

यूनियन बैंक
ऑफ इंडिया



Union Bank
of India

भारत सरकार का उपक्रम A Government of India Undertaking



Regional Office Thane : Dhanlaxmi Industrial Estate, Gokul Nagar, Near Navnit Motors, Thane (W)-400 601, Maharashtra **Phone No. :** (022) 22217 21360, **Fax No.:** (022) 22217 21611

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) 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 property mortgaged / charged to the Secured Creditor, the Constructive / Physical 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 the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder :

Date & Time of E-Auction : 28.02.2024 at 11.00 a. m. to 04:00 p. m.

• Branch Name & Address :- Kapoorwadi (East) Branch

Dhanlaxmi Ind. Estate, Gokul Nagar, Near Navnit Motors, Thane (West), Maharashtra.

★ **Branch Head : Mr. P. Prabhakar** * **Contact No. :** 98135 58835

Name of the Borrower & Guarantor/s :-

• **Mr. Govind Singh**

Amount due : ₹ 43,22,994/-

+ further interest thereon & other charges etc.

Property No. 1 : Flat No. 805, adm. 550 Sq. Ft. Built up area, 8th Floor, Wing B, "Shiv Savli Complex", Survey No. 79, Hissa No. 16 & 17, Shivaji Nagar, Kalyan, District Thane, Maharashtra. (UNDER SYMBOLIC POSSESSION)

* **Reserve Price : ₹ 38,70,000/-** * **Earnest Money to be Deposited : ₹ 3,87,000/-**

• Branch Name & Address :- Bhandup Branch

Building B, Bhaichand Textile Mills, Compound, LBS Marg, Bhandup (West), Mumbai, Maharashtra

★ **Branch Head : Mr. Ravi kumar** **Contact No. :** 98737 66431

Name of the Borrower & Guarantor/s :-

• **SB Tea Company, Prop. Mr. Joseph Benno Sebastian**

• **Ms. Shirley Benno Sebastian (Guarantors)**

• **Mary Tea Company, Prop. Ms. Shirley Benno Sebastian**

• **Mr. Joseph Benno Sebastian (Guarantors)**

Amount due : ₹ 1,70,52,334.30 +

interest for SB Tea Company

AND ₹ 2,31,76,124.25

+ interest for Mary Tea Company

as on 14.12.2022

Property No. 2 : Flat No. 106, I Floor, B Wing, Shanti Apartment, Vishwadhan CHSL, Sarvodaya Parshwanath Nagar, Mulund (W), Mumbai-400 080, MH. (UNDER SYMBOLIC POSSESSION)

* **Reserve Price : ₹ 1,52,00,000/-** * **Earnest Money to be Deposited : ₹ 15,20,000/-**

Property No. 3 : Shop No. B/S/3, B Wing, Ground Floor, New Usha nagar CHS., Village Road, Bhandup (W)-400 078, Maharashtra (UNDER SYMBOLIC POSSESSION)

* **Reserve Price : ₹ 67,00,000/-** * **Earnest Money to be Deposited : ₹ 6,70,000/-**

Property No. 4 : Shop No. B/S/2, B Wing, Ground Floor, New Usha nagar CHS., Village Road, Bhandup (W)-400 078, MH. (UNDER SYMBOLIC POSSESSION)

* **Reserve Price : ₹ 68,00,000/-** * **Earnest Money to be Deposited : ₹ 6,80,000/-**

• Branch Name & Address :- Mulund Branch

Sai Arcade Netaji Subhash Road, Mulund (West), Mumbai-400080, Maharashtra

★ **Branch Head : Mr. P. Nayan** **Contact No. :** 77669 91333

Name of the Borrower & Guarantor/s :-

• **Mr. Sonvir Singh**

Amount due : ₹ 45,25,078/- plus further

interest thereon & Other charges

Property No. 5 : Flat No 803, adm. 550 Sq. Ft. Built up area, 8th Flr, Wing B, "Shiv Savli Complex", S. No. 79, Hissa No 16 & 17, Shivaji Nagar, Kalyan, Dist. Thane, MH. (UNDER SYMBOLIC POSSESSION)

