यूनियन बैंक ऑफ इंडिया

Union Bank of India

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 / MOVEABLE PROPERTY / IES

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 **25.04.2025** from **12:00 p. m. to 05:00 p. m.,** for recovery of respective amount, due to Union Bank of India (Secued 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 : 25.04.2025, FROM 12:00 P. M. TO 05:00 P. M

1. M/s. AAA Corp Exim India Pvt. Ltd. 2. Mr. Joseph John Parakkott 3. Mr. John Joseph Parakkott.

Amount Due : ₹ 70,71,63,836.37 (Rs. Seventy Crores Seventy One Lacs Sixty Three Thousand Eight Hundred Thirty Six & Thirty Seven Paise Only) as per demand notice dated **31.08.2024** with further interest, cost & expenses.

Property No. 1 : - (a) Office Premises at C-206 A, 2nd floor, Ghatkopar Industrial Estate, Agra Road, Industrial Premises CHSL, Off. LBS Marg, Ghatkopar (West), Mumbai-400 086 & **(b)** Unit No. 205/A, 2nd Floor, **Ghatkopar Industrial Estate,** Agra Road Industrial Premises CHSL, Off LBS Marg, Ghatkopar (W), Mumbai-86, Admesuring 463 Sq. feet, constructed on land bearing Plot No. 133, 134 45,146,154 and 155, CTS No.165, 165/1, 2 and 3 at Village Ghatkopar, Taluka Kurla, District Mumbai Sub-Urban, both in the name of M/s. AAA CORP EXIM INDIA PVT. LTD. **(UNDER SYMBOLIC POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 1,67,00,000/- • Earnest money to be deposited : 10% of the Reserve Price **• Date of Sale Notice :** 20.03.2025

Property No. 2 : - Unit No. 226/F, Sharad Industrial Estate, Lake Rode, Bhandup (W), Mumbai-400 078 admeasuring an area of 465 Sq. feet built up area on 2nd Floor, on the part of **Sharad Industrial Estate** on the lease hold plot of land bearing CTS No. 203, 203/1 to 10, Survey No. 140 in the name of M/s. AAA CORP EXIM INDIA PVT. LTD. **(UNDER SYMBOLIC POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 67,00,000/- • Earnest money to be deposited : 10% of the Reserve Price **• Date of Sale Notice :** 20.03.2025

Property No. 3 : - (a) Flat No. 301/A admeasuring 750 Sq. and 310 Sq. Ft. super built up area respectively in the building known as **Anmol at Powai Vihar Complex** constructed on the land bearing Old Survey No. 6, CTS No. 10 of Village : Chandivali, Taluka : Kurla, Adi Sankaracharya Marg, Powai, Mumbai in the Registration Dist. and Sub Dist of Bandra, MSD, Mumbai & **(b)** Flat No. 301/B admeasuring 750 Sq. Ft. and 310 Sq. Ft. super built up area respectively in the building known as Anmol at Powai Vihar Complex constructed on the land bearing Old Survey No. 6, CTS No. 10 of Village : Chandivali, Taluka : Kurla, Adi Sankaracharya Marg, Powai, Mumbai in the Registration Dist. and Sub Dist. of Bandra, MSD, Mumbai, both in the name of Mr. John Joseph Parakott. **(UNDER SYMBOLIC POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 1,84,00,000/- • Earnest money to be deposited : 10% of the Reserve Price **• Date of Sale Notice :** 20.03.2025

Property No. 4 : - The land bearing Revenue Survey No. 376/1, 376/2, 379 Paiki T. P. Scheme No. 18, Final Plot No. 338 Total area 21702 Sq. Mtrs. lying being and situate Vadodara Registration District Sub-District Vadodara, of village Vadodara Kasba & out of the said land, Land admeasuring 4000 Sq. Mtrs. is lying as non-agricultural Land planning to make construction of shop / Flat / Duplex in the name and style of **Pratap Tower** out of which Flat No. 406, 4th Floor supper built

Vishal Bhatia 9920015671

Property No. 4 : - The land bearing Revenue Survey No. 376/1, 376/2, 379 Paiki T. P. Scheme No. 18, Final Plot No. 338 Total area 21702 Sq. Mtrs. lying being and situate Vadodara Registration District Sub-District Vadodara, of village Vadodara Kasba & out of the said land, Land admeasuring 4000 Sq. Mtrs. is lying as non-agricultural Land planning to make construction of shop / Flat / Duplex in the name and style of **Pratap Tower** out of which Flat No. 406, 4th Floor supper built up area with RCC Structure construction has been made, in the name of Mr. John Joseph Parakott. **(UNDER SYMBOLIC POSSESSION)**

• **Encumbrances, if any known to the Bank : NIL**

• **Reserve Price : ₹ 47,00,000/-** • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 20.03.2025

Property No. 5 : - Flat No. 280 on the 3rd Floor, Block SD, Category-II along with scooter garage No. 208 (on the GF), **Tower Apartment,** Pitampura, Delhi-110 088, in the name of Mr. Joseph John Parakott **(UNDER SYMBOLIC POSSESSION)**

• **Encumbrances, if any known to the Bank : NIL**

• **Reserve Price : ₹ 1,61,00,000/-** • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 20.03.2025

Property No. 6 : - Flat No. F-1001, "F" tower, 10th Floor, having super built up area of approximately 1875 Sq. Ft. in the residential complex known as **"JMD Gardens"** constructed on a portion of the piece of Land admeasuring an area of 11.079 acres comprising in Khasra No. 310/6, 298/2, 309/1, 309/2/1, 331/2, 330/2, 308/2, 311 and 312, 301/1, 323/2 and 325, 301/s, 322/s and 324, 229, 322/1 and 323/1, 310/5, situated at Vill. Islampur, Tehsil & Dist. Gurgaon, Haryana, in the name of Mr. Joseph John Parakott **(UNDER SYMBOLIC POSSESSION)**

• **Encumbrances, if any known to the Bank : NIL**

• **Reserve Price : ₹ 1,77,00,000/-** • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 20.03.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Dhurandhar Ram - 7800003631

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
25.04.2025 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.

Sd/-

Place : Mumbai **Authorised Officer, Union Bank of India**

vibrantauction.com 9920045671