/s Section 96 of IBC, 2016)

Amount Due : Total Debt – Rs. 41,60,16,450.53 (Rupees Forty-One Crores Sixty Lacs Sixteen Thousand Four Hundred Fifty and Fifty-Three Paise Only) as per demand notice dated 27-09-2024 plus further interest, cost & expenses thereon.

Property No. 1 :- All the piece and parcel of land known as Plot No. 165/B-14 in the Vapi Notified Industrial Area consisting Revenue Survey Nos. 609/P within the village limits of Vapi, Taluka-Pardi, District- Valsad, containing by admeasuring 1058 sq.mtr. or there about in the name of (lease hold for 99 years w.e.f. 25-11-1978 from GIDC) in the name of M/S Swastik Battery Industries.

(UNDER SYMBOLIC POSSESSION)

• **Encumbrances, if any known to the Bank : Nil** • **Reserve Price : Rs. 94,00,000.00** • **Earnest money to be deposited : 10% of the Reserve Price** • **Date of Sale Notice : 02.05.2025**

Property No. 2 :- All the piece and parcel of Land known as an Industrial Plot No. 136/I/1, in the Vapi Notified Industrial Area bearing Revenue Survey Nos. 629/P within the village of Vapi, Taluka-Pardi, District-Valsad, containing by admeasuring 836 sq.mtr. or there about (lease hold for 99 years w.e.f. 29.08.1991 from GIDC) in the name of M/S Swastik Battery Industries.

(UNDER SYMBOLIC POSSESSION)

• **Encumbrances, if any known to the Bank : Nil** • **Reserve Price : Rs. 81,00,000.00** • **Earnest money to be deposited : 10% of the Reserve Price** • **Date of Sale Notice : 02.05.2025**

For Further Details Contact : (During Office Hours) :- File Handling Officer – Ms. Poonam Gautam at Mob No. 9873008931 & Authorized Officer- Mr. Dhurandhar Ram at Mob No. 7800003631

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. P. J. Exports (A Partnership Firm), 2. Mr. Jiten Jagdish Todi, 3. Ms. Sulochna Jagdish Todi, 4. Ms. Anamika J Todi, 5. Mr. Jagdish Prasad Todi, 5. M/s. Akash Garments

Amount Due : Total Debt – Rs. 31,32,91,946.20 (Rupees Thirty-One Crores Thirty-Two Lacs Ninety-One Thousand Nine Hundred Forty-Six and Twenty Paise only) as on 30-04-2023 as per demand notice date 03-05-2023 plus further interest, cost & expenses thereon.

Property No. 3 :- All that piece & parcel of Plot No. J-106 admeasuring 159.47 sq.mtrs, Plot No. J-107 admeasuring 159.47 sq.mtrs, Plot No. J-108 admeasuring 67.84 sq.mtrs, Plot No. J-109 admeasuring 159.47 sq.mtrs, totally admeasuring 705.76 Sq. Mtrs., Plot No. J-113 (previously known as J-13) admeasuring 67.84 Sq. Mtrs, Plot No. J-112 admeasuring 181.22 Sq. Mtrs., Plot No. J-111 admeasuring 216.66 Sq. Mtrs., Plot No. J-110 admeasuring 190.66 sq. mtrs. in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.

(UNDER SYMBOLIC POSSESSION)

• **Encumbrances, if any known to the Bank : Nil**
• **Reserve Price : Rs. 3,10,00,000.00** • **Earnest money to be deposited : 10% of the Reserve Price** • **Date of Sale Notice : 02.05.2025**

Property No. 4 :- All the piece and parcel of RCC Plinth No. J-10 adm. 1716 sq.ft. , J-11 adm. 1950 sq.ft. & J-12 adm. 1950 sq.ft. on the Ground Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports. **(UNDER SYMBOLIC POSSESSION)**

• **Encumbrances, if any known to the Bank : Nil**
• **Reserve Price : Rs. 1,46,00,000.00** • **Earnest money to be deposited : 10% of the Reserve Price** • **Date of Sale Notice : 02.05.2025**

Property No. 5 :- All the piece and parcel of Godown No. J-206 adm. 1716 sq.ft., Godown No. J-207 adm. 1716 sq.ft., Godown No. J-208 adm. 1716 sq.ft., Godown No. J-209 adm. 1716 sq.ft., Godown No. J-210 adm. 1716 sq.ft., Godown No. J-211 adm. 1950 sq.ft.

Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.

(UNDER SYMBOLIC POSSESSION)

- Encumbrances, if any known to the Bank : Nil
- Reserve Price : Rs. 3,10,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.05.2025

Property No. 4 : - All the piece and parcel of RCC Plinth No. J-10 adm. 1716 sq.ft. , J-11 adm. 1950 sq.ft. & J-12 adm. 1950 sq.ft. on the Ground Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports. **(UNDER SYMBOLIC POSSESSION)**

- Encumbrances, if any known to the Bank : Nil
- Reserve Price : Rs. 1,46,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.05.2025

Property No. 5 : - All the piece and parcel of Godown No. J-206 adm. 1716 sq.ft., Godown No. J-207 adm. 1716 sq.ft., Godown No. J-208 adm. 1716 sq.ft., Godown No. J-209 adm. 1716 sq.ft., Godown No. J-210 adm. 1716 sq.ft., Godown No. J-211 adm. 1950 sq.ft., Godown No. J-212 adm. 1950 sq.ft. & Godown No. J-213 adm. 730 sq.ft. on the Second Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports. **(UNDER SYMBOLIC POSSESSION)**

- Encumbrances, if any known to the Bank : Nil
- Reserve Price : Rs. 3,10,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.05.2025

Property No. 6 : - All the piece and parcel of Unit No. 24 adm 1090 sq.ft (Built Up Area) & Unit No. 24-A adm. 570.00 sq.ft. (Built-Up Area) on the Second Floor, C-Wing in Raj Industrial Complex Premises Co-Operative Society Ltd., situated at Military Road, Marol, Andheri (East), Mumbai – 400059, constructed on land bearing CTS No. 306-D, lying and being at Village - Marol, Taluka – Andheri, Mumbai Sub-Urban District in the name of Mr. Jiten Jagdish Todi.

(UNDER SYMBOLIC POSSESSION)

- Encumbrances, if any known to the Bank : Nil
- Reserve Price : Rs. 2,29,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.05.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer– Mr. Abhishek Singh at Mob No. 6392741791

**DATE & TIME OF E-AUCTION FOR PROPERTY / IES
13.06.2025 AT 12.00 P. M. TO 05.00 P. M.**

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

The Online E-Auction will be held through <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes.