

यूनियन बैंक ऑफ इंडिया

भारत सरकार का उपक्रम A Go

Assets Recovery Management Branch : 21, Veena Chambers, Mezzanine

E-AUCTION SALE NOTICE

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS (ENFORCEMENT) 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 mortgaged / charged to ISWHATIS, "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 13.06.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due will be as mentioned below. For details 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 <https://baanknet.com> on 13.06.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

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

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 c) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) M/s. Empacus Infra Build b) Asset Recovery Management Branch c) Residential Flat No. 1202, 12th floor Midas CHSL, Sion Division, Bhaudaji Road, Sion West, Mumbai-400022 admeasuring carpet area 350 Sq. Ft. d) Mr Jitendra Manikant Shah	a) Rs. 82,80,000.00 b) Rs. 8,28,000.00	Rs. 1,23,05,537/- (Rs. One Crore Twenty Three Lakh Five Thousand Five hundred and Thirty Seven 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
2	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 carpet area 1336.40 sq.ft. d) Mr. Rahul Rajkumar Pathak	a) Rs. 5,13,00,000.00 b) Rs. 51,30,000.00	Rs. 10,94,06,000/- (Rupees Ten Crore Ninety Four Lakh Eighty Six Thousand only) as on 31.03.2025 plus further interest, cost & expenses. Vikash Kumar Upadhyay Mob No. : 7572002323	Not known to A.O. Physical Possession
3	a) M/s. Top Mark Technologies b) Asset Recovery Management Branch c) Unit No. 1, Ground Floor, Lakshmi Industrial Premises Co-Operative Society Ltd., Hanuman Lane, CS No. 1/441, Plot No. 7-8, Lower Parel Division, Mumbai 400013 Admeasuring carpet area 425 sq.ft. d) Ratan Devi Girdharlal Jhavar	a) Rs. 75,42,000.00 b) Rs. 7,54,200.00	Rs. 2,92,60,000/- (Rs. Two Crore Ninety Two Lakh Sixty Thousand Only) as on 31.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charge till date. Mr. Vikash Kumar Upadhyay Mob No. : 7572002323	Not known to A.O. Symbolic possession.
4	a) M/s. Adarsh Fibre Pvt. Ltd. b) Asset Recovery Management Branch Mumbai c) Office premises number 415, 4th Floor, Central Facility building, Plot no 3 and 7, gate no 796, Sector No. 19, Vashi, Navi Mumbai admeasuring 1320 Sq. Ft. d) Owner:- Mr Sanjay Jokuprasad Pandey	a) Rs. 1,37,07,000.00 b) Rs. 13,70,700.00	Rs. 3,26,57,000/- (Rs. Three Crore Twenty Six Lakh Fifty Seven Thousand only) as on 31.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Kumar Upadhyay Mob No. : 7572002323	Not known to A.O. Symbolic Possession
5	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. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319	Not known to A.O. Symbolic Possession
6	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. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319	Society Dues : As claimed by society, not verifiable at our end. Symbolic Possession CMM order received.
7	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.41/1/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. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319	Not Known Symbolic Possession
8	a) M/s. Sadgururupa Bharat Gas b) Asset Recovery Management Branch c) Flat No. 101, 1st Floor, 'C' Wing, Prajakta Apartment No.3, Village Agashi, Near Chalpath Jain Mandir, Mathedi Wadi, Virar(west), Taluka Vasai, Dist. Palghar. ADM 875.33 sq. ft. d) Mr. Vinod Govind Patil	a) Rs. 18,40,000.00 b) Rs. 1,84,000.00	Rs. 40,27,000.00 (Rupees Forty Lakh Twenty Seven Thousand Only) as date of issue of demand notice dated 01.02.2020 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323. Mr. Nilesh Sharma -Mobile No. 7303299319	Not Known to Authorised Officer Physical Possession
9	a) Mr. Bajirao Bhimrao Kadam b) Asset Recovery Management Branch c) Flat No. 201, adm. 705 Sq Ft. carpet area on 2nd Floor		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	Not known to A.O.

