

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@un

E-AUCTION SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS (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 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 TO THE ASSETS OF THE SECURED CREDITOR" (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be available on the website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold at the expense of the respective borrowers accounts.

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

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) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
1	a) M/s Amita Papers b) Asset Recovery Management Branch c) All that piece and parcel of Residential Flat No. A1, Ground Floor, Gayatri Dham CHSL, Plot No. 2, Village-Asangaon, Taluka Shahapur, Thane, admeasuring 550 Sq Ft Built up Area. d) Mrs. Mita Ashok Thakkar & Mr Ashok Thakkar	a) Rs.10,50,000.00 b) Rs.1,05,000.00	Rs.6,27,50,800.66/ (Rs. Six Crore Twenty Seven Lakh Fifty Thousand Eight hundred & Paise Sixty Six Only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost & charges till date. Mr. Kishor Chandra Kumar - 9466747894 Mr. Amit Masram - 7875832686	Not Known to Authorised Officer Symbolic Possession
2	a) M/s Jagdamba Machines b) Asset Recovery Branch. c) NA Land Bearing Survey No 57A, Hissa No.14 (Part) & 15(Part), Survey No 58A, Hissa No.10 (Part) & 11 (Part) of Village Katemanivali Near D Ward Office KDMC Kalyan east Thane-421306 area admeasuring 1670.09 sq.mtr. On the North : by Road On the South :By plot, On the East : By Venkatesh CHS, On the West : By Babasaheb Ambedkar Road (As per Valuation Report) d) Jagdish Singh Bhati	a) Rs. 1,50,00,000.00 b) Rs.15,00,000.00	Rs. 6,10,65,758.19/- (Rs. Six Crore Ten Lakh Sixty Five Thousand Seven Hundred Fifty Eight & Paise Nineteen Only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost & charges till date. Mr. Kishor Chandra KUMAR-9466747894 Mr. Amit Masram - 7875832686	Not Known to Authorised Officer Symbolic Possession
3	a) M/s. Bhikhabhai Gordhandas & Co. b) Asset Recovery Management Branch Mumbai c) All that piece & parcel of land admeasuring 2800 sq.mtr. bearing survey/Gat No.70 Hissa No.19 at village Mauje Kahndat, Taluka Chiplun Dist. Ratnagiri. Bounded by: North : Gat No 80, South :Gat No.78, East : Gat No 18, West :Gat No 20 d) Mrs. Vandana Parekh and Hardik Parekh	a) Rs.48,20,000.00 b) Rs.4,82,000.00	Rs.34,36,41,496.57 (Rs.Thirty Four Crores Thirty Six Lakhs Forty One Thousand Four Hundred Ninety Six and Paise Fifty Seven Only) as on 30.09.2025 plus interest thereon wef from 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra KUMAR- 9466747894 Mr. Amit Masram - 7875832686	Not Known to Authorised Officer Symbolic Possession
4	a) M/s. Mahin Marketing. b) Asset Recovery Management Branch Mumbai c) Flat No.204, 2nd Floor, M.H. NO.642, Situated at S.No. 62/6,84/2,42(pt), Village-Nizampura, Bhiwandi-421302 admeasuring built -up area 880Sq.ft. Bounded by:North :by Road, South :By Bala Compound, East :By MU Plaza Building, West :By Residential Building d) Mr. Halim Khan Mohd. Hanif Khan	a) Rs.18,35,000.00 b) Rs.1,83,500.00	Rs. 92,02,479.66 /- (Rs.Ninety Two lakh Two Thousand Four Hundred Seventy Nine & Paise Sixty Six Only) as on 30.09.2025 plus interest thereon wef from 01.10.2025 at applicable rate of interest, cost & charges till date. Mr. Kishor Chandra KUMAR- 9466747894 Mr. Amit Masram - 7875832686	Not Known to Authorised Officer Symbolic Possession
5	a) M/s. Heritage Industries (Prop. Mr. Pratul Subhash Dalvi) b) Asset Recovery Branch, Mumbai c) A RCC Godown No.A/30, area admeasuring 1300 sq. ft. equivalent to 120.82 sq. mtrs. (Built Up Area) on ground floor, in Madhusudhan Compound, alongwith undivided common interest in land beneath the said Godown with rights upto ground floor only, constructed on all that piece & parcel of land area admeasuring 6868.16 sq. mtrs. bearing Survey No.257 Hissa No.1 lying being situated at Village Mouje Anjur, within Taluka limits of Bhiwandi & in the Registration District of Thane & Sub Registration District of Bhiwandi d) Mrs. Anita Bharat Kumar Soni	a) Rs.16,91,000.00 b) Rs.1,69,100.00 c) Rs.16,910.00	Rs.64,05,268.07 (Rupees Sixty Four Lakhs Five Thousand Two Hundred Sixty Eight and Paise Seven Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Mr. Jeetendra Natoo - 9483624036	Not known to A.O. Symbolic Possession CMM Order Received
6	a) Mrs. Sheetal Snehil Mishra	Lot No.1	Rs.1,54,17,012.42 (Rupees One Crore Fifty	M.H.

