

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम A C

Assets Recovery Management Branch : 21, Veena Chambers, Mezzanine

E-AUCTION SALE NOTICE

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS 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 may be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 11.12.2025 in between 12.00 PM to 03.00 PM 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 baanknet.com. The under mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> on 11.12.2025 for recovery of dues.

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

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) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic Physical
1	a) M/s. Beppee 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. Beppee Enterprises Pvt. Ltd.	a) ₹ 61,00,000.00 b) ₹ 6,10,000.00 c) ₹ 1,00,000.00	Rs. 17,64,50,311/- (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-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
2	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 East Palghar Maharashtra - 401305 admeasuring super built up area 600 Sq Ft. d) Mr. Sanjay Sunil Pednekar	a) ₹ 21,00,000.00 b) ₹ 2,10,000.00 c) ₹ 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 Upadhyay-Mobie No. 7572002323	Not known to A.O. Physical Possession
3	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) ₹ 23,50,000.00 b) ₹ 2,35,000.00 c) ₹ 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 Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
4	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) ₹ 1,00,00,000.00 b) ₹ 10,00,000.00 c) ₹ 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 Upadhyay-Mobie No. 7572002323	Not known to A.O. Physical Possession
5	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, Tolcal Catem, situated at TorsamzorAquem with the jurisdiction of MargaonMunicipal Council, Tal &Dist. Salcate(South Goa). Admeasuring 145.10 Sq. ms including open terrace area of 45 Sq. Mts. d) Mr. Roosevelt Theodore Gomes	a) ₹ 24,00,000.00 b) ₹ 2,40,000.00 c) ₹ 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
6	a) M/s. CTK ENTERPRISES PVT LTD b) Asset Recovery Management Branch c) Open land bearing Survey No. 6, HissaNo. 3B, Village Wavanje, Tal Panvel, Dist Raigadh, Admeasuring 2030 sq.Mtr d) Mr. Roosevelt Theodore Gomes	a) ₹ 76,50,000.00 b) ₹ 7,65,000.00 c) ₹ 1,00,000.00		Not known to A.O. Symbolic Possession

	d) Mr. Rousevelt Theodore Gomes 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) ₹ 2,61,00,000.00 b) ₹ 26,10,000.00 c) ₹ 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
8	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.20,80,000.00 b). Rs.2,08,000.00 c).Rs.21,000.00	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 and charges till date. P.S. Mulik - 9769972090	Not known to A.O. Physical possession.
9	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.
10	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.
11	a) Hanumantha Rathod, Kamliben Rathod. b) Asset Recovery Management branch. c) LOT -1 -All that piece and parcel of Flat No.205, 2nd floor, E wing, Momai 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 A.O. Physical possession.
12	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, Momai 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 A.O. Physical possession.
13	a) Mr. Deepak Sureshchandra 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, Landings , 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 Chikhali, Tal: Havell, Dist. Pune d) Mr. Deepak Sureshchandra Chavan & Mrs. Bhavani Deepak Chavan	a) Rs.33,60,000.00 b) Rs.3,36,000.00 c) Rs.34,000.00	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
14	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. a). G.K. Deshpande - 9975038389 b). P.S. Mulik - 9769972090	Not known to A.O. Physical possession.



Union Bank of India

Government of India Undertaking

1st Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

(UNDER SARFAESI ACT)

FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE

attached / 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 available from 11.12.2025 at 12.00 P.M. to 05.00 P.M., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s). 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://www.unionbankofindia.co.in> for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Date & Time of Auction : 11.12.2025 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 c) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
15	a) Alok Shyam Narayan Singh b) Asset Recovery Management branch. c) Flat No. 105, First Floor, Building no 01, Vakratunda Apartment, Manvel pada survey no 359/2 and 156/2/2, Hissa no 2/2 of village Virar, Virar East, Palghar, Maharashtra -401305 admeasuring 600 Sqft d) Alok Shyam Narayan Singh	a) Rs 18,65,000/- b) Rs 1,86,500/- c) Rs 19,000/-	Rs. 38,38,774.44 (Rupees Thirty Eight Lacs Thirty Eight Thousand Seven Hundred Seventy Four and Forty Four Paise only) as on 18.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession.
16	a) Ms. Darshana Suresh Jadhav b) Asset Recovery Management Branch c) Flat no 203, Second Floor, Building no 09, Shree Ganesh Apartment, Survey no 157, Hissa no 11, Survey no 359, Hissa no 2, Village Virar East, Taluka Vasai, Thane, Palghar, Maharashtra - 401303 admeasuring 610 sq. ft. d) Ms. Darshana Suresh Jadhav	a) Rs 18,96,000/- b) Rs 1,89,600/- c) Rs 19,000/-	Rs. 37,38,722 (Rupees Thirty Seven Lacs Thirty Eight Thousand Seven Hundred Twenty Two only) as on 18.12.2024 plus further interest, cost & expenses Simranjit Singh - 7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession.
17	a) Gurudatta Mohandas Prabhu b) Asset Recovery Management Branch c) Flat no 101 First floor, Sai Swapna Apartment, Survey no 169 Hissa No 9 (PT.) village Virar, Manvel Pada, Virar East, Palghar Maharashtra -401305 admeasuring 610 Sq. ft. d) Gurudatta Mohandas Prabhu	a) Rs 20,82,000/- b) Rs 2,08,200/- c) Rs 21,000/-	Rs. 35,09,954.33 (Rupees Thirty Six Lacs Sixty Thousand Seven Hundred Fifteen and Thirty Three Paise only) as on 14.01.2025 plus further interest, cost & expenses Simranjit Singh-7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
18	a) Nitin Dinkar Nimbare b) Asset Recovery Management Branch c) Flat No. 405 First floor, building no 01, Vakratunda apartment, Survey no 156 & 359 Hissa No 2/2 village Virar, manvel Pada, Virar East, Palghar Maharashtra-401305 admeasuring 600 Sq.ft. d) Nitin Dinkar Nimbare	a) Rs 18,65,000/- b) Rs 1,86,500/- c) Rs 19,000/-	Rs. 32,14,113.65 (Rupees Thirty Two Lacs Fourteen Thousand One Hundred Thirteen and Sixty Five Paise only) as on 18.12.2024 plus further interest, cost & expenses. Simranjit Singh-7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
19	a) Rajdhar Hadaynarayan Pande b) Asset Recovery Management Branch c) Flat no 202 2nd floor, B wing, building no 09 Shree Ganesh Apartment, Survey no 157 hissa no 11 survey no 359, hissa no 2 village virar East, taluka Vasai, Thane Palghar, Maharashtra -401303 admeasuring 590 sq ft. d) Rajdhar Hadaynarayan Pande	a) Rs 18,34,000/- b) Rs 1,83,400/- c) Rs 19,000/-	Rs. 32,35,806.37 (Rupees Thirty Two Lacs Thirty Five Thousand Eight Hundred Six and Thirty Seven Paise only) as on 19.12.2024 plus further interest, cost & expenses Simranjit Singh-7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
20	a) Rajesh Panchdev Vishwakarma b) Asset Recovery Management Branch c) 1. Flat no 701 7th Floor Building no 10, Mahalaxmi Residency, Survey no 183, Hissa no 4/A of village More, Taluka Vasai District Palghar Maharashtra-401303 admeasuring 695 Sq.ft. d) Rajesh Panchdev Vishwakarma	a) Rs 22,41,000/- b) Rs 2,24,100/- c) Rs 23,000/-	Rs. 33,09,425.04 (Rupees Thirty Three Lacs Nine Thousand Four Hundred Twenty Five and Four Paise only) as on 18.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
21	a) Mrs. Rubina Ayub Shaikh b) Asset Recovery Management Branch c) Flat No. 301, 3rd Floor Building no 4, Mamomay Heights, Vardhaman Shrushti, Phase II Survey 311 Part, Virar East Palghar Maharashtra -401303 admeasuring 296 Sq.ft. d) Mrs. Rubina Ayub Shaikh	a) Rs 13,34,000/- b) Rs 1,33,400/- c) Rs 14,000/-	Rs. 39,10,327.40 (Rupees Thirty Nine Lacs Ten Thousand Three Hundred Twenty Seven and Forty Paise only) as on 23.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Physical possession

