

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 09.10.2024** 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://ebkray.in>. The under mentioned properties will be sold by Online

E- Auction through website : <https://ebkray.in> on **Dated 09.10.2024** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E- Auction through website <https://ebkray.in> | Date & Time of Auction: 09.10.2024 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	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
1	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 Tulsi Centre Point Building). d) Neets Electricals & Appliances Pvt Ltd	a)Rs.28,90,000.00 b)Rs.2,89,000.00	Rs.2,77,47,204.29 (Two Crores Seventy Seven Lac Fourty 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
2	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		
3	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 4/1Khanda 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		
4	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		
5	a)M/s Ravidas Industries Limited. b) Asset Recovery Management Branch c) All that piece & Parcel of the property consisting Flat No. 802, 8rd Floor, EMP-11 Wing-F, Bldg. No.2, Jupiter CHS, 820 of Village Poisar, Near Bank Of Baroda and opposite Evershine Dream Park, Thakur Village, Kandivali (East), Mumbai. 400101 d) Mrs Beena Ashutosh Soti	a) Rs. 1,45,00,000.00 b) Rs.14,50,000.00	Rs.1,88,48,091.02 (One Crore Eighty Eight Lac Forty Eight Thousand Ninty One Paise Two 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. Shri Kishor Chandra - 9466747894 Vijay Bhagwatkar 8689822227	Not known to AO. Symbolic possession.
6	a) Mr Prabhakar Ramakrishnan Nadar b) Asset Recovery Management Branch c)Flat No. A 903 Wing A Floor, 9th building no. 1 in Sachinam heights Co-operative Housing Society Ltd situated at Javji Dadaji Road 278 Tardeo Road Mumbai 400007 constructed on land bearing Cadastral Survey no 654 at vill Malabar and Cumbala Hill division Dist Mumbai having built up area of 378 sq ft d) Mr. Prabhakar Ramakrishnan Nadar	a) Rs.94,37,000.00 b) Rs.9,43,700.00	Rs.1,83,45,185.39 .00 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. Vikash Anand - 7800003697	Not known to A.O. Symbolic Possession CMM order received
7	a)M/s. Aashay Enterprises. b) Asset Recovery Branch c) Office use, premises at Ambe Ashish building, 2nd Floor, Room No.7 (opp) Dariyalal Mandir, 32, Dariasthan street, Vadgadi, Masjid Bunder West, Mumbai 400 003. Saleble area 141 Sq Ft d) MRs. Harshada Kiril Shah,	a) Rs.13,00,000.00 b) Rs.1,30,000.00	Rs.33,40,359.78 (Rupees Thirty-Three lakhs and Forty Thousands Three Hundred aQnd 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. Mr. Vijay Bhagvatkar - 8689822227 Mr. Kishor Chandra Kumar -7992466930 07.10.2024/3.00 PM to 5.00 PM	Not known to AO Physical Possession

7	a) M/s. Aashay Enterprises. b) Asset Recovery Branch c) Office use premises at Ambe Ashish building, 2nd Floor, Room No.7 (opp) Dariyalal Mandir, 32, Dariasthan street, Vadgadi, Masjid Bunder West, Mumbai 400 003. Saleble area 141 Sq Ft d) MRS. Harshada Kirit Shah,	a) Rs.13,00,000.00 b) Rs.1,30,000.00	Rs.33,40,359.78 (Rupees Three-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. Mr. Vijay Bhagavalkar - 868982227 Mr. Kishor Chandra Kumar -7992466930 07.10.2024/3.00 PM to 5.00 PM	Not known to AO Physical Possession
8	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.68,00,000.00 b) Rs.6,80,000.00	Rs.89,17,231.89 (Rs. Eighty nine lakhs seventeen thousand two hundred thirty one and paise eighty nine 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. Shri Rajesh Kumar - 8088980811 Shri Deepak Sinha - 9625172635	Not known to A.O. Symbolic Possession CMM order Received