6	<p>a) Mrs. Sheetal Sushil Mishra b) Asset Recovery Management Branch c) Lot No.1: Flat No. 303, 3rd Floor, Shree Krupa Yash , Plot No.130, Sector-10, Kopar Node, Village: Kharghar, Tal: Panvel, Dist: Raigad, Maharashtra-410210 Lot No.2: Flat No.403, 4th Floor, Shree Krupa Yash , Plot No.130, Sector-10, Kopar Node, Village: Kharghar, Tal: Panvel, Dist: Raigad, Maharashtra - 410210 d) Mrs. Sheetal Sushil Mishra</p>	<p>Lot No.1 a)Rs.27,45,000.00 b)Rs.2,74,500.00 c) Rs.28,000.00 Lot No.2 a)Rs.27,45,000.00 b)Rs.2,74,500.00 c) Rs.28,000.00</p>	<p>Rs.1,54,17,013.43 (Rupees One Crore Fifty Four Lakhs Seventeen Thousand Thirteen and Paise Forty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest & costs and charges till date. Mr. Jeetendra Natoo - 9483624036 Inspection Date: 10.11.2025</p>	<p>Not known to A.O. Physical Possession</p>
7	<p>a) Mr. Reji A.Thomas & Mrs. Gigi Reji Thomas b)Asset Recovery Management Branch c) All that piece of Lot of 1/8 Acre of Uphill category revised No.67 (earlier being Plot No. NA as per sanctioned lay out) adm. 511.4 sq. mtrs. or thereabout situated at on Valley Street being part of Survey No.33, Hissa No. 1 of Village Dasave, Taluka: Mulshi & Dist: Pune and the Villa. Adm 191.38 Sq. mtrs. (Built up Area of 2060 Sq. ft.) or Carpet Area of 1498 Sq. fts. and within the limits of Sub-Registrar Office, Mulshi (Poud) Taluka and District Pune d) Mr. Reji A.Thomas & Mrs. Gigi Reji Thomas</p>	<p>a) Rs.1,14,00,000.00 b) Rs.11,40,000.00 c) Rs.1,00,000.00</p>	<p>Rs.93,85,550.24 (Rupees Ninety Three Lakh Eighty Five Thousand Five Hundred Fifty and Paise Twenty Four Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest & costs and charges till date. Mr.Jeetendra Natoo - 9483624036</p>	<p>Not known to A.O. Symbolic Possession</p>
8	<p>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 Niranjn Savla</p>	<p>a)Rs.76,00,000.00 b) Rs.7,60,000.00</p>	<p>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</p>	<p>Not known to A.O. Symbolic Possession</p>
9	<p>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 Niranjn Savla</p>	<p>a) Rs.6,65,00,000.00 b) Rs.66,50,000.00</p>		<p>Not known to A.O. Physical Possession</p>
10	<p>a) M/s Mahavir Cashew Industries & M/s Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece & parcel of land bearing survey No.301, Hissa No 35B, admeasuring plot of 3960 sq mtr lying and 1081.26 sq mtr construction, being & situated at village: Madhkol, Taluka: Sawantwadi in the Registration District & sub registration District of Sindhudurg d) Mr. Nilesh Niranjn Savla</p>	<p>a) Rs.1,37,00,000.00 b) Rs.13,70,000.00</p>		<p>Not known to A.O. Symbolic Possession</p>
11	<p>a) Mukesh Shahu Pol b) Asset Recovery Management Branch c) Flat No 803, 8th floor, N Wing, CASA Lake Side, Project Lakeshore Greens, Palava 2,Taloja Bypass Road, Dombivali East, Thane 421204 - admeasuring Carpet area 586 Sq feet and Built up area 703 Sq. Feet along with one open car parking space d) Mukesh Shahu Pol</p>	<p>a) Rs.26,35,000/- b) Rs.2,63,500/-</p>	<p>Rs.46,82,027.22 (Rupees Forty Six Lakhs Eighty Two Thousand Twenty Seven and Paise Twenty Two Only) as on 31.07.2023 plus further interest thereon w.e.f. 01.08.2023 at applicable rate of interest, cost and charges till date Mr. Rajesh Kumar - 8088980811 ,</p>	<p>Not known to A.O. Physical Possession</p>
12	<p>a) Rajesh Markandey Tripathi b) Asset Recovery Management Branch c) All the piece & parcel of Flat No 1202, Westend Heights, Cemetery Lane, Dahanukarwadi, Kandivali West, Mumbai 400 067 admeasuring 809 sq ft built up area and 661 sq. ft. carpet area d) Rajesh Markandey Tripathi</p>	<p>a) Rs.1,17,00,000/- b) Rs.11,70,000/-</p>	<p>Rs.1,65,19,494.80 (Rupees One Crore SixtyFive lakh Nineteen thousand Four hundred Ninety Four & paise Eighty only) as on 07.04.2024 plus further interest thereon w.e.f. 07.04.2024 at applicable rate of interest, cost & charges till date Mr. Rajesh Kumar - 8088980811 ,</p>	<p>Not known to A.O. Symbolic Possession -CMM Order Received</p>
13	<p>a) Daril Impex pvt ltd b) Asset Recovery Branch, Mumbai c) Flat No 216 / D, 2nd Floor, D Wing, Kamla Vihar ABCD Co-operative Society Ltd, Building No. 1, Opp. Kamla Vihar Sports Club, Mahavir Nagar, Dahanukarwadi, Kandivali West, Mumbai- 400 067 admeasuring 610 Sq Ft. d) Mr. Rajendra Kumar Vrajlal Sheth & Mrs. Jagruti Rajendra Sheth</p>	<p>a) Rs.1,27,00,000.00 b) Rs.12,70,000.00 c) Rs.1,00,000.00</p>	<p>Rs.7,07,24,870.76(Rupees Seven Crores Seven lakhs Twenty Four Thousand Eight Hundred Seventy & Seventy Six Paise only) as on 08.02.2025 plus further interest thereon w.e.f. 09.02.2025 at applicable rate of interest, Plus all other costs, Expenses & charges applicable. Mr Rajesh Kumar , Mobile 8088980811</p>	<p>Not known to AO Symbolic Possession</p>



Union Bank of India

A Government of India Undertaking

Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.

unionbankofindia.bank

NOTICE (UNDER SARFAESI ACT)

ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST

property mortgaged / charged to the Secured Creditor, the **Symbolic /Physical Possession** of which has been taken by the Authorised Officer of **RECURSE BASIS" on Dated 14.11.2025 in between 12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India 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) be sold by Online E- Auction through website : <https://baanknet.com> on **14.11.2025** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 14.11.2025 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) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
14	<p>a)1. M/s Vanipriya Textiles Pvt Ltd & 2. M/s K S Yarn Synthetics LLP b) Asset Recovery Branch, Mumbai c)1)All that piece & parcel of land bearing Survey no:38/1, 38/2,38/3,38/4&39/2,39/3, Village Seelapadi, Karur Road, Sellamanthadi,TA Dindigul, Tamilnadu-62405 Admeasuring Plot area 123710 Sq Ft. & Construction area 37213 Sq Ft, in the name of Vanipriya Textiles Pvt Ltd. 2)All that piece and parcel of N.A. land bearing survey No. 58/7, village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-624005 admeasuring plot area 19358 Sq Ft in the name of Vanipriya Textiles Pvt Ltd. 3)Plant & Machinery situated on Survey no.38/1,38/2,38/3, 38/4 &39/2,39/3, Village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-62405. d) Mr. Sagar Kamal Birla (M/s Vanipriya Textiles Pvt ltd) & Mrs. Uma Kamal Birla (M/s K S Yarn Synthetics LLP)</p>	<p>Lot-1 a) Rs.7,60,00,000/- b) Rs.76,00,000/- c) Rs.5,00,000/- Lot-1 & Lot-2 will be sold together Lot-2 a) Rs.54,00,000/- b) Rs.5,40,000/- c) Rs.50,000/- Lot-1 & Lot-2 will be sold together Lot-3 a) Rs.1,67,00,000/- b) Rs.16,70,000/- c) Rs.1,00,000/- Lot-1 & Lot-2 will be sold together</p>	<p>Rs.33,95,49,450.62 (Rs. Thirty Three Crores Ninety Five Lacs Forty Nine Thousand Four Hundred Fifty and paisa Sixty Two only) as on date of issue of demand notice dated 30.03.2023 plus further interest thereon at applicable rate of interest, cost & charges till date Mr. Rajesh Kumar - 8088980811</p>	<p>Not known to A.O. Symbolic Possession</p>
15	<p>a) Nirmaan Solutios b) Asset Recovery Branch, Mumbai c) Flat No B 302, Maitri Residency 2, Mahavir Nagar, Behind Dahanukarwadi, Kandivali West, Mumbai -400 067 admeasuring 550 Sq Ft. d) Mrs. Usha Pankaj Sheth & Mrs. Pankaj Vrajlal Sheth</p>	<p>a) Rs.88,00,000.00 b) Rs.8,80,000.00 c) Rs.1,00,000.00</p>	<p>Rs.1,84,27,612.11(Rupees One Crore Eighty Lakhs Twenty Seven Thousand Six Hundred Twelve & Eleven Paise only) as on 08.02.2025 plus further interest thereon w.e.f. 09.02.2025 at applicable rate of interest, Plus all other costs, Expenses & charges applicable. Mr Rajesh Kumar , Mobile 8088980811</p>	<p>Not known to AO Symbolic Possession.</p>
16	<p>a) LABH CHEM b)Asset Recovery Management branch. c) All that part of the property consisting of Shop No 305 & 306, 3rd floor, B-Wing, Goradia House CHSL, Plot No 100/104, C S No.328, Village Mandvi, Kazi Sayed Street, Masjid Bunder, Tal & Dist Mumbai 400 003, Bounded : On the North by Dhamrajyot Building, On the South by Chawl, On the East by Kazi Syed Road, On the West by Parshwa Chamber d) Shop No 305 - Mrs. Usha Pankaj Sheth & Shop No 306 - Mrs. Jagruti Rajendra Sheth</p>	<p>a) Rs.60,30,000.00 b) Rs.6,03,000.00 c) Rs. 50,000.00 both the shops will be sold together</p>	<p>Rs.2,92,26,638.90 (Rupees Two Crores Ninety Two Lakhs, Twenty Six Thousand, Six Hundred Thirty Eight and paise Ninety only) as on 08.02.2024 plus further interest thereon w.e.f. 09.02.2024 at applicable rate of interest, cost and charge till date. Rajesh Kumar - 8088980811</p>	<p>Society dues present. Physical possession.</p>
17	<p>a) AMUL M KHANDARE b) Asset Recovery Management branch. c) All that part of the property consisting of Flat No G-1106, G-Wing, CASA ADRIANA, Lakeshore Green Project, Phase-II, Cluster-2:06, Village Khoni, Off Talaja Bypass Road, Dombivali East, Thane 421 204 .Bounded :-On the North by:- Internal Road, On the South by Open Land,On the East by Internal Road, On the West by Wing F d) Amul M Khandare</p>	<p>a). Rs.28,30,000.00 b). Rs. 2,83,000.00 c). Rs.30,000.00</p>	<p>Rs.49,62,835.27 (Rupees Forty Nine Lakhs, Sixty Two Thousand, Eight Hundred Thirty Five and paise Twenty Seven only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charge till date. Rajesh Kumar - 8088980811</p>	<p>Rs.7.50 Lakhs Builder dues present. Symbolic possession. CMM Order received</p>