21	a) Mrs. Rubina Ayub Shaikh b) Asset Recovery Management Branch c) Flat No. 301, 3rd Floor Building no 4, Mamomay Heights, Vardhaman Shrushti, Phase II Survey 311 Part, Virar East Palghar Maharashtra -401303 admeasuring 296 Sq.ft. d) Mrs. Rubina Ayub Shaikh	a) Rs 13,34,000/- b) Rs 1,33,400/- c) Rs 14,000/-	Rs. 39,10,327.40 (Rupees Thirty Nine Lacs Ten Thousand Three Hundred Twenty Seven and Forty Paise only) as on 23.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Physical possession
22	a) Mrs. Shaila Sunil Dhakwad, Mr. Sunil Krishna Dhakwad b) Asset Recovery Management Branch c) Flat no 403, Fourth floor Building no 09 Shree Ganesh Apartment Survey no 157, Hissa no 11 S.No 359, Hno 2, Village Virar East Taluka Vasai District Palghar Maharashtra-401303 admeasuring 610 Sqft. d) Mrs. Shaila Sunil Dhakwad	a) Rs 18,96,000/- b) Rs 1,89,600/- c) Rs 19,000/-	Rs. 41,56,105.90 (Rupees Forty One Lacs Fifty Six Thousand One Hundred Five and Ninety Paise only) as on 19.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
23	a) Mr. Ajit Suresh Nikam b) Asset Recovery Management Branch c) Flat no 303, 3rd Floor Building no 9, Shree Ganesh apartment, Survey no 157, Hissa no 11 S.No 359 Hno 2 Village Virar East Taluka Vasai District Palghar Maharashtra -401303 admeasuring 610 Sqft d) Mr. Ajit Suresh Nikam	a) Rs 18,96,000/- b) Rs 1,89,600/- c) Rs 19,000/-	Rs. 30,83,989.96 (Rupees Thirty Lacs Eighty Three Thousand Nine Hundred Eighty Nine and Ninety Six Paise only) as on 19.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
24	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	a) 22,67,000.00 b) 2,26,700.00 c) 23,000.00	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	Not known to AO. Symbolic possession
25	a) M/s. Akshay Dughdalay Prop. Hiranman 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	a) ₹ 31,26,000.00 b) ₹ 3,13,000.00 c) ₹ 31,300.00	Rs. 5,37,00,000.00 (Rupees Five Crore Thirty Seven Lakh Only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Rajesh Kumar Mobile No. 8088980811 Mr. Abhishek Takalkar 8897815935	Not known to AO. Physical possession
26	a) M/s. Heritage Industries (Prop. Mr. Praful 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 and 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 and in the Registration District of Thane and 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 Inspection Date: 10.12.2025	Not known to AO. Physical Possession
27	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	a) Lot No. 1: Rs. 27,45,000.00 Lot No. 2: Rs. 27,45,000.00 b) Lot No. 1: Rs. 2,74,500.00 Lot No. 2: Rs. 2,74,500.00 c) Lot No. 1: Rs. 28,000.00 Lot No. 2: Rs. 28,000.00	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 and costs and charges till date. Mr. Jeetendra Natoo - 9483624036 Inspection Date: 09.12.2025	Not known to AO. Physical Possession
28	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	a) ₹ 1,14,00,000.00 b) ₹ 11,40,000.00 c) ₹ 1,00,000.00	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 and costs and charges till date. Mr. Jeetendra Natoo - 9483624036	Not known to AO. Symbolic Possession
29	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 thereon w.e.f. 01.07.2025 at applicable rate and other cost, expenses, legal and other charges thereon Mr. Jeetendra Natoo, Mobile No. 9483624036 Inspection Date: 08.12.2025	Not known to AO. Physical Possession