	d) Mr. Vinod Govind Patil		7303299319	
9	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, Ambarnath (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. Vikas Kumar Upadhyay - Mobile No. 7572002323, Mr. Nilesh Sharma - Mobile No. 7303299319	Not known to A.O. Symbolic Possession CMM order received
10	a) Mrs. Reshma Walawalkar b) Asset Recovery Management Branch c) 204, Shobha Apartment, CS Road, Opp Subway, Near Avadhoot Nagar Dahisar, Mumbai - 400068 a) Mrs. Reshma Walawalkar	a) Rs. 1,52,00,000.00 b) Rs. 1,52,00,00.00	Rs. 1,35,27,398.59 (Rupees One Crore Thirty-Five Lacs Twenty-Seven Thousand Three Hundred Ninety Eight and Paise Fifty Nine Only) as on 02.07.2024 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323, Mr. Nilesh Sharma - Mobile No. 7303299319	Not known to A.O. Symbolic Possession CMM order received
11	a) M/s. Siddhi Agency b) Asset Recovery Management Branch c) Lot No.-01, Flat No.105,1st Floor, B Wing, Shradha Sneh Co-operative Housing Society Ltd., Near Macchi Market & Karanjade Bridge, Uran Road, Panvel-410206 having 643 sq ft builtup area and 77 sq ft terrace area d) Mrs. Lata Krishana Mahatre	a) Rs. 31,28,000.00 b) Rs. 3,12,800.00 c) Rs. 31,300.00	Rs. 5,35,00,000.00 (Rupees Five Crore Thirty Five Lacs Only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost and charges till date. P. S. Mulik - 9769972090 Abhishek Takalkar - 8897815935	Not known to A.O. Symbolic Possession CMM order in process
12	a) M/s. Siddhi Agency b) Asset Recovery Management Branch c) Lot No.-2, Flat No.303,3rd Floor, A Wing, Indraprastha CHSL, Near Hushami Masjid & Opposite Kamala Nagari Sahakari Bank, Tapal Naka, Uran Road, Panvel, Dist. Raigad-410206 having built up area 600 sq. ft. d) Mr. Shashikant K Deshmukh	a) Rs. 32,13,000.00 b) Rs. 3,21,300.00 c) Rs. 32,200.00	Rs. 5,35,00,000.00 (Rupees Five Crore Thirty Five Lacs Only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost and charges till date. P. S. Mulik - 9769972090 Abhishek Takalkar - 8897815935	Not known to A.O. Symbolic Possession CMM order in process
13	a) M/s. Siddhi Agency b) Asset Recovery Management Branch c) Lot No.-3, Flat No.304,3rd Floor, B Wing, Shradha Sneh Co-operative Housing Society Ltd., Near Macchi Market & Karanjade Bridge, Uran Road, Panvel-410206 having 1251 sq ft builtup area d) Mr. Harichandra Janardan Pawar & Mrs. Vanita Janardan Pawar	a) Rs. 57,42,000.00 b) Rs. 5,74,200.00 c) Rs. 57,500.00	Rs. 5,35,00,000.00 (Rupees Five Crore Thirty Five Lacs Only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost and charges till date. P. S. Mulik - 9769972090 Abhishek Takalkar - 8897815935	Not known to A.O. Symbolic Possession CMM order in process
