

# यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम A G

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 FIN. SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 09.01.2026 in between Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> on 09.01.2026.

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

| Lot No. | a) Name of the Borrower<br>b) Name of the Branch<br>c) Description of Property<br>d) Name of the Owner/s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | a) Reserve Price in Rupees<br>b) Earnest Money Deposit (EMD) in Rupees<br>c) Incremental Bid | Debt Due<br>Contact Person and Mobile No.                                                                                                                                                                                                      | Encumbrance Possession:<br>Symbolic / Physical |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 1       | a) M/s. Beepee Enterprises Pvt. Ltd.<br>b) Asset Recovery Management Branch<br>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)<br>d) M/s. Beepee Enterprises Pvt. Ltd. | a) ₹ 61,00,000.00<br>b) ₹ 6,10,000.00<br>c) ₹ 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<br>Vikash Upadhyay-Mobie No. 7572002323               | Not known to A.O.<br>Symbolic Possession       |
| 2       | a) Mr. Sanjay Sunil Pednekar<br>b) Asset Recovery Management Branch<br>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.<br>d) Mr. Sanjay Sunil Pednekar                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | a) ₹ 21,00,000.00<br>b) ₹ 2,10,000.00<br>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.<br>Vikash Upadhyay-Mobie No. 7572002323                       | Not known to A.O.<br>Physical Possession       |
| 3       | a) Mr. Anil Channu Patil<br>b) Asset Recovery Management Branch<br>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.<br>d) Mr. Anil Channu Patil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | a) ₹ 23,50,000.00<br>b) ₹ 2,35,000.00<br>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.<br>Vikash Upadhyay-Mobie No. 7572002323 | Not known to A.O.<br>Symbolic Possession       |
| 4       | a) Mr. Pankaj Bhashkar Thakur & Mrs. Pranita Pankaj Thakur<br>b) Asset Recovery Management Branch<br>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<br>d) Mr Pankaj Bhashkar Thakur & Mrs. Pranita Pankaj Thakur                                                                                                                                                            | a) ₹ 2,61,00,000.00<br>b) ₹ 26,10,000.00<br>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.<br>Vikash Upadhyay-Mobie No. 7572002323                         | Not known to A.O.<br>Symbolic Possession       |
| 5       | a) M/s. Mahalaxmi Enterprises<br>b) Asset Recovery Management Branch<br>c) Plot bearing old survey no 349, new S.no 95/1 A & 95/2 of village goddav, Opp Salasar Commercial Centre Bhayandar East Tal & Dist Thane-401105 and building constructed on it.<br>d) M/s. Mahalaxmi Enterprises                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | a) ₹ 11,51,00,000.00<br>b) ₹ 1,15,10,000.00<br>c) ₹ 1,00,000.00                              | Rs. 5,17,87,657.10 (Rupees Five Crore Seventeen Lakh Eighty Seven Thousand Six Hundred Fifty Seven and Ten Paise only) as on 31.03.2025 plus further interest, cost & expenses.<br>Vikash Upadhyay-Mobie No. 7572002323                        | Not known to A.O.<br>Symbolic Possession       |