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) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
30	a) M/s. Mukesh Enterprise b) Asset Recovery Management Branch c) Shop No. 12 , Ground Floor, Building no B-38/39, Unique Vihar Co- Operative society housing society Ltd., Shanti Park , Opp. Shivali Garden restaurant measuring 127 Sq. Ft. , Mira Road (East) , Taluka & district: Thane -401107, Maharashtra d) Mr. .Bhagwatprashad R. Sharma & Mrs. Munni Devi B. Sharma	a)Rs.27,00,000/- b)Rs.2,70,000/- c) Rs.27,000/-	Rs. 1,24,19,517.15 (one crore twenty-four lacs nineteen thousand five hundreds seventeen and fifteen paise) as on 30.09.2025 and interest thereafter Hitesh Patel -9050933331 Jeetender Natoo - 9483624036	Not known to AO. Symbolic possession
31	a) M/s. Mukesh Enterprise b) Asset Recovery Management Branch c) Flat no. 504, 5th Floor, B-wing, Renuka Palace Building No.1 , Co- Operative Housing Society Ltd. Opp. St. Joseph School measuring 460 Sq. Ft. Shanti Park, Mira Road (East) , Taluka & district: Thane -401107, Maharashtra d) Mr. Bhagwatprashad R. Sharma	a)Rs.46,92,000/- b)Rs.4,69,200/- c) Rs.47,000/-	Rs. 1,24,19,517.15 (one crore twenty-four lacs nineteen thousand five hundreds seventeen and fifteen paise) as on 30.09.2025 and interest thereafter Hitesh Patel -9050933331 Jeetender Natoo - 9483624036	Not known to AO. Symbolic possession
32	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, Vill- 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) ₹ 17,55,000.00 b) ₹ 1,75,500.00 c) ₹ 18,000.00	Rs.44,59,497.69 (Rupees Forty Four Lakhs Fifty Nine Thousand Four Hundred Ninety Seven and paise Sixty Nine only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 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
33	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 adm measuring 1900 sq ft built up area d) Mrs. Purnima Akash Nayak, Mr. Akash N Nayak	a) ₹ 45,45,000.00 b) ₹ 4,54,500.00 c) ₹ 46,000.00	Rs. 9735130.99 [Rs. Ninety-Seven Lakh Thirty Five Thousand One Hundred Thirty rupee and Ninety Nine paise only] as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 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
34	a) All legal heirs of Ratnesh K Tiwari b) Asset Recovery Branch, Mumbai c) Flat No.1204, 12 th Floor, Mateshwari Altura, at Village Khidkali, Kalyan Shilphata Road, Dombivali (East), Dist Thane-421204 adm. 35.42 sq. mtrs carpet area d) Mr. Ratnesh Kripashankar Tiwari	a) ₹ 34,65,000.00 b) ₹ 3,46,500.00 c) ₹ 35,000.00	Rs.47,12,622.09 (Rupees Forty-Seven Lakhs Twelve Thousand Six Hundred Twenty Two and paise Nine only) as on 31.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Rajesh Kumar - Mobile No.80889 80811 Mr.Mukesh Kumar - 9770551993	Not known to AO Symbolic Possession
35	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, Dhodipada, Village Kurnze, Taluka-Vikramgad, Dist-Palghar, PIN-401403. d) Shri Sandeep Kisan Dandavate.	a) ₹ 41,55,300.00 b) ₹ 4,15,300.00 c) Rs. 42,000.00	Rs. 7691182.86 (Rupees Seventy six lakh SNinety 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	Not known to A.O. Physical Possession