14	a) M/s. Heritage Industries (Prop. Mr. Praful Subhash Dalvi) b) Asset Recovery Branch, Mumbai c) A 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. 16,91,000.00 b) Rs. 1,69,100.00 c) Rs. 16,910.00	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. Contact Person: Jetendra Natoo Mob: 9483624036	Not Known to Authorised Officer Symbolic Possession
15	a) M/s. Aashay Enterprises. b) Asset Recovery Branch c) Office use premises at Ambe Ashish building, 2nd Floor, Room No.7 (opp) Daryalal Mandir, 32, Dgrasthan street, Vadgadi, Masjid Bunder West, Mumbai 400 003. Saleable area 141 Sq. Ft. d) Mrs. Harshada Kirit Shah	a) Rs. 12,50,000.00 b) Rs. 1,25,000.00	Rs. 33,40,359.78 (Rupees Thirty-Three lakhs and Forty Thousands Three Hundred and Fifty Nine & Paise Seventy Eight 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. Contact Details:- Mr. Kishor Chandra Kumar-7992466930	Not Known to Authorised Officer Physical Possession Society Dues Exhibits
16	a) 1. M/s. Mary Tea Company Prop. Mrs. Shirley Benno Sabastian & 2. M/s. S B Tea Company Prop. Mr. Joseph Benno Sabastian. b) ARM Branch, Mumbai. c) Lot No. 1 Shop No. B/S/2, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078 d) Mrs. Shirley Benno Sabastian	a) Rs. 50,55,000.00 b) Rs. 5,05,000.00	Rs. 3,68,01,848.92 (Rupees Three Crores Sixty-Eight lakhs One Thousand's Eight Hundred Forty Eight & Paise Ninety Two Only) as on 23.02.2024 plus further interest thereon w.e.f. 24.02.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Contact Details:- Mr. Kishor Chandra Kumar 7992466930	Not known to A.O. Physical Possession , Society Dues May Exhibits
17	a) 1. M/s. Mary Tea Company Prop. Mrs. Shirley Benno Sabastian & 2. M/s. S B Tea Company Prop. Mr. Joseph Benno Sabastian. b) ARM Branch, Mumbai. c) Lot No 1 Shop No B/S/3, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078. d) Mr. Joseph Benno Sabastian	a) Rs. 50,00,000.00 b) Rs. 5,00,000.00	Rs. 3,68,01,848.92 (Rupees Three Crores Sixty-Eight lakhs One Thousand's Eight Hundred Forty Eight & Paise Ninety Two Only) as on 23.02.2024 plus further interest thereon w.e.f. 24.02.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Contact Details:- Mr. Kishor Chandra Kumar 7992466930	Not known to A.O. Physical Possession , Society Dues May Exhibits
18	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 c) Rs. 1,00,000.00	Rs. 3,57,63,536.24 (Rupees Three Crores Fifty Seven Lakhs Sixty Three Thousand Five Hundred Thirty Six And Twenty Four 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
19	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 c) Rs. 65,880.00	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
20	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 Lot No.2:- Rs.30,45,000.00 b) Lot No.1 : Rs.3,04,500.00 Lot No.2:- Rs.3,04,500.00 c) Lot1:- Rs. 30,450/- Lot2 :- Rs.30,450/-	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