18	a)M/s. Golden Threads b)Asset Recovery Management Branch c)Factory land and building at House No.1501, admeasuring 760 sq mtrs, S.No.30, Hissa 1 (p) at Village Sonale, Taluka Bhiwandi d) Mr. Ragho P Harad	a)Rs.55,60,000.00 b)Rs.5,56,000.00 c)Rs.55,600.00	Rs.1,17,26,422.00 (Rupees One Crore Seventeen Lakh Twenty Six Thousand Four Hundred Twenty Two Only) as on date of issue of demand notice dated 03.07.2018 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mob 7572002323 Mr. Nilesh Sharma -Mobie No. 7303299319	Not known to A.O. Symbolic Possession
19	a) Sikandar Gani Shikalgar. b) Asset Recovery Management branch. c) All that piece and parcel of Flat No.108, 1st floor, B wing, Vrundavan Residency, Plot No. 7 & 8, Survey No.92, Near Sai Baba Mandir, Sai Hospital, Opp. Hingad Society, Village : Dhamote, Near East, Taluka : Karjat, District : Raigad 410101, Admeasuring 630 Sq. Ft. built up. d). Sikandar Gani Shikalgar.	a)Rs.15,45,000.00 b)Rs.1,54,500.00 c)Rs.16,000.00	Rs.27,86,254.06 (Rupees Twenty seven lakh, eighty six thousand, two hundred fifty four and paise six only) as on 03.11.2023 plus further interest thereon at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
20	a) Kamlesh Mulchand Rupreja. Reema Kamlesh Rupreja. b) Asset Recovery Management branch. c)Flat No.701, 7th floor, Regency Galaxy Building., U.No.68 of Sheet No.66, CTS No.26874, Khata No.53, New Sai Chowk, Gandhi road, Ulhasnagar 5. Dist: Thane.Admn. 975 Sq.Ft. BU. d). Mr. Kamlesh Mulchand Rupreja.	a.Rs.20,38,000.00 b.Rs.2,03,800.00 c).Rs. 21,000.00	Rs.21,13,715.50 (Rupees twenty one lakh, thirteen thousand, seven hundred fifteen and ps. Fifty only) as on 15.06.2018 plus further interest thereon w.e.f. 16.06.2018 at applicable rate of interest, cost and charges till date. G.K. Deshpande Mob:- 9975038389 P.S. Mulik Mob:- 9769972090	Not known to AO. Physical possession.
21	a)Sharad Vitthal Bagwe. b) Asset Recovery Management branch. c) All that piece, parcel and part of the property consisting of flat No.203, 2nd floor, A Wing, Satya Vijay CHSL, Opp. Nutan Vidyalaya, Virar - Nallasopara Link road, Nallasopara East, Tal: Vasai, Dist : Palghar, 401209. Built up area 880 Sq. Ft. d) Sharad Vitthal Bagwe.	a). Rs.23,10,000.00 b). Rs.2,31,000.00 c).Rs.24,000.00	Rs.50,53,506.00 (Rupees Fifty lakh, fifty three thousand, five hundred six only) as on 30.09.2024 plus further interest thereon at applicable rate of interest, cost & charges till date. P.S. Mulik - 9769972090	Not known to AO. Physical possession.
22	a) NOORJAHAN ABDUL GANI KHAN. b) Asset Recovery Management branch. c) Flat No.103, C Wing, Skyball apartment, Building No.12, Prithvi Sristi. Near Chanakya School, Chunabhati, Village: Shirgaon. Palghar, West. 401404 Built up area : 515 Sq. Ft. d). Noorjahan Abdul Gani Khan.	a).Rs.11,83,000.00 b).Rs.1,18,300.00 c). Rs.12,000.00	Rs.15,02,559.25 (Rupees Fifteen lakh, two thousand, five hundred fifty nine and paise twenty five only) as on 29.05.2022 plus further interest, cost, charges and expenses. P.S. Mulik. 97699720920	Not known to A.O. Physical possession.
23	a).NOORJAHAN ABDUL GANI KHAN. B). Asset Recovery Management branch. C)Flat No.202, b Wing, Skyball apartment, Building No.12, Prithvi sristi. Near Chanakya School, Chunabhati, Village : Shirgaon. Palghar, West. 401404 Built up area : 695 Sq. Ft. d). Noorjahan Abdul Gani Khan.	a).Rs.15,96,000.00 b).Rs.1,59,600.00 c). Rs.16,000.00	Rs.19,35,673.83 (Rupees nineteen lakhs, thirty five thousand, six hundred seventy three and paise eighty three only) as on 29.05.2022 plus further interest, cost, charges and expenses. P.S. Mulik 9769972090	Not known to A.O. Physical possession.
24	a)Hanumantha Rathod, Kamliben Rathod. B) Asset Recovery Management branch. C)Lot No1A1 that piece and parcel of Flat No.205, 2nd floor, E wing, Morai Residency, Survey No.87, Hissa No.3, Star colony, Manpada road, Dombivli East, Village : Sagaon, Dist: Thane 421201. Admeasuring 350 Sq. Ft. built up. D) Hanumantha Rathod.	a).Rs.9,68,000.00 b).Rs. 96,800.00 c).Rs.10,000.00	Rs.26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees and paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to AO. Physical possession.
25	a)Hanumantha Rathod, Kamliben Rathod. b)Asset Recovery Management branch. c)LOT -2 -All that piece and parcel of Flat No.203, 2nd floor, E wing, Morai Residency, Survey No.87, Hissa No.3, Star colony, Manpada road, Dombivli East, Village : Sagaon, Dist: Thane 421201. Admeasuring 350 Sq. Ft. built up. D) Hanumantha Rathod.	a).Rs.9,68,000.00 b).Rs. 96,800.00 c).Rs.10,000.00	Rs.26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees and paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to AO. Physical possession.
26	a) Naziya B. Khan. Faizan Khan. b) Asset Recovery Management branch. c) All that Part & Parcel Of The Property Consisting Of A/806, Building No.20, Orchid Ozone, Mahajanwadi, Western Express Highway, Near Dahisar Check Naka, Mira Road, East, Cts No.4509 To 4513, 4517,4572, Dist : Thane 401107. Built Up Area : 749 Sq. Ft. Carpet Area : 624.11 Sq. Ft. Bounded By : North : Building No.17, South : Building No.29, East : Building No.21, West : Pantaloons Showroom / Western Express Highway. d) Naziya B. Khan.	a) Rs.59,75,000.00 b).Rs.5,97,500.00 c).Rs.60,000.00	Rs.29,49,852.00 (Rupees Twenty nine lakh, forty nine thousand, eight hundred fifty two only) as on 30.11.2017 plus further interest thereon w.e.f. 01.12.2017 at applicable rate of interest, cost and charge till date. P.S. Mulik - 9769972090.	Not known To A.O. Physical possession.
27	a).Dattatray Harichand Gaikwad. b).Asset Recovery Management branch. c) All that piece and parcel of Flat No.307, 3rd floor, B wing, Vrindavan Residency, Near Sai Hospital, Opp. Hingad Society, Plot Nos. 7 & 8, Survey No.92, Village : Dhamote, Neral East, Taluka : Karjat, District : Raigad, Pin : 410101, admeasuring 630 Sq. Ft. Built up. d) Dattatray Harichand Gaikwad.	a)Rs.15,45,000.00 b).Rs.1,54,500.00 c)Rs.16,000.00	Rs.29,63,977.95 (Rupees Twenty nine lakh, sixty three thousand, nine hundred seventy seven and paise ninety five only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost and charge till date.	Not known to A.O. Symbolic possession.

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine

Email: ubin0553352@

E-AUCTION SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS (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 of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECORD" (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be available on the website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://banknet.com>. The under mentioned properties will be sold at the expenses in the respective borrowers accounts.