36	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) ₹ 6,65,00,000.00 b) ₹ 66,50,000.00	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 A.O. Symbolic Possession
37	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) ₹ 1,37,00,000.00 b) ₹ 13,70,000.00		Not known to A.O. Symbolic Possession
38	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	a) ₹ 1,17,00,000/- b) ₹ 11,70,000/-	Rs.1,65,19,494.80 (Rupees One Crore Sixty-Five lakh Nineteen thousand Four hundred Ninety Four and paise Eighty only) as on 07.04.2024 plus further interest thereon w.e.f. 07.04.2024 at applicable rate of interest, cost and charges till date Contact Details:- Mr. Rajesh Kumar - 8088980811.	Not known to A.O. Symbolic Possession - CMM Order Received
39	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 and parcel of land bearing Survey no:38/1,38/2,38/3,38/4 and 39/2,39/3, Village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-62405 Admeasuring Plot area 123710 Sq Ft. and 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 and 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)	a) Lot-1 Rs.7,60,00,000/- Lot-2 Rs.54,00,000/- Lot-3 Rs.1,67,00,000/- Lot-1 & Lot-2 will be sold together b) Lot-1 Rs.76,00,000/- Lot-2 Rs.5,40,000/- Lot-3 Rs.16,70,000/- Lot-1 & Lot-2 will be sold together	Rs.33,95,49,450.62 (Rs. Thirty Three Crores Ninety Five Lacs Forty Nine Thousand Four Hundred Fifty and paise 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 and charges till date Contact Details:- Mr. Rajesh Kumar - 8088980811	Not known to A.O. Symbolic Possession
40	a) Nirmaan Solutions 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	a) ₹ 80,00,000.00 b) ₹ 8,00,000.00 c) ₹ 1,00,000.00	Rs 1,84,27,612.11 (Rupees One Crore Eighty Lakhs Twenty Seven Thousand Six Hundred Twelve and 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 and charges applicable. Mr Rajesh Kumar , Mobile 8088980811	Not known to A.O. Symbolic Possession
41	a) LABH CHEM b) Asset Recovery Management branch. c) All that part of the property consisting of Shop No 305 & 306(now amalgamated), 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 Dharam Jyot 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	a). Rs.54,30,000.00 b). Rs. 5,43,000.00 c). Rs. 50,000.00 d)both the shops will be sold together	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	Society dues present. Physical possession.
42	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, Dombivli 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	a). Rs.28,30,000.00 b). Rs. 2,83,000.00 c). Rs. 30,000.00	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	Rs.7.50 Lakhs Builder dues present. Symbolic possession. CMM Order received