* **Reserve Price : ₹ 36,00,000/-** * **Earnest Money to be Deposited : ₹ 3,60,000/-**

Name of the Borrower & Guarantor/s :-

• **Mr. Raj Raveendran Arya**

Amount due : ₹ 73,46,248.92 plus further

interest thereon & Other charges

Property No. 6 : Twin Bungalow, 219 A, Daisy, Elegant Phase 1, Plot No. 219, New Sr. No. 262, Village Jambrung, Taluka Karjat, District Raigad-410 201, Maharashtra. (UNDER SYMBOLIC POSSESSION)

* **Reserve Price : ₹ 70,00,000/-** * **Earnest Money to be Deposited : ₹ 7,00,000/-**

• Branch Name & Address :- Artinagari Branch

Shop No. 3 to 8, Sabarmati CHS. Ltd, Arti Nagar, Pipeline Rd., Nr. Wayle Ngr., P. O. Kalyan City-421 301, Maharashtra, Dist. Thane.

★ **Branch Head : Mr. Yogesh Patil** **Contact No. :** 95451 81640

Name of the Borrower & Guarantor/s :-

• **M/s. Peehuu Cashew Nuts Processors,**

Proprietor - Ms. Shweta Uttam Shinde

Amount due : ₹ 1,27,45,937.40 +

(plus further interest thereon &

other charges)

Property No. 7 : Plant & Machinery (UNDER SYMBOLIC POSSESSION)

* **Reserve Price : ₹ 22,00,000/-** * **Earnest Money to be Deposited : ₹ 2,00,000/-**

Property No. 8 : Industrial Land & Bldg., Land 910.55 Sq. Mtrs., Built up Area 6255 sq. ft., on Survey No. 37, Hissa No. 2/4, Vill. Kishor, Tal. Murbad District Thane. (UNDER SYMBOLIC POSSESSION)

* Reserve Price : ₹ 57,50,000/- * Earnest Money to be Deposited : ₹ 5,75,000/-

• Branch Name & Address :- Vartaknagar Branch

Amizra Koras Road, Vartak Nagar, Thane (W), Dist. Thane, Maharashtra

* Branch Head : Mr. Nitin Gupta - Contact No. : 81910 99787

Name of the Borrower & Guarantor/s :-

• Mr. Aniket Jay Kumar Shah

Amount due : ₹ 12,71,763/- as on 31.10.2017 + further interest thereon & other charges etc.

Property No. 9 : Flat No. 101, First Floor, Building No. B2, Manas Hills, Near Kailash Parbat Hotel, Mumbai-Nasik Highway, Khatiwali, Tal. Shahapur, Dist. Thane-421 601, Maharashtra. (UNDER PHYSICAL POSSESSION)

* Reserve Price : ₹ 10,75,000/- * Earnest Money to be Deposited : ₹ 1,07,500/-

Name of the Borrower & Guarantor/s :-

• Mr. Kamrul Haque Abdul Hameed Rahmani

Amount due : ₹ 14,13,697.36

• Mrs. Ashmakhton Kamrulhaque Rahmani

as on 30.09.2017 plus further interest thereon & other charges

Property No. 10 : Flat No. 304, 3rd Flr., Bldg. No. B2, Manas Hills, Nr. Kailash Parbat Hotel, Mumbai-Nasik Highway, Khatiwali, Tal. Shahapur, Dist. Thane-421 601, MH. (UNDER PHYSICAL POSSESSION)

* Reserve Price : ₹ 10,75,000/- * Earnest Money to be Deposited : ₹ 1,07,500/-

Name of the Borrower & Guarantor/s :-

• Mr. Prakash Rammilan Mishra

Amount due : ₹ 21,45,832/-

• Mrs. Saroj Prakash Mishra

as on 30.11.2020 plus further interest thereon & other charges

Property No. 11 : Flat No. 303, 3rd Floor, Bldg. No. B-1, Manas Hills, Khatiwali, Vasind, Shahapur -421 601, Thane Dist. Maharashtra (UNDER SYMBOLIC POSSESSION)

* Reserve Price : ₹ 15,80,000/- * Earnest Money to be Deposited : ₹ 1,58,000/-

Name of the Borrower & Guarantor/s :-

• Mr. Javed Shahid Shaikh

Amount due : ₹ 13,46,681.32 as on 31.03.2021

• Shahid Gulam Hussain Shaikh

Plus Further interest thereon & Other Charges.