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

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) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
28	a) Mr. Amitkumar Jaykisan Goyal b) Asset Recovery Management Branch c) Flat No. 0-0102, along with one car parking space, building known as CASA Elite, Lakeshore Greens project, Near Khidaleshwar Temple, kalyan shil Road, dombivali (E) Thane, 421203, carpet area 500 sq ft Built up area 600 sq ft. d) Amitkumar Jaykisan Goyal , Mrs. Manju Amit Goyal.	a) Rs.15,65,000.00 b) Rs. 1,56,500.00 c) Rs. Rs.16,000.00	Rs. 35,05,498.53 (Rupees Thirty five lakhs, five thousand, four hundred ninety eight and paise fifty three only) as on 31/12/2023 plus further interest WEF 01/01/2024 at applicable rate of interest, cost and charge till date. G.K.Deshpande-9975038389 P.S. Mulik -9769972090	Not known to A.O. Physical possession Society dues Rs.1.50 lakh approx. Builder dues - Rs.12.50 lakh. Approx.
29	a) Mr. Deepak Sureshchadra Chavan & Mrs. Bhavani Deepak Chavan b) Asset Recovery Management Branch c) Flat No.104 on Stilt Floor, Building/ Wing No. C, Adm. 50.674 Sq. Mtrs. Carpet Area along with adjoining same level terrace having area about 16.343 Sq. Mtrs. and the wall areas and proportionate/ undivided share in the common passage, Staircase, Landlings , lift etc. subject to fluctuation of not more than 3% in the building known as Dev City Apartment Condominium on Plot No.149 in Sector-11 out of Plot No.149/3 & 149/4 having PCNTDA sanctioned by lay out Plot No.149/1, situated at village Chikhaji, Tal: Haveli, Dist. Pune d) Mr. Deepak Sureshchadra Chavan & Mrs. Bhavani Deepak Chavan	a) Rs.37,32,000.00 b) Rs.3,73,200.00 c) Rs.38,000.00	Rs.68,22,544.57 (Rupees Sixty Eight Lacs Twenty Two Thousand Five Hundred Forty Four & Paise Fifty Seven Only) as on 31.12.2024 plus further interest there on w.e.f. 01.01.2025 at applicable rate and other cost, expenses, legal and other charges P.S. Mulik - 9769972090	Not known to A.O. Physical Possession
30	a) M/s Aditya Enterprises (Prop. Mr. Hariprakash B. Singh) b) Asset Recovery Branch, Mumbai c) All that piece and parcel of Flat No.2 on Ground Floor, G-Wing in the Building known as Yashwant Vihar Complex adm.46 sq. mtrs. Built up area on land bearing Survey No./H. No. 191/2,3, Plot No.1,2,3 situate, lying and being at Village Bolinj, Tal: Vasai & District: Palghar -401303 d) Mr. Sher Singh	a) Rs.42,10,000.00 b) Rs.4,21,000.00 c) Rs.42,100.00	Rs. 69,43,899.72 (Rupees Sixty Nine Lacs Forty Three Thousand Eight Hundred Ninety Nine & Paise Seventy Two Only) as on 30.06.2025 plus further interest there on w.e.f. 01.07.2025 at applicable rate and other cost, expenses, legal and other charges thereon Mr. Jeetendra Natoo, Mob- 9483624036	Not known to AO Physical Possession
31	a) M/s Beepee Enterprises Pvt. Ltd. b) Asset Recovery Management Branch c) All that piece and parcel of the immovable property known as Godown gala No. 1, admeasuring 3125.00 sq. feet (i.e., 290.32 Sq. Mtrs. Built up area) Ground floor along with land rights in building No. P-1, Complex known as 'Shubham Industrial Park' being and lying and constructed on the land bearing Survey No.37/1, Survey No.37/2, Survey No.36/1 paiki 35/2A, Survey No.36/2, 37/5 paiki, Survey No.39/2, Survey No.40/1,53/2, 53/5 and Survey No.53/7, together with all common rights & access, interest, common approach, easement, facility thereto situated at within the limit of Revenue Village & Gram panchayat Kalwar, Taluka-Bhiwandi, District-Thane (Maharashtra) d) M/s Beepee Enterprises Pvt. Ltd..	a) Rs. 61,00,000.00 b) Rs. 6,10,000.00 c) Rs. 1,00,000.00	Rs. 17,84,50, 311/- (Rupees Seventeen Crore Eighty Four Lakh Eighty Eight Thousand Nine Hundred Thirty One and Ninety Paise only) as on 31.03.2025 plus further interest, cost & expenses Vikash Upadhyay-Mob-7572002323	Not known to A.O. Symbolic Possession
32	a) Mr Sanjay Sunil Pednekar b) Asset Recovery Management Branch c) FLAT NO 102 A wing Sai Raj Apartment, First floor, S No.169, Hissa No.7, Manvelpada Village, Virar E Palghar,Maharashtra - 401305 admeasuring super built up area 600 Sq Ft. d) Mr Sanjay Sunil Pednekar	a) Rs. 21,00,000.00 b) Rs. 2,10,000.00 c) Rs. 25,000.00	Rs. 32,00,648/- (Rupees Thirty Two Lakh Six Hundred Forty Eight Only) as on 31.03.2025 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Kumar Upadhyay Mob:-7572002323	Not known to A.O. Physical Possession