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) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
43	a) Mr. GIRISH SHAMBHULAL YAGYI & Mrs. ALPA GIRISH YAGYI B). Asset Recovery Management branch. C). 304, 3rd floor, Agrawal Lifestyle, Building No 8, Type *CB-1, Global City Township, Dongre, Virar West, Palghar, Pin Code - 401 303 Bounded : On the North by Building No 12 of same complex On the South by Garden of the Complex On the East by Building No 17 of same complex On the West by Building No 9 of same complex d) Girish Shambhulal Yagyi & Alpa Girish Yagyi	a). Rs.44,00,000.00 b). Rs. 4,40,000.00 c). Rs. 40,000.00	Rs.29,92,760.56 (Rupees Twenty Nine Lakhs, Ninety Two Thousand, Seven Hundred Sixty and paise Fifty Six only) as on 28.01.2025 plus further interest thereon w.e.f. 29.01.2025 at applicable rate of interest, cost and charge till date. Rajesh Kumar - 8088980811	Not Known to AO Symbolic possession.
44	a) M/s. Mahaveer Enterprises b) Asset Recovery Management Branch c) 3.Description of immovable secured assets to be Sold1. Godown Gala No. G/19, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. d) Mr. Dinesh Kumar / M	a) Rs.19,90,000.00 b) Rs. 1,99,000.00 c) Rs. 25000	Rs.1,80,48,479.09 (Rupees One Crore Eighty Lakhs Forty Eight Thousand Four Hundred Seventy Nine and paise Nine Only) as on 31.03.2023 plus further interest thereon w.e.f 01.04.2023 at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Symbolic Possession
45	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) All piece and parcel of Land and building and all infrastructure facilities at S.No.41/A/1, 41/1/2 & 41/1/3, Village Talegaon Taluka Ahmadpur District Latur (Total land area 39000 sq. mtrs. d) Mr. Jeevan Kumar Ramrao Maddewad & Late Hanmant Narsanna Chepure	a) Rs. 15,00,00,000.00 b) Rs. 1,50,00,000.00 c) Rs. 1,00,000.00	Rs.22,39,40,051.95 (Rs. Twenty-Two Crore Thirty Nine Lacs Forty Thousand Fifty One and paise Ninety Five only) as on date of issue of demand notice dated 16.12.2022 plus further interest thereon at applicable rate of interest, cost and charges till date Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known Symbolic Possession
46	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 - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known Symbolic Possession
47	a) M/s. Eternity Globtex Pvt. Ltd. and M/s. Enigma Fusion Texprint Pvt. Ltd. b) Asset Recovery Management Branch c) Residential open plots bearing computerized revenue survey no 175/2 paiki plot nos. 1 to 79, three common open plots bearing computerized revenue survey no 175/2 paiki plot nos. 80 to 83, Mahatma Gandhi College road, Bhutsad, Taluka Jalalpore, Navsari admeasuring 12303.00 Sq. mtrs. d) Mr Jagdishbhai Amrubhai Kachhadiya, Mr Pankajbhai Madhubhai Sheladia and Mr. Yogesh Govindbhai Dhorajia	a) ₹ 3,14,00,000.00 b) ₹ 31,40,000.00 c) ₹ 1,00,000.00	Rs.49,90,03,075.31/- (Rs. Forty Nine Crore Ninty Lakh Three Thousand Seventy Five And Paise Thirty One Only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Amit Masram- Mobile No. 7875832686 Mr. Kishor Chandra Kumar - Mobile No:9466747894	Not known to A.O. Symbolic Possession
48	a) M/s. United Agro Bioteek Pvt Ltd. b) ARM Branch, Mumbai, c) Gala No. F3 & F4, Ground Floor, Actual Industrial Complex, Village-Vadavali, Uchat Road, Off Bhiwandi-Wada Road, Post: Uchat, Taluka: Wada, District: Palghar admeasuring 3080 Sq. Ft. carpet area d) M/s. United Agro Bioteek Pvt. Ltd.	a) ₹ 28,00,000.00 b) ₹ 2,80,000.00/- c) ₹ 28,000.00	Rs.2,02,01,264.00/- (Rs. Two Crore Two Lakhs One Thousand Two Hundred Sixty Four and paise Zero only as on 30.09.2025) plus further interest thereon w.e.f., 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Amit Masram-Mobile No:7875832686 Mr. Kishor Chandra Kumar - Mobile No.7992466930	Not known to A.O. Physical Possession .

