

Asset Recovery Management Branch:

21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023. Email: ubin0553352@unionbankofindia.bank

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

E-Auction Sale Notice For Sale Of Immovable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Provison To Rule 8 (6) Of The Security Interest (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 the Secured Creditor, the **Symbolic /Physical 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 WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS"** on **Dated 06.06.2025 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 Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit 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. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E- Auction through website : <https://baanknet.com> on **06.06.2025** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

ONLINE E- AUCTION THROUGH WEBSITE : [HTTPS://BAANKNET.COM](https://BAANKNET.COM)

DATE & TIME OF AUCTION: 06.06.2025 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 c) Incremental Bid	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
1	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 c) Rs. 37,500.00	Rs.16,23,37,069.63 (Rs Sixteen Crore Twenty Three Lakh Thirty Seven Thousand & Sixty Nine & 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. Ms. P.S. Mulik - 9769972090	Not known to A.O. Physical Possession
2	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 c) Rs.14,600.00	Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Physical Possession
3	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 421 201 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 c) Rs.1,00,000.00	Rs. 6,32,38,000.00 (Rupees Six Crore Thirty Two Lakhs Thirty Eight 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. Ms. P.S. Mulik - 9769972090 Abhishek Takalkar - 8897815935	Not Known to AO Symbolic Possession
4	a) Kiran Agencies b) Asset Recovery Management branch. c) Lot No.-2 - Flat No.102, 1st floor, Vicky Apartments situated at old Tata Press Road, Prabhadevi, Mumbai 400025 situated at plot bearing TPS IV and bearing Cadestral Survey No.1/43 of Mahim Division. Admeasuring 508 Sq. Ft. built up area, in the name of Vijay Somalwar, Kiran Somalwar, Achala V. Somalwar and Vandana K. Somalwar. d) Vijay Somalwar, Kiran Somalwar, Achala V. Somalwar and Vandana K. Somalwar.	a) Rs.1,87,00,000.00 b) Rs.18,70,000.00 c) Rs.1,00,000.00	Rs.16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350 of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges & expenses thereupon till date. G.K. Deshpande (9975038389) P.S. Mulik (9769972090)	Not know to AO Symbolic Possession Section 14 Order received.