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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 6  | <p>a) Tara Laie Jadhav.<br/>b) Asset Recovery Management branch.<br/>c) Shop No.2, ground floor, 138-D, Koliwada, Natalia House, Kole - Kalyan, Santacruz East, Mumbai 400029. CTS NO.6437, admeasuring 350 Sq. Ft.<br/>d) Tara Laie Jadhav.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>a). Rs.1,23,00,000.00<br/>b). Rs. 12,30,000.00<br/>c). Rs. 1,00,000.00</p>                                                                                                                                                                                         | <p>Rs.53,42,650.00 (Rupees fifty three lakhs, forty two thousand, six hundred fifty only) as on 31.01.2017 and further interest, charges and cost from 01.02.2017.<br/>Rajesh Kumar - 80889 80811</p>                                                                                                                                                      | <p>Not known to AO.<br/>Symbolic possession.</p> |
| 7  | <p>a) M/s. Mahavir Cashew Industries &amp; M/s. Mahavir Trading Co<br/>b) Asset Recovery Management Branch<br/>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 &amp; Machinery installed on this land.<br/>d) Mr. Nilesh Niranjn Savla</p>                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>a) ₹ 6,00,00,000.00<br/>b) ₹ 60,00,000.00</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.<br/>Rajesh Kumar - 8088980811</p>                                                                                                                                                                      | <p>Not known to A.O.<br/>Physical Possession</p> |
| 8  | <p>a) M/s. Mahavir Cashew Industries &amp; M/s. Mahavir Trading Co.<br/>b) Asset Recovery Management Branch<br/>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<br/>d) Mr. Nilesh Niranjn Savla</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>a) ₹ 1,24,00,000.00<br/>b) ₹ 12,40,000.00</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.<br/>Rajesh Kumar - 8088980811</p>                                                                                                                                                                      | <p>Not known to A.O.<br/>Symbolic Possession</p> |
| 9  | <p>a) 1: M/s. Vanipriya Textiles Pvt. Ltd. &amp; 2: M/s K S Yarn Synthetics LLP<br/>b) Asset Recovery Branch, Mumbai<br/>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.<br/>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.<br/>3) Plant &amp; 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.<br/>d) Mr. Sagar Kamal Birla (M/s. Vanipriya Textiles Pvt. Ltd.) &amp; Mrs. Uma Kamal Birla (M/s. K S Yarn Synthetics LLP)</p> | <p>a) Lot-1<br/>Rs.6,84,00,000/-<br/>Lot-2 Rs.50,00,000/-<br/>Lot-3<br/>Rs.1,51,00,000/-<br/>Lot-1 &amp; Lot-2 will be sold together<br/>b) Lot-1<br/>Rs.68,40,000/-<br/>Lot-2 Rs.5,00,000/-<br/>Lot-3 Rs.15,10,000/-<br/>Lot-1 &amp; 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 and charges till date<br/>Contact Details:- Mr. Rajesh Kumar - 8088980811</p>                   | <p>Not known to A.O.<br/>Symbolic Possession</p> |
| 10 | <p>a) Deepak Sureshchandra Chavan &amp; Bhavani Deepak Chavan<br/>b) Asset Recovery Management Branch<br/>c) All that piece and parcel of Flat No. 104 On Stilt Floor, Wing-C, admeasuring 50.674 sq. mtrs. 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, constructed on Plot No 149 in Sector-11 out of that Private Plot No 149/3 &amp; 149/4, having PCNTDA sanctioned Layout Plot No. 149/1 situated at Village Chikhali Taluka Haveli, District Pune- 411062<br/>d) Deepak Sureshchandra Chavan</p>                                                                                                                                                                                                  | <p>a) ₹ 33,60,000.00<br/>b) ₹ 3,36,000.00<br/>c) ₹ 34,000.00</p>                                                                                                                                                                                                      | <p>Rs.68,22,544.57 [Rupees Sixty Eight Lakh Twenty Two Thousand Five Hundred Forty Four and Paise Fifty Seven only] as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date.<br/>Mr Vikash Anand-7800003697</p>                                                                        | <p>Not Known to AO.<br/>Physical possession.</p> |
| 11 | <p>a) M/s. Aditya Enterprises (Prop. Mr. Hariprakash B. Singh)<br/>b) Asset Recovery Branch, Mumbai<br/>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 &amp; District: Palghar - 401303<br/>d) Mr. Sher Singh</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>a) Rs.37,90,000.00<br/>b) Rs.3,79,000.00<br/>c) Rs.37,900.00</p>                                                                                                                                                                                                   | <p>Rs. 69,43,899.72 (Rupees Sixty Nine Lacs Forty Three Thousand Eight Hundred Ninety Nine &amp; 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<br/>Mr. Jeetendra Natoo, Mobile No. 9483624036<br/>Inspection Date: 05.01.2026</p> | <p>Not known to A.O.<br/>Physical Possession</p> |