48	a) M/s. United Agro Bioteek Pvt Ltd. b) ARM Branch, Mumbai, c) Gala No. F3 & F4, Ground Floor, Actual Industrial Complex, Village-Vadavali, Uchat Road, Off Bhiwandi-Wada Road, Post: Uchat, Taluka: Wada, District: Palghar admeasuring 3080 Sq. Ft. carpet area d) M/s. United Agro Bioteek Pvt. Ltd.	a) ₹ 28,00,000.00 b) ₹ 2,80,000.00/- c) ₹ 28,000.00	Rs.2,02,01,264.00/- (Rs. Two Crore Two Lakhs One Thousand Two Hundred Sixty Four and paise Zero only as on 30.09.2025) plus further interest thereon w.e.f., 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Amit Masram-Mobile No:7875832686 Mr. Kishor Chandra Kumar - Mobie No.7992466930	Not known to A.O. Physical Possession.
49	a) Mrs. Chandrabai Uttamchand Bohara. b) ARM Branch, Mumbai, c) LOT 1 :- Shop No.09, Ground Floor, C wing, Building No:7, Matoshree Nagar , Matoshree Nagar Phase - I Building No. 7 CHSL , Plot No:26, Village: Kohojikhuntavali, Ambernath (W) Thane -421505 LOT 2 :- Shop No 10, Ground Floor, C Wing, Building No:7, Matoshree Nagar , Matoshree Nagar Phase - I Building No. 7 CHSL , Plot No:26, Village: Kohojikhuntavali, Ambernath (W) Thane -421505 Mumbai- 400 078. d) Mrs. Chandrabai Uttamchand Bohara	a) ₹ LOT 1: Rs.25,65,000.00/- LOT 2: Rs.12,15,000.00/- b) ₹ LOT1: Rs.2,56,500.00/- LOT2: Rs.1,21,500.00/- c) ₹ LOT1: 25,000.00/ ₹ LOT1: 25,000.00/	Rs.38,88,588.00 (Rupees Thirty Eight Lakh Eighty Eight thousand Five hundred and Eighty Eight) as on 30.09.2025 plus further interest there on w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar - Mobie No.7992466930 Mr.Amit Masram-Mobile No.7875832686	Not known to A.O. Symbolic Possession
50	a) M/s. Bhikhabhai Gordhandas & Co. b) Asset Recovery Management Branch Mumbai c) All that piece and parcel of land admeasuring 0-28-0-H.R.P.bearing survey/Gat No 70 Hissa No 19 at village Khandat ,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) ₹ 48,20,000.00 b) ₹ 4,82,000.00 c) ₹50,000.00	Rs.34,36,41,496.57 (Rs.Thirty Four Crores Thirty Six Lakhs Fourty One Thousand Four Hundred Ninty 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
51	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. in the name of Mr. Jagdish Singh Kalu Bhati On the North : Ayyapa Mandir Road On the South : Ganesh Mandir On the East : Venkatesh CHS Apartment On the West : KDMC D ward Office (As per Valuation Report). On the North : by Road On the South :By plot On the East : By Venkatesh CHS On the West : By Babasaheb Ambedkar Road d) Jagdish Singh Bhati	a) ₹ 1,66,50,000.00 b) ₹ 16,65,000.00 c) ₹1,00,000.00	Rs. 6,10,65,758.19/- (Rs.Six Crore Ten Lakh Sixty Five Thousand Seven Hundred Fifty Eight and Paise Nineteen Only) as on 30.09.2025 plus further interest thereon w.e.f 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 AO Symbolic Possession
52	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-Asangdon, Taluka Shahapur, Thane, admeasuring 550 Sq Ft Built up Area. d) Mrs. Mita Ashok Thakkar & Mr. Ashok Thakkar	a) ₹10,00,000.00 b) ₹ 1,00,000.00 c) ₹10,000.00	Rs.6,27,50,800.66/- (Rs. Six Crore Twenty Seven Lakh Fifty Thousand Eight hundred And 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 and charges till date. Mr. Kishor Chandra Kumar- 9466747894 Mr. Amit Masram - 7875832686	Not known to A.O. Symbolic Possession
53	a) Mr. Avinash Prakash Tambe & Mr Amol Prakash Tambe b) Asset Recovery Management Branch, c) All that piece and parcel of Residential Flat No:103, 1st Floor, Sai Harsh Apartment, Manvel Pada, Virar East, Palghar 401305 (Build Area 670 Sq. Ft.) d) Mr. Avinash Prakash Tambe & Mr. Amol Prakash Tambe	a) ₹26,70,000/- b) ₹ 2,67,000/- c) ₹26,700/-	Rs. 35,10,341.94 (Rupees Thirty Five Lacs Ten Thousand Three Hundred Forty One Paise Ninty Four) as on 30.09.2025 plus further interest there on w.e.f. 01.10.2025 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Kishor Chandra Kumar- 9466747894 Mr. Vijay Bhagwatkar -8689822227	Not known to A.O. 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://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 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>

Date : 25.11.2025

Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India