Property No. 12 : Flat No. 103, adm. 440 Sq. Ft. carpet area, 1st Floor, B-2, Manas Hills, Survey No. 212, Vill. Khatiwali, Tal. : Shahapur, Dist. Thane-421 601, Maharashtra. (UNDER SYMBOLIC POSSESSION)

* Reserve Price : ₹ 21,00,000/- * Earnest Money to be Deposited : ₹ 2,10,000/-

Name of the Borrower & Guarantor/s :-

• Ravindra Ramesh Koyande

Amount due : ₹ 18,63,725.54 as on 31.03.2021

• Kishor Ramesh Koyande

Plus Further interest thereon & Other Charges.

• Laxmi Ramesh Koyande

Property No. 13 : Flat No. 10, adm. 780 sq. ft. carpet area, 1st Floor, Matoshree Apartment, Survey No. 9, Hissa No. 2, Village Kalher, Taulka Bhiwandi, District-Thane-421 302, Maharashtra. (UNDER SYMBOLIC POSSESSION)

* Reserve Price : ₹ 20,00,000/- * Earnest Money to be Deposited : ₹ 2,00,000/-

Name of the Borrower & Guarantor/s :-

• Shah Alam Ahmad

Amount due : ₹ 14,13,510.07 as on 31.05.2018

• Khurshida Shah Alam

Plus Further interest thereon & Other Charges.

Property No. 14 : Flat No. 101, Building No. B1 Manas Hills khatiwali Shahpur Vashind, Thane, Maharashtra. (UNDER SYMBOLIC POSSESSION)

* Reserve Price : ₹ 14,20,000/- * Earnest Money to be Deposited : ₹ 1,42,000/-

• Branch Name & Address :- Dombivli (East) Branch

Bhadasavale Bunglow, Agarkar Road, Behind Survesh Hall, Dombivli (East), Maharashtra

* Branch Head : Mr. Gajendra Ganolia - Contact No. : 99286 36395

Name of the Borrower & Guarantor/s :-

• Mr. Pravin Dasharath Hannurkar

Amount due : ₹ 21,46,959/- as on 01.07.2019 +

• Mrs. Surekha Pravin Hannurkar

further interest thereon & other charges etc.

Property No. 15 : Flat No. 003, Adm. 525 Sq. ft. in Saisaptagiri Building, B Wing, Ground Floor, Nandivli Road, Dombivli (East), Maharashtra. (UNDER PHYSICAL POSSESSION)

* Reserve Price : ₹ 23,50,000/- * Earnest Money to be Deposited : ₹ 2,35,000/-

• Branch Name & Address :- Kudus Branch

Amrutesh War Shopping Centre, At & Post Kudus, Gat 342, Dist. Palghar-421 312, Maharashtra.

* Branch Head : Supratim Mahato Contact No. : 76049 18707

Name of the Borrower & Guarantor/s :-

• Mrs. Rakeshkumar Vidyarthiprasad Gond

Amount due : ₹ 5,60,001.62

• Mrs. Ramsamujh Purnamasi Yadav

as on 31.07.2021 (Plus further interest thereon & other charges)

Property No. 16 : Flat No. 005, adm. 410 Sq. Ft. Built Up area, Ground Floor, Kajol Residency, Plot No. 24 & 25 S. No. 163 P & 164, P of Village : Kudus Situated in Radhika Nagar, Kudus, Tal. Wada, Dist. Palghar-421 312. (UNDER SYMBOLIC POSSESSION)

* Reserve Price : ₹ 6,85,000/- * Earnest Money to be Deposited : ₹ 68,500/-

For detailed terms and condition of the sale, please refer to the link provided
i.e. www.unionbankofindia.co.in OR <https://www.ibapi.in>
OR <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

Date : 09.02.2024

Place : Thane.

sd/-
Authorised Officer, **Union Bank of India**