

यूनियन बैंक ऑफ इंडिया



Union Bank of India

भारत सरकार का उपक्रम A Government of India Undertaking

Assets Recovery Management Branch :

21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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 PROVISION TO RULE 8 (6) / RULE 9 (1) 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 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 15.05.2025 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 15.05.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

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

Date & Time of Auction : 15.05.2025 at 12.00 P.M 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.	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 sq. ft. d) Mr. Rahul Rajkumar Pathak	a) Rs. 5,58,00,000.00 b) Rs. 55,80,000.00	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 AO PHYSICAL POSSESSION
2	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 Niranjana Savla	a) Rs. 2,57,00,000.00 b) Rs. 25,70,000.00	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 Ao SYMBOLIC POSSESSION
3	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. ft. d) Mr. Nilesh Niranjana Savla	a) Rs. 1,09,00,000.00 b) Rs. 10,90,000.00	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 AO SYMBOLIC POSSESSION
4	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: Changanad, District: Kolhapur, within the village limits of Halkarni, in the registration sub district of Changanad and registration district of Kolhapur. d) Mr. Nilesh Niranjana Savla	a) Rs. 1,81,00,000.00 b) Rs. 18,10,000.00	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 AO SYMBOLIC POSSESSION
5	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 Niranjana Savla	a) Rs. 9,05,00,000.00 b) Rs. 90,50,000.00	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 AO PHYSICAL POSSESSION
6	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 Niranjana Savla	a) Rs. 1,88,00,000.00 b) Rs. 18,80,000.00	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 AO SYMBOLIC POSSESSION
7	a) M/s. Premieela 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. 2,21,00,000.00 b) Rs. 22,10,000.00 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 Carolyn Construction Pvt. Ltd. And Premieela 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.

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> 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 Registration District of Sindhudurg and outside limits of Municipal corporation, including Plant & Machinery installed on this land. d) Mr. Nilesh Niranjan Savla		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	
6	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. 1,88,00,000.00 b) Rs. 18,80,000.00		Not known to AO SYMBOLIC POSSESSION
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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>

Date : 30.04.2025

Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India