5	a) ARHS Clothing Pvt. Ltd. b) Asset Recovery Management Branch c) Residential House - Ground & 1st Floor under used for semi commercial activity, Ground floor + 1st Floor, used as hospital under name of Amina Hospital and 2nd floor used as residential, House No 193/6, Old Gauri Pada, Opp Bombay Ice factory, Bhiwandi, Thane - 421302. d) Legal heirs of Abdul Salam Abdul Razzaq Ansari	a) Rs. 1,75,00,000.00 b) Rs. 17,50,000.00 c) Rs. 2,00,000.00	Rs. 2,42,69,047.69 (Rs Two Crores Forty Two Lakh Sixty Nine Thousand Forty Seven and Paise Sixty Nine Only) as on 30.04.2019 and further interest from 01.05.2019 as applicable, and interest, Charges, expenses till date Shri Girish Deshpande :- 9975038389 Ms Pratibha Mulik-9769972090	Not Known To A.O. Symbolic Possession.
6	a) M/s. Premleela Developers. B) Asset Recovery Management branch. C) Flat No. A-101, 1st floor, Plot No.36 and 37, Survey No.86, Hissa No.2, City Survey No.856,856/1 to 9, TPSV of Ville Parle East, situated at Royal Cooperative Housing Society Limited, Parthana Samaj road, Ville Parle East, Mumbai 400057. Built up area 780 Sq. Ft. in the name of Mr. Shallesh P. Rawal. d) Shallesh P. Rawal.	a) Rs.1,99,00,000.00 b) Rs.19,90,000.0 c) Rs.1,00,000.00	Rs.86,00,267.50 (Rupees eighty six lakh, two hundred sixty seven and paise fifty only) till 31.07.2012 plus further interest thereon w.e.f. 01.08.2012 at applicable rate of interest, cost and charges till date. P S MULIK - 9769972090	Pending litigation Execution Application No.469 of 2011 in Consent Award dated 13.09.2010 between Corolyn Construction Pvt. Ltd. And Premleela Developers and Union Bank of India (Erstwhile Corporation Bank) is pending before The Honorable High Court of Judicature at Bombay O.O.C.J. Physical possession.
7	a). Yashwant Raghunath Mahadik. B). Asset Recovery Management branch. C) All that piece and parcel of Flat No.601, admeasuring: 270 Sq. Ft. Built up, and 225 Sq. Ft. Carpet area, on the 6th floor, in Building No. A, in the Building known as Akanksha SRA Co-operative Housing Society Limited, situated at Narialwadi, Veer Nariman Road, Prabhadevi, Mumbai 400025, bearing Plot No.1269 & 1271 of TPS IV and CTS No.5 of Mahim Division. D). Yashwant Raghunath Mahadik.	a) Rs.62,00,000.00 b) Rs.6,20,000.00 c) Rs.65,000.00	Rs.79,39,679.51 (Rupees Seventy nine lakhs, thirty nine thousand, six hundred seventy nine and paise fifty one 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	Not known to A.O. Symbolic Possession. Sec.14 order in process.
8	a. Vasant Anand Sonawane. Vaishali Vasant Sonawane. B) Asset Recovery Management branch. C) Flat No.103, 1st floor, D wing, Momai residency, Sonarpada Cross road, Sanjay Nagar, Village : Sagaon, Dombivli East, Tal: Kalyan, Dist : Thane. 421201. Area 580 Sq. Ft. Built up. d) Vasant A. Sonawane, Vaishali V. Sonawane.	a. Rs.17,75,000.00 b) Rs.1,77,500.00 c) Rs.20,000.00	Rs.26,81,972.49 (Rupees Twenty Six lakh, Eighty one thousand, Nine hundred seventy two and ps. forty nine only) as on 30.06.2023 plus further interest thereon w.e.f. 01.07.2023 at applicable rate of interest, cost and charges till date. Mr. G.K. Deshpande - 9975038389 P.S. Mulik - 9769972090	Not known to A.O. Physical possession.
9	a) Mr Sundar Prabhudeva b) Asset Recovery Branch, Mumbai c) Flat No 3202, A-1 wing, Minerva J M Boricha Marg, off N M Joshi Marg, G south Mahalaxmi, Mumbai-400011 d) Mr.Sundar Prabhudeva	a) Rs. 5,30,55,000.00 b) Rs. 53,05,000.00	Rs. 7,79,51,329.50/- (Rupees Seven Crores Seventy Nine Lacs Fifty One Thousand Three Hundred Twenty and paise fifty only) as on 30.11.2024 plus further interest thereon w.e.f., 01.12.2024 at applicable rate of interest, cost and charges till date. Mr Jeetendra Natoo - 9483624036 Mr. Amit Meshram- 9092351870	The Bullder dues claimed- Rs. 5,97,38,723/-. Physical Possession .
10	a) Mr Sundar Prabhudeva b) Asset Recovery Branch, Mumbai c) Flat no 3302, A-1 wing, Minerva J M Boricha Marg, off N M Joshi Marg, G south Mahalaxmi, Mumbai-400011 d) Mr.Sundar Prabhudeva	a) Rs. 5,30,55,000.00 b) Rs. 53,05,000.00	Rs. 7,79,51,329.50/- (Rupees Seven Crores Seventy Nine Lacs Fifty One Thousand Three Hundred Twenty and paise fifty only) as on 30.11.2024 plus further interest thereon w.e.f., 01.12.2024 at applicable rate of interest, cost and charges till date. Mr Jeetendra Natoo - 9483624036 Mr. Amit Meshram- 9092351870	The Bullder dues claimed- Rs. 5,97,38,723/-. 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 : 20/05.2025

Sd/-
Authorized Officer,
Union Bank of India