d) M/s Bpee Enterprises Pvt. Ltd..			
32 a) Mr Sanjay Sunil Pednekar b) Asset Recovery Management Branch c) FLAT NO 102 A wing Sai Raj Apartment, First floor, S No.169, Hissa No.7, Manvelpada Village, Virar E Palghar Maharashtra - 401305 admeasuring super built up area 600 Sq Ft. d) Mr Sanjay Sunil Pednekar	a) Rs. 21,00,000.00 b) Rs. 2,10,000.00 c) Rs. 25,000.00	Rs. 32,00,648/- (Rupees Thirty Two Lakh Six Hundred Forty Eight Only) as on 31.03.2025 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Kumar Upadhyay Mob:-7572002323	Not known to A.O. Physical Possession
33 a) Mr Anil Channu Patil b) Asset Recovery Management Branch c) FLAT NO 303 , 3rd floor Sai Harsh Apartment, Manvel Pada, Manvel Pada Virar East, Taluka-Vasai, Dist-Vasai, Dist-Palghar-401 305 admeasuring super built up area 670 Sq Ft. d) Mr Anil Channu Patil	a) Rs. 23,50,000.00 b) Rs. 2,35,000.00 c) Rs.25,000.00	Rs. 34,99,741/- (Rupees Thirty Four Lakh Ninety Nine Thousand Seven Hundred Forty One Only) as on 31.03.2025 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Kumar Upadhyay Mob:-7572002323	Not known to A.O. Symbolic Possession
34 a)M/s Adarsh Fibre Pvt Ltd. b) Asset Recovery Management Branch Mumbai c) Office premises number 415 , 4th floor, Central Facility building, Plot no 3 and 7, gate no 796, Sector no 19, Vashi, Navi Mumbai admeasuring 1320 Sq Ft d) Owner:- Mr Sanjay Jokuprasad Pandey.	a) Rs.1,12,00,000.00 b) Rs.11,20,000.00 c) Rs.1,00,000.00	Rs. 3,26,56,727/- (Rs. Three Crore Twenty Six Lakh Fifty Six Thousand Seven Hundred and Twenty Seven only) as on 31.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost & charges till date. Vikash Kumar Upadhyay Mob:-7572002323	Not known to A.O.
35 a) M/s Ono Lifestyle Limited b) Asset Recovery Management Branch c)Unit No.137 , 1st Floor F-Wing, Ansa Industrial Premises Co-operative Society Ltd., Saki Vihar Road, Sakinaka Andheri East Mumbai-400072. Admeasuring 835 sqft. And constructed on all that piece and parcel of land bearing Survey No. 37, Hissa No.1 and Survey No. 38, Hissa No. 3 lying, being situated at Village Marol and within the Taluka limits of Andheri and within the Registration District of Mumbai Suburban in Greater Mumbai. d) M/s Ono Lifestyle Limited	a) Rs.1,00,00,000.00 b) Rs.10,00,000.00 c) Rs. 1,00,000.00	Rs. 5,60,65,650/- (Five Crore Sixty Lakh Sixty Five Thousand Six Hundred Fifty Only) as on 30.06.2025 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Kumar Upadhyay Mob:-7572002323	Not known to A.O. Physical Possession
36 a) M/s CTK ENTERPRISES PVT LTD b) Asset Recovery Management Branch c) Flat No S-1 , on 02nd floor, Building Bearing Municipal H. No. 3772 with open terrace in the Govind villa residency CHS Ltd, plot no 25, Tolcai Catem, situated at TorsamzorAquem with the jurisdiction of MargaoonMunicipal Council, Tal &Dist. Salcete(South Goa). Admeasuring 145.10 Sq. ms including open terrace area of 45 Sq. Mts. d) Mr Roosevelt Theodore Gomes	a) Rs. 24,00,000.00 b) Rs. 2,40,000.00 c) Rs. 24,000.00	Rs. 1,75,12,222.92 (Rupees One Crore Seventy Five Lakh Twelve Thousand Two Hundred Twenty Two and Ninety Two Paise only) as on 31.03.2025 plus further interest, cost & expenses Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
37 a) M/s CTK ENTERPRISES PVT LTD b) Asset Recovery Management Branch c) Open land bearing Survey No. 6, HissaNo. 3B, Village Wavanje, Tal Parvel, DistRaigadh, Admeasuring 2030 sq.Mtr d) Mr Roosevelt Theodore Gomes	a) Rs. 76,50,000.00 b) Rs. 7,65,000.00 c) Rs. 1,00,000.00		Not known to A.O. Symbolic Possession
38 a) Mr Pankaj Bhashkar Thakur & Mrs. Pranita Pankaj Thakur b) Asset Recovery Management Branch c) Flat no. 401 admeasuring 538 sq. ft built up area on 4th floor in building known as CASCADE and now in the society known as CASCADE Apartment CO. OP. HSG. SOC. LTD., situated at Plot no. 343, CTS no. C/343, Perry Cross Road, Bandra West, Mumbai- 400050, Constructed on all that piece of Parcel Land bearing Plot no.343, CTS no. C/343, Lying, Being and Situated at VILLAGE: BANDRA in the Registration District of Mumbai City and Sub-District of Mumbai Suburban, Maharashtra d) Mr Pankaj Bhashkar Thakur &Mrs. Pranita Pankaj Thakur	a) Rs. 2,61,00,000.00 b) Rs. 26,10,000.00 c) Rs. 1,00,000.00	Rs. 4,60,69,186.42 (Rupees Four Crore Sixty Lakh Sixty Nine Thousand One Hundred Eighty Six and Forty Two Paise only) as on 31.03.2025 plus further interest, cost & expenses. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
39 a) M/s Leander Commerce LLP b) Asset Recovery Management Branch c)Independent houseat plotno 3,7,8 Survey no 71, Mini Diamond City, Bandlaguda Jagir Village, Dist Ranga Reddy, Telangana Total built up area 7200 sq ft in the name of Rudraksh Orchid LLP d) Mr Bhavishya Gupta & Mrs. Bhoomika Gupta	a) Rs. 1,82,50,000.00 b) Rs. 18,25,000.00 c) Rs. 1,00,000.00	Rs. 9,01,78,778/- (Nine Crore One Lakh Seventy Eight Thousand Seven Hundred Seventy Eight Only) as on 30.06.2025 plus further interest, cost & expenses. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
40 a) M/s Sannidhi Enterprises. b) Asset Recovery Management Branch Mumbai c)Flat No:403 , 4 th Floor, Surbhi Complex Building No 2 CHS Ltd, Opp: Silver Park, Shantivan Road, Mira Bhayander Road , Opp Silver Park, Mira Road (E) Dist: Thane 401107. d) Mr Pandurang Tukaram Shelar & Mrs Sangeeta Pandurang Shelar	a) Rs..36,00,000/- b) Rs.3,60,000/- c) Rs.36,000/-	M/s Sannidhi Enterprises Rs. 57,29,900.50 (Rupees Fifty Seven Eight Lacs Twenty Nine Thousand Nine Hundred & Paise Fifty Only) as on 30.06.2025 plus further interest there on w.e.f.01.07.2025 at applicable rate of interest, cost and excluding legal & other charges till date. Mr. Kishor Chandra KUMar- 9466747894 Mr. Vijay H Bhagwatkar - 8689822227	ot Known to Authorised Officer Symbolic Possession
41 A) M/s Unique Eco Stove. Prop. Mr. Zubair Usman Badra B) Asset Recovery Management Branch C) All that piece & parcel of Flat No. 203, A-Wing, 2nd Floor, Building No. 4, Type -F, Sankalp Dham Building, Opp. Satalvi Nagar Parishad School, Satalvi , Palghar -401404 admeasuring built-up 595 Sq. Ft. D) Mr. Zaid Usman Badra	A) Rs.22,50,000.00 B) Rs.2,25,000.00 C) Rs.25,000.00	Rs.56,42,866.48 (Rupees Fifty-Six Lakhs Forty-Two Thousand Eight Hundred Sixty Six & Paise Forty Eight Only) as on 30.06.2025 plus further interest thereon from 01.07.2025 at applicable rate of interest, cost and excluding legal and other charges till date & Excluding Union Mudra Term Loan Total Dues. Kishor Chandra Kumar Mob 7992466930	Not known to A.O. Physical Possession



Union Bank of India

A Government of India Undertaking

1st Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.
@unionbankofindia.bank

SALE (UNDER SARFAESI ACT)

ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST

property mortgaged / charged to the Secured Creditor, the **Symbolic /Physical Possession** of which has been taken by the Authorised Officer of **COURSE BASIS** on Dated **14.11.2025** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India as mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) sold by Online E- Auction through website : <https://banknet.com> on **14.11.2025** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 14.11.2025 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) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
42	a) Mr. Narain Issardas Raheja & Mrs. Shobna Narain Raheja b) Asset Recovery Management Branch c) Flat no 502, 5th Floor, Jalaram Krupa CHS Ltd, Oppo. Jalaram Temple, Near Highland Complex, Charkop Village, Kandivali (W), Mumbai -400067 admeasuring physical carpet area 587 Sq. Ft. & super built-up area 868 Sq. Ft. d) Mr. Narain Issardas Raheja & Mrs. Shobna Narain Raheja	a) 90,00,000.00 b) 9,00,000.00 c) 1,00,000.00	Rs 19,90,806.07 (Rupees Nineteen lakhs Ninety Thousands Eight Hundred Six & Paise Seven Only) as on 26.12.2024 plus further interest thereon at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Kishor Chandra Kumar Mob- 7992466930	Not known to A.O. Symbolic Possession
43	a) Sharda Mohan Mali. b) Asset Recovery Management br. c) Flat No 103, First Floor, G -Wing, Shree Ganesh Arcade situated at Survey no 56, Hissa No 12(P), house no 455 of village Ranjoli Taluka -Bhiwandi, Dst -Thane. 421301. The flat is having Built up area 980 Sq Ft as per (Agreement no 4750/2016 Sub Registrar Bhiwandi-1 dated 01.07.2016 with correction deed no 6742/2016 Dated 05.10.2016 (The built up area is approximately 666 Sq ft and saleable built up area is 721 Sq ft. based on the valuation dated 02.11.2020 by the Bank's empaneled Valuers. d) Sharda Mohan Mali.	a)Rs.13,80,000.00 b)Rs.1,38,000. c) Rs.14,000/-	Rs. 52,59,029.43 (Rupees Fifty Two Lakh Fifty Nine Thousand Twenty Nine and Paise Forty Three Only) as on 31.03.2024 plus further interest thereon w.e.f 01.04.2024 at applicable rate of interest, Plus all other costs, Expenses and charges as applicable from time to time. Rajesh Kumar -8088980811 Girish Deshpande-9975038389	Not known to AO. Symbolic possession.
44	a)M/s Jyoti Polymers b)Asset Recovery Branch Mumbai c)Residential Flat No.02, Ground Floor, Gurumahima Apartment bearing on Sr.No.18/5E/2/2, Guru Nagar, Jayabai Colony, Nasik-422101 admeasuring 931.00 sq. ft. Built up. d)Mr. Kacheshwar Keruji Kalunge	a)Rs.25,00,000/- b)Rs.2,50,000/- c)Rs.25,000/-	Rs.4,67,22,393.42 (Rs. Four Crores Sixty Seven Lakh Twenty Two Thousand Three Hundred Ninety Three & Paise Forty Two Only) as on 30.06.2023 plus further interest thereon w.e.f 01.07.2023 at applicable rate of interest, cost & charges till date. Rajesh Kumar -8088980811 Mr Girish Deshpande: 9975038389	Not Known To A O Symbolic possession
45	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. 17,55,000.00 b) Rs. 1,75,500.00 c)Rs. 18,000.00	Rs.4344466.74(Rupees Forty Three Lakhs Forty Four Thousand Four Hundred Sixty Six and paise Seventy Four only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993	Not known to A.O. Physical possession
46	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, Walvi, Vasai (E) ,Dist Palghar-401208 admeasuring 1900 sq ft built up area d)Mrs. Purnima Akash Nayak,Mr. Akash N Nayak	a) Rs. 45,45,000.00 b) Rs. 4,54,500.00 c) Rs. 46,000.00	Rs.9577936.46[Rs. Ninety-Five Lakh Seventy Seven Thousand Nine Hundred Thirty Six rupee and Forty-Six paise only] as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received
47	a) All legal heirs of Ratnesh K Tiwari b) Asset Recovery Branch, Mumbai c) Flat No.1204,12 th Floor,Mateshwari Altura,at Village Khidkaili, Kalyan Shilphata Road, Dombivali (east), Dist Thane-421204 adm. 35.42 sq. mtrs carpet area d) Mr. Ratnesh Kripashankar Tiwari	a) Rs.34,65,000.00 b) Rs.3,46,500.00 c) Rs.35,000.00	Rs.46,36,726.25 (Rupees Forty-Six Lakhs Thirsty Seven Thousand Seven Hundred Twenty Six and paise Twenty Five only) as on 31.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost & charges till date. Mr Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh Kumar - 9770551993	Not known to AO Symbolic Possession