Union Bank of India

Government of India Undertaking

1st Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E (UNDER SARFAESI ACT)

ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE SECURITY INTEREST

to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS", due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website

Date & Time of Auction : 13.06.2025 at 12.00 P.M to 05.00 P.M.

21	a) Mr. Reji A. Thomas & Mrs. Gigi Reji Thomas b) Asset Recovery Management Branch c) All that piece of Lot of 1/8 Acre of Uphill category revised No.67 (earlier being Plot No. NA as per sanctioned lay out) adm. 511.4 sq. mtrs. or thereabout situated at on Valley Street being part of Survey No.33, Hissa No. 1 of Village Dasave, Taluka: Mulshi & Dist: Pune and the Villa. Adm 191.38 Sq. mtrs. (Built up Area of 2060 Sq. ft.) or Carpet Area of 1498 Sq. fts. and within the limits of Sub-Registrar Office, Mulshi (Poud) Taluka and District Pune d) Mr. Reji A. Thomas & Mrs. Gigi Reji Thomas	a) Rs. 1,14,00,000.00 b) Rs. 11,40,000.00 c) Rs. 1,00,000.00	Rs. 93,85,550.24 (Rupees Ninety Three Lakh Eighty Five Thousand Five Hundred Fifty and Paise Twenty Four 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
22	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 Tuls Centre Point Building). d) Neets Electricals & Appliances Pvt. Ltd.	a) Rs. 28,90,000.00 b) Rs. 2,89,000.00		
23	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	Rs. 2,77,47,204.29 (Two Crores Seventy Seven Lac Forty 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
24	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 4/1 Khanda 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		
25	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		
26	a) M/s. Mahavir Cashew Industries & M/s Mahavir Trading Co. b) Asset Recovery Management Branch c) All that piece and parcel of residential flat, comprising of Flat No. B 203 & B 204, in the building Sahyadri Tower CHSL, near Poddar School, Chincholi Road, upper Govind Nagar, Malad East, Mumbai 400 097, admeasuring Carpet Area for Flat - B-203 549 Sq ft & Flat B-204 524 Sq. ft. totalling to 1073 Sq. ft. d) Mr. Nilesh Niranjan Savla	a) Rs. 2,57,00,000.00 b) Rs. 25,70,000.00		Not known to A.O. Symbolic Possession
27	a) M/s. Mahavir Cashew Industries & M/s Mahavir Trading Co. b) Asset Recovery Management Branch c) All that piece and parcel of shop at Mumbai with description as Shop No. 2, Ground Floor, Shagun Co-Operative Housing Society Ltd, Rani Sati Marg, near Malad Railway Station, Malad, Mumbai - 400097, admeasuring 260 Sq. d) Mr. Nilesh Niranjan Savla	a) Rs. 1,09,00,000.00 b) Rs. 10,90,000.00		Not known to A.O. Symbolic Possession
28	a) M/s. Mahavir Cashew Industries & M/s Mahavir Trading Co. b) Asset Recovery Management Branch c) All that piece and parcel of land bearing Plot Nos. C-11 & C-12, adm about 8000 Sq Meters and construction thereon an area adm. 1770.49 Sq. Meters, in the HALKARNI Industrial area, lying being and situated at village: Halkarni, Taluka: Changad, District: Kolhapur, within the village limits of Halkarni, in the registration sub district of Changad and registration district of Kolhapur d) Mr. Nilesh Niranjan Savla	a) Rs. 1,63,00,000.00 b) Rs. 16,30,000.00	Rs. 36,11,52,967.74 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. Rajesh Kumar - 8088980811	Not known to A.O. Symbolic Possession
29	a) M/s. Mahavir Cashew Industries & M/s Mahavir Trading Co. b) Asset Recovery Management Branch c) All that piece and parcel of N.A. land bearing survey No. 196, Hissa no.1, Admeasuring 45500 Sq. Mtr, lying, being and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhudurg and outside limits of Municipal corporation, including Plant & Machinery installed on this land. d) Mr. Nilesh Niranjan Savla	a) Rs. 8,15,00,000.00 b) Rs. 81,50,000.00		Not known to A.O. Physical Possession
	a) M/s. Mahavir Cashew Industries & M/s. Mahavir Trading Co. b) Asset Recovery Management Branch			Not known