9	a) M/s Bharat Drug House b) Asset Recovery Management Branch c) Shop No.G-14,Ground Floor, A Wing, Gold Coin, Shivneri CHS Ltd, Trivedi Compound, Boisar Palghar Road, Boisar (West) admeasuring built up area 320 sq. ft constructed on the NA land bearing survey No. 111A/1/1A-2,lying being situated at revenue village Saravali,Dist-Palghar d) Mr. Riyaz Razak Kerani	a) Rs.25,00,000.00 b) Rs.2,50,000.00	Rs.44,91,868.78 (Rupees Forty four lakh ninety one thousand eight hundred sixty eight and paise seventy eight 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. Shri Rajesh Kumar - 8088980811 Shri Deepak sinha -9625172635 02.09.2024/11.00 PM to 1.00PM	Not known to A.O. Physical Possession
10	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.33,50,000.00 b) Rs.3,35,000.00	As of 30.06.2024, Rs.38,96,643.86 (Rupees Thirty Eight Lakh Ninety six thousand six hundred forty three and paise eighty six only) plus interest thereon after 01.07.2024 and cost/ charges minus recoveries thereafter if any. Shri Rajesh kumar - Mob. No. 8088980811 Shri Deepak Sinha - Mob No. 9625172635	Not Known Symbolic Possession
11	a) M/s Swiss International & cargo Inc. b) Asset Recovery Management Branch c) Flat No.903 & 1003,9th & 10th Floor, Duplex Heights CHSL, In Compound of Parasrampur tower no.5, CTS No.1 (Part), Survey No.41(PT), Village Oshiwara,Yamuna Nagar, Lokhandwala Complex, Andheri West, Mumbai-400 053 adm 1350 sq ft builtup area d) MRS. Nahid Furquan Khan	a) Rs.3,60,00,000.00 b) Rs.36,00,000.00	Rs.13,04,13,521.61 [Rs.Thirteen crore four lakh Thirteen thousand Five hundred twenty one and sixty one paise 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. Shri Rajesh kumar - 8088980811 Shri Deepak Sinha -9625172635	Not known to A.O. Symbolic Possession CMM order Received
12	a) M/s Mahalaxmi Plastics b) Asset Recovery Management Branch Mumbai c) Godown No.10, Jai Ambe Complex, Dadoba Compound, VIII Val, tal Bhiwandi, Dist Thane -421302 adm 1600 sq. ft. built up area d) Mr. Laxman Shankar Satam	a) Rs.36,00,000.00 b) Rs.3,60,000.00	Rs.72,50,075.62 (Rupees Seventy two Lacs Fifty Thousand Seventy Five and Paise Sixty two only) as on 31.03.2024 plus further interest thereon w.e.f 01.04.2024 at applicable rate of interest, cost and charges Mr. Rajesh Kumar - 8088980811 Mr. Deepak kumar Sinha - 9625172635	Not Known to Authorised Officer Symbolic Possession DM Order received
13	a) MRS. Kalpana Jha b) Asset Recovery Branch, Mumbai c) Flat No.601,6th Floor, Ryyan View Building (Under Construction), Near Maji Aamdar Dattusheth Narayan Patil Udyan,Plot No.25,Phase II, Node Nawade, Taluka Panvel,Dist- Raigad-410208 d) MRS. Kalpana Jha & Mr. Sunil Kumar Jha	a) Rs.16,20,000.00 b) Rs.1,62,000.00	As of 30.06.2024, Rs.60,87,589.98 (Rupees Sixty lakh Eighty Seven thousand five hundred eighty nine and paise ninety eight only plus interest thereon after 01.07.2024 and cost/ charges minus recoveries thereafter if any. Shri Rajesh Kumar 8088980811 Shri Deepak Sinha 9625172635	Not Known Symbolic Possession
14	a) MRS. Kalpana Jha b) Asset Recovery Branch, Mumbai c) Flat No.602, 6th Floor, Ryyan View Building (Under Construction), Near Maji Aamdar Dattusheth Narayan Patil Udyan,Plot No.25,Phase II, Node Nawade, Taluka Panvel,Dist- Raigad-410208 d) MRS. Kalpana Jha & Mr. Sunil Kumar Jha	a) Rs.16,20,000.00 b) Rs.1,62,000.00	As of 30.06.2024, Rs.60,87,589.98 (Rupees Sixty lakh Eighty Seven thousand five hundred eighty nine and paise ninety eight only plus interest thereon after 01.07.2024 and cost/ charges minus recoveries thereafter if any. Shri Rajesh Kumar 8088980811 Shri Deepak Sinha 9625172635	Not Known Symbolic Possession
16	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,Nanbhat Road,VIII- Bolinj, 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.21,50,000.00 b) Rs.2,15,000.00	Rs. 40,61,469.98 (Rupees Forty Lakh Sixty one Thousand Four Hundred sixty nine and paise Ninety eight only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost & expenses Shri Rajesh Kumar - 8088980811 Mr Deepak Sinha - 9625172635	Not known to A.O. Symbolic Possession.