<p>48) a) Shri Sandeep Kisan Dandavate b) Asset Recovery Management Branch c) House No. 805, [Nana], Net built up Area 6586.5 Sq. fts. Near Adhyan Kendra, Dhodpada, Village Kurnze, Taluka-Vikramgad, Dist-Palghar, PIN-401403. d) Shri Sandeep Kisan Dandavate.</p>	<p>a) Rs. 46,17,000.00 b) Rs. 4,61,700.00 c) Rs. 47,000.00</p>	<p>Mr. Mukesh Kumar - 97/0551993 Rs. 7691182.86 (Rupees Seventy six lakhs Ninety one Thousand One Hundred Eighty Two and paise eighty six only) as on 30.09.2025 plus further interest w.e.f 01.10.2025 at applicable rate of interest, cost & expenses. Shri Rajesh Kumar - 8088980811 Shri Mukesh Kumar - 9770551993</p>	<p>Not known to A.O. Physical Possession</p>																				
<p>49) a) Ms. Priyanka Krishnakumar Shukla b) Asset Recovery Branch Mumbai c) All that piece & parcel of Flat No 1001, admeasuring carpet area 41.25 Sq. Mtrs. 10th Floor, B Wing, Gayatri Classic Village Fene, Taluka Bhiwandi, Dist. Thane 421302 belonging to Priyanka Shukla. d) Ms. Priyanka K Shukla</p>	<p>a) Rs.22,67,000.00 b) Rs 2,26,700.00 c) Rs 23,000.00</p>	<p>Rs.31,88,000.00 (Rupees Thirty One Lakhs Eighty Eight Thousand Only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest plus all other costs, Expenses and charges applicable. Mr. Rajesh Kumar Mob 8088980811 Mr. Abhishek Takalkar 8897815935</p>	<p>Not Known to AO Symbolic Possession</p>																				
<p>50) a) M/s Akshay Dughdelay Prop. Hiran R Roundhal b) Asset Recovery Management Branch c) Factory land & Building, Gut No. 110, Sopavasti, At post: Pait, Taluka- Khed, Dist- Pune, Maharashtra-411019 land admeasuring area 00H 15 ARE out of total land admeasuring area 00H 45 ARE at Gat No 110. d) Mr. Hiranman Raghu Roundhal</p>	<p>a) Rs.34,73,000.00 b) Rs.3,47,300.00 c) Rs.35,000.00</p>	<p>Rs.5,14,65,000.00 (Rupees Five Crore Fourteen Lakhs Sixty Five 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 Rajesh Kumar mobile no. 8088980811 Mr. Abhishek Takalkar 8897815935</p>	<p>Not Known to AO Symbolic Possession</p>																				
<p>51) A) Kiran Agencies. B) Asset Recovery Management branch. C) LOT NO.1. All that piece & Parcel of Open plots bearing No 149, 150,151,152 &153 Total admeasuring (1040.75 Sq Mtr) Equivalent to 11202.63 Sq Ft) in the Layout of Shri Vastu Vihar Developers on land bearing Survey No 37,38,40,41,42,43, and 46 at mauza Murarpur with Class-I occupancy Rights, Patwari Halka No 76, Gram panchayat Rulkhairy, Tahasil Nagpur (Rural, Dist, Nagpur)</p> <table border="1" data-bbox="70 626 521 765"> <thead> <tr> <th>Plot Number</th> <th>Area Sq. Mtrs.</th> <th>Plot Number</th> <th>Area-Sq. Mtrs.</th> </tr> </thead> <tbody> <tr> <td>149</td> <td>219.20</td> <td>152</td> <td>164.80</td> </tr> <tr> <td>150</td> <td>164.80</td> <td>153</td> <td>327.20</td> </tr> <tr> <td>151</td> <td>164.80</td> <td>TOTAL</td> <td>1040.75</td> </tr> </tbody> </table> <p>D). Abhinav Kiran Somalwar.</p>	Plot Number	Area Sq. Mtrs.	Plot Number	Area-Sq. Mtrs.	149	219.20	152	164.80	150	164.80	153	327.20	151	164.80	TOTAL	1040.75	<p>a). Rs.23,20,000.00 b). Rs.2,32,000.00 c). Rs.24,000.00</p>	<p>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.350f 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038389 Rajesh Kumar -8088980811</p>	<p>Not known to AO. Open Plots.</p>				
Plot Number	Area Sq. Mtrs.	Plot Number	Area-Sq. Mtrs.																				
149	219.20	152	164.80																				
150	164.80	153	327.20																				
151	164.80	TOTAL	1040.75																				
<p>52) A). Kiran Agencies. B). Asset Recovery Management branch. C). LOT NO.2. All that piece and Parcel of Open plots bearing No 154,155,156,157,158, and 159 total admeasuring 1379.05 Sq Mtrs (Equivalent to 18488 Sq Ft) in the Layout of Shri Vastu Vihar Developers on land bearing Survey No 37,38,40,41,42,43, and 46 at mauza Murarpur with Class-I occupancy Rights, Patwari Halka No 76, Gram panchayat Rulkhairy, Tahasil Nagpur (Rural, Dist, Nagpur.</p> <table border="1" data-bbox="70 984 521 1123"> <thead> <tr> <th>Plot Number</th> <th>Area Sq. Mtrs.</th> <th>Plot Number</th> <th>Area-Sq. Mtrs.</th> </tr> </thead> <tbody> <tr> <td>154</td> <td>364.50</td> <td>158</td> <td>185.40</td> </tr> <tr> <td>155</td> <td>185.40</td> <td>159</td> <td>273.00</td> </tr> <tr> <td>156</td> <td>185.40</td> <td>TOTAL</td> <td>1379.05</td> </tr> <tr> <td>157</td> <td>185.40</td> <td></td> <td></td> </tr> </tbody> </table> <p>d). Abhinav Kiran Somalwar.</p>	Plot Number	Area Sq. Mtrs.	Plot Number	Area-Sq. Mtrs.	154	364.50	158	185.40	155	185.40	159	273.00	156	185.40	TOTAL	1379.05	157	185.40			<p>a). Rs.43,40,000.00 b). Rs. 4,34,000.00 c). Rs. 44,000.00</p>	<p>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.350f 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038389 Rajesh Kumar -8088980811</p>	<p>Not known to AO. Open Plots.</p>
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156	185.40	TOTAL	1379.05																				
157	185.40																						
<p>53) A)Rajen Vasant Druv B)Asset Recovery Branch, Mumbai C)All the piece of parcel of leasehold land or ground portion of land bearing plinth no 3 and admeasuring 3053 sq.mtrs or 0.3053 heactors bearing Survey/Gat No.36 of village Nandgaon and a portion of land bearing Survey/Gat no.38 with structure standing thereon known as "EKTA VILLA" situate, lying and being atvillage-Nandgaon,Taluka-Mulshi, Dist-Pune,(G+1 Stories Residential Bungalow on Plot bearing Plinth No.3 (pt), ' Ekta Villa Bungalow', Villa No.1, Near Lake, Village Ambavane & Nandgaon, Ambevally Road, Taluka Mulshi, Lonavala, Dist-Pune) D) Rajen Vasant Dhruv</p>	<p>a). Rs.12,07,50,000/- b). Rs. 1,20,75,000/- c). Rs. 1,00,000/-</p>	<p>Rs.119902795.15 as on 29.08.2023. As on 31.08.2023 a sum of Rs 12,09,99,853.15 (Rupees Twelve Crore Nine Lacs ninety nine thousand eight hundred fifty three and fifteen paise only) is outstanding in your account/s. and charges till date G.K. Deshpande - 9975038389 Vikas Anand Mob-7800003697</p>	<p>Not known to AO. Symbolic possession DM Ordeer received</p>																				
<p>54) a) Parvez Mastan Khan, Saba Parvez Khan. b) Asset Recovery Management branch. c) All that part of the property consisting of Row House 12, Cluster No.4, Spanish Residency, NR. Bhajanlal Dairy, Chinchoti Naka, Vill-Chinchoti, Naigaon East, Tal: Vasai, Palghar. Bounded : On the North by Cluster No.4 Spanish Residency, On the South by Cluster No.4 Spanish Residency, On the East by Cluster No.4 Spanish Residency, On the West by Passage. d) Parvez Mastan Khan, Saba Parvez Khan.</p>	<p>a) Rs.34,32,000.00 b) Rs.3,43,200.00 c) Rs.35,000.00</p>	<p>Rs.29,18,372.32 (Rupees Twenty nine lakh, eighteen thousand, three hundred seventy two and paise thirty two only) as on 29.08.2021 plus further interest thereon w.e.f. 30.08.2021 at applicable rate of interest, cost and charge till date. P.S. Mulik - 9769972090</p>	<p>Builder dues. Symbolic possession.</p>																				

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 IndianBanks 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>.