29	196, Hissa No.1, Admeasuring 45300 Sq. ft. and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhudurg and outside limits of Municipal corporation, including Plant & Machinery installed on this land. d) Mr. Nilesh Niranjan Savla.	a) Rs. 81,50,000.00	Physical Possession	
30	a) M/s. Mahavir Cashew Industries & M/s. Mahavir Trading Co. b) Asset Recovery Management Branch c) All that piece and parcel of land bearing survey No.301, Hissa No. 35B, admeasuring plot of 3960 sq. mtr. lying and 1081.26 sq. mtr. construction, being and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhudurg d) Mr. Nilesh Niranjan Savla	a) Rs. 1,69,00,000.00 b) Rs. 16,90,000.00	Not known to A.O. Symbolic Possession	
31	a) Mukesh Shahu Pol b) Asset Recovery Management Branch c) Flat No 803, 8th Floor, N Wing, CASA Lake Side, Project Lakeshore Greens, Palava 2, Talaja Bypass Road, Dombivali East, Thane 421204 admeasuring Carpet area 586 Sq. feet and Built up area 703 Sq. Feet along with one open car parking space d) Mukesh Shahu Pol	a) Rs. 32,48,100/- b) Rs. 3,24,810/-	Rs. 46,82,027.22 (Rupees Forty Six Lakhs Eighty Two Thousand Twenty Seven and Paise Twenty Two Only) as on 31.07.2023 plus further interest thereon w.e.f. 01.08.2023 at applicable rate of interest, cost and charges till date. Contact Details:- Mr. Rajesh Kumar - 8088980811	Not known to A.O. Physical Possession
32	a) Rajesh Markandey Tripathi b) Asset Recovery Management Branch c) All the piece & parcel of Flat No. 1202, WESTEND HEIGHTS, Cemetery Lane, Dahanukarwadi, Kandivali West, Mumbai -400067 admeasuring 809 sq. ft. built up area and 661 sq. ft. carpet area d) Rajesh Markandey Tripathi	a) Rs. 1,44,18,000/- b) Rs. 14,41,800/-	Rs. 1,65,19,494.80 (Rupees One Crore Sixty-Five lakh Nineteen thousand Four hundred Ninety Four and paise Eighty only) as on 07.04.2024 plus further interest thereon w.e.f. 07.04.2024 at applicable rate of interest, cost and charges till date. Contact Details:- Mr. Rajesh Kumar - 8088980811	Not known to A.O. Symbolic Possession
33	a) M/s. Bhikhabhai Gordhandas & Co. b) Asset Recovery Management Branch Mumbai c) All that piece and parcel of land admeasuring 0-28-0-H.R.P. bearing survey/Gat No 70 Hissa No 19 at village Khandat, Taluka Chiplun Dist. Ratnagiri Bounded by: North: Gat No 80 South: Gat No.78 East: Gat No 18 West: Gat No. 20. d) Mrs. Vandana Parekh and Hardik Parekh	a) Rs. 53,55,000.00 b) Rs. 5,35,500.00	Rs. 31,27,27,734.32 (Rs. Thirty One Crores Twenty Seven Lakhs Twenty Seven Thousand Seven Hundred Thirty Four and Paise Thirty Two Only) as on 31.03.2024 plus interest thereon w.e.f. 01.04.2024 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar - 9466747894 Mr. Amit Masram - 7875832686	Not Known to Authorised Officer Symbolic Possession
34	a) M/s. Jagdamba Machines b) Asset Recovery Branch. c) NA Land Bearing Survey No 57A, Hissa No 14(Part) & 15(Part), Survey No 58A, Hissa No.10(Part) & 11 (Part) of Village Katemanivali Near D Ward Office KDMC Kalyan east Thane-421306 area admeasuring 1670.09 sq.mtr. On the North : by Road On the South : By plot On the East : By Venkatesh CHS On the West : By Babasaheb Ambedkar Road (As per Valuation Report) d) Jagdish Singh Bhati	a) Rs. 1,66,50,000.00 b) Rs. 16,65,000.00	Rs. 5,39,23,544.94 (Rs. Five Crore Thirty Nine Lakh Twenty Three Thousand Five Hundred Forty Four and Paise Ninety Four Only) as on 31.03.2023 plus further interest thereon w.e.f. 01.04.2023 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar - 9466747894 Mr. Amit Masram - 7875832686	Not Known to AO Symbolic Possession