	Narayan Patil Udyan, Plot No.25, Phase II, Node Nawade, Taluka Panvel, Dist- Raigad-410208 d) MRs. Kalpana Jha & Mr. Sunil Kumar Jha		Shri Rajesh Kumar 8088980811 Shri Deepak Sinha 9625172635	
14	a) MRs. Kalpana Jha b) Asset Recovery Management Branch c) Flat No.602, 6th Floor, Ryyan View Building (Under Construction), Near Maji Aamdar Dattusheth Narayan Patil Udyan, Plot No.25, Phase II, Node Nawade, Taluka Panvel, Dist- Raigad-410208 d) MRs. Kalpana Jha & Mr. Sunil Kumar Jha	a) Rs.16,20,000.00 b) Rs.1,62,000.00	As of 30.06.2024, Rs.60,87,589.98 (Rupees Sixty lakh Eighty Seven thousand five hundred eighty nine and paise ninety eight only plus interest thereon after 01.07.2024 and cost/ charges minus recoveries thereafter if any. Shri Rajesh Kumar 8088980811 Shri Deepak Sinha 9625172635	Not Known Symbolic Possession
16	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, Nanbhat Road, VIII- Boli, 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.21,50,000.00 b) Rs.2,15,000.00	Rs. 40,61,469.98 (Rupees Forty Lakh Sixty one Thousand Four Hundred sixty nine and paise Ninety eight only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost & expenses Shri Rajesh Kumar - 8088980811 Mr Deepak Sinha - 9625172635	Not known to A.O. Symbolic Possession
17	a) Smt. Sudha Harish Barot Shri Monal Barot & Monang Barot b) Asset Recovery Management Branch c) Flat No.201, 2nd Floor, Wing W 15, Cluster No.3, Lodha Amara, Dist-Thane-400608 adm 453 sq ft carpet area d) Smt. Sudha Harish Barot	a) Rs.54,00,000.00 b) Rs. 5,40,000.00	Rs.45,87,720.94 (Rupees Forty five Lakh Eighty seven Thousand Seven Hundred Twenty and paise Ninety four only) as on 30.06.2024 plus further interest, cost & expenses Shri Rajesh kumar - 8088980811 Mr Deepak Sinha - 9625172635	Encumbrance: Builder dues & Society dues present Symbolic Possession
18	a) M/s. Humming Bird Cargo Couriers Pvt Ltd. b) Asset Recovery Management Branch c) Flat No. 12, Vishnu Bhuvan CHSL, Near VPM School, Jai Ramkrishna Society, Mithagar Road, Mulund East, Mumbai 400081, admeasuring 734 sq. ft. Built Up area. d) Mr. Indermohan Haridayal Virmani	a) Rs. 81,00,000.00 b) Rs. 8,10,000.00	Rs.15207500.54 (Rs. One Crore Fifty Two Lakh Seven Thousand Five Hundred & paise Fifty Four 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. Mr. Jeetendra Natoo - 9483624036 Mr. Shailendra Athawale - 9137081909	Encumbrance : Not known to AO Physical Possession
19	a) M/s. M V Waghadkar & Sons Jewellers Pvt Ltd. b) Asset Recovery Management Branch c) Amalgamated Shop Nos. 1,2,3,4,5,6 & 38 Ground Floor Everest Shopping Centre, Lokmanya Chowk, Dombivli (East) Dist- Thane - 421 201 Maharashtra. Amersuring Total Built up area 1263 Sq.fts. (As per deed) & As per Measurement carpet area 1214 Sq.fts. d) Anil Waghadkar, Praphulla Waghadkar , M/s Waghadkar & Sons Jewellers"	a) Rs. 3,19,00,000.00 b) Rs.31,90,000.00	Rs.6,16,51,979.00 (Rs. Six Crore Sixteen Lakh Fifty One Thousand Nine Hundred Seventy Nine 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. Mrs Pratibha Mulik - 97699 72090 Mr. Abhishek Takalkar -88978 15935"	Encumbrance : Not known to AO Symbolic Possession
20	a) M/s Aryan Castings Pvt Ltd. b) Asset Recovery Management Branch c) Industrial Land, Plant & Machinery & factory building along with other Ancillary structures situated at Gut Number 232, Lakhampur Koshimbe Road, Village - Lakhampur, Taluka- Dindori, District- Nashik 422202 admeasuring land Area of 42700 square meters d) M/s Aryan Castings Pvt Ltd.	a) Rs. 17,43,00,000.00 b) Rs. 1,74,30,000.00	Rs.35,48,25,875.00 (Rs. Thirty Five Crore Forty Eight Lakh Twenty Five Thousand Eight Hundred & Seventy Five 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. Mrs Pratibha Mulik - 97699 72090 Mr. Abhishek Takalkar -88978 15935	Encumbrance : Not known to AO Symbolic 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://ebkgray.in> of Service Provider Indian Banks Auction Properties Information (IBAPI) 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://ebkgray.in>