35	a) M/s. Amita Papers b) Asset Recovery Management Branch. c) All that piece and parcel of Residential Flat No. A1, Ground Floor, Gayatri Dham CHSL, Plot No. 2, Village-Asangaon, Taluka Shehapur, Thane, admeasuring 550 Sq. Ft. Built up Area. d) Mrs. Mita Ashok Thakkar & Mr Ashok Thakkar	a) Rs. 10,50,000.00 b) Rs. 1,05,000.00	Rs. 5,50,60,283.00/- (Rs. Five Crore Fifty Lakh Sixty Thousand Two Hundred Eighty Three Only) as on 31.12.2023 plus further interest thereon w.e.f. 01.01.2024 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar - 9466747894 Mr. Amit Masram - 7875832686	Not known to A.O. Symbolic Possession
36	a) Shri Sandeep Kisan Dandavate b) Asset Recovery Management Branch c) House No.805, [Nanai], Net built up Area 6586.5 Sq. fts. Near Adityan Kendra, Dhodipada, Village Kurnze, Taluka-Vikramgad, Dist-Palghar, PIN-401403. d) Shri Sandeep Kisan Dandavate.	a) Rs. 31,30,000.00 b) Rs. 5,13,000.00 c) Rs. 52,000.00	Rs. 71,78,376.54 (Rupees Seventy one lakh Seventy Eight Thousand Three Hundred Seventy six and paise eighty only) as on 31.12.2024 plus further interest, cost & expenses. Shri Rajesh Kumar - 8088980811 Shri Mukesh Kumar - 9770551993	Not known to A.O. Physical Possession
37	a) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal b) Asset Recovery Management Branch c) Flat No.003, Ground Floor, Building No.4, Grace Colony Samruddhi Co-operative Housing Society Ltd, Near Balaji Mandir, Nanhat Road, Vill- Bolin, Virar (W) Tal-Vasai, Dist-Palghar-401303 adm 920 sq ft built up area d) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal.	a) Rs. 19,50,000.00 b) Rs. 1,95,000.00 c) Rs. 20,000.00	Rs. 41,94,599.85 (Rupees Forty One Lakh Ninty four Thousand Five Hundred Ninety nine and paise Eighty five only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost & expenses Shri Rajesh Kumar - 8088980811 Mr. Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received
38	a) M/s. Aryan healthcare b) Asset Recovery Management Branch c) Unit No. 27 & 28, 2nd Floor, Dwarka Industrial Estate Premises Co-op Society Ltd., Naik pada, Waliv, Vasai (E), Dist Palghar-401208 admeasuring 1900 sq. ft. built up area d) Mrs. Purnima Akash Nayak, Mr. Akash N. Nayak	a) Rs. 55,80,000.00 b) Rs. 5,58,000.00 c) Rs. 60,000.00	Rs. 92,32,337.80 (Rs. Ninety two lakhs thirty two thousand three hundred thirty seven and paise Eighty 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. Shri Rajesh Kumar - 8088980811 Mr. Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received
39	a) Mr. Lal Mohammad Ansari b) Asset Recovery Branch, Mumbai c) Flat No. A-0701, Gardenia Building, CASA Rio, Kalyan Shil Road, Near Khidkaleshwar Temple, Dombivli East, Dist- Thane 421 201 Admeasuring built area of 546 sq. ft. (Boundaries: North: Service Area, South: Road, East: Road & parking space, West: B Wing) d) Mr. Lal Mohammad Ansari	a) Rs. 29,24,000/- b) Rs. 2,92,400/- c) Rs. 29,000/-	Rs. 74,63,446.96 (Rs. Seventy Four Lakh SixtyThree thousand Four hundred Fortysix rupee and Ninty six paise only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh Kumar - 8088980811 Mr. Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received
40	a) M/s. Kamala Landmarc Realtors b) Asset Recovery Branch, Mumbai c) Shop No. G-01, Ground Floor, Kamla Executive Park, CTS No. 173, Andheri (E), Mumbai-400 059 admeasuring 2230 sq. ft. Carpet area d) Mr. Lal Mohammad Ansari	a) Rs. 2,50,20,000/- b) Rs. 25,02,000/- c) Rs. 1,00,000/-	Rs. 2,50,20,000/- (Two Crore Fifty Lakh Twenty Thousand Only) Shri Rajesh Kumar - 8088980811 Mr. Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received

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://banknet.com> 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://banknet.com>