# 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

Engaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) from 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and for sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. [www.unionbankofindia.bank.in](http://www.unionbankofindia.bank.in) Bidder may also visit the website from 09.01.2026 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

**Date & Time of Auction : 09.01.2026 at 12.00 P.M to 05.00 P.M.**

| Lot No. | a) Name of the Borrower<br>b) Name of the Branch<br>c) Description of Property<br>d) Name of the Owner/s                                                                                                                                                                                                                                                             | a) Reserve Price in Rupees<br>b) Earnest Money Deposit (EMD) in Rupees<br>c) Incremental Bid | Debt Due<br>Contact Person and Mobile No.                                                                                                                                                                                                                                                                                                                       | Encumbrance Possession:<br>Symbolic / Physical                 |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 12      | a) M/s. Mahaveer Enterprises<br>b) Asset Recovery Management Branch<br>c) 3. Description of immovable secured assets to be Sold 1. Godown Gala No. G/19, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village: Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane.<br>d) Mr. Dinesh Kumar / M                                        | a) Rs.19,90,000.00<br>b) Rs. 1,99,000.00<br>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.<br>Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323<br>Mr. Nilesh Sharma - Mobile No. 7303299319              | Not Known to Authorised Officer<br>Symbolic Possession         |
| 13      | a) M/s. The New Testament Church of Christ Society<br>b) Asset Recovery Management Branch<br>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.<br>d) Mr. Jeevan Kumar Ramrao Maddewad & Late Hanmant Narsanna Chepure | a) Rs. 15,00,00,000.00<br>b) Rs. 1,50,00,000.00<br>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<br>Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323<br>Mr. Nilesh Sharma - Mobile No. 7303299319 | Not Known to Authorised Officer<br>Symbolic Possession         |
| 14      | a) M/s. Golden Threads<br>b) Asset Recovery Management Branch<br>c) Factory land and building at House No.1501, admeasuring 760 sq mtrs, S.No.30, Hissa 1 (p) at Village Sonale, Taluka Bhiwandi<br>d) Mr. Ragho P Harad                                                                                                                                             | a) Rs.55,60,000.00<br>b) Rs.5,56,000.00<br>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.<br>Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323<br>Mr. Nilesh Sharma - Mobile No. 7303299319          | Not Known to Authorised Officer<br>Symbolic Possession         |
| 15      | a) Mrs. Reshma Walawalkar<br>b) Asset Recovery Management Branch<br>c) 204, Shobha Apartment, CS Road, Opp Subway, Near Avadhoot Nagar Dahisar, Mumbai - 400068<br>d) Mrs. Reshma Walawalkar                                                                                                                                                                         | a) Rs. 1,52,00,000.00<br>b) Rs. ₹ 15,20,000.00<br>c) Rs. 1,00,000.00                         | Rs. 1,35,27,398.59 (Rupees One Crore Thirty-Five Lacs Twenty-Seven Thousand Three Hundred Ninety Eight and Paise Fifty Nine Only) as on 02.07.2024 plus further interest thereon at applicable rate of interest, cost and charges till date.<br>Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323<br>Mr. Nilesh Sharma - Mobile No. 7303299319                   | Not known to A.O.<br>Symbolic Possession<br>CMM order received |
| 16      | a) Alok Shyam Narayan Singh<br>b) Asset Recovery Management branch.<br>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 Sq.ft.<br>d) Alok Shyam Narayan Singh                                                 | a) Rs 18,65,000/-<br>b) Rs 1,86,500/-<br>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<br>Simranjit Singh -7889115379<br>Vikas Upadhyay-7572002323                                                                                                                      | Not known to AO.<br>Symbolic possession.                       |



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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 17 | <p>d) Alok Shyam Narayan Singh</p> <p>a) Ms. Darshana Suresh Jadhav</p> <p>b) Asset Recovery Management Branch</p> <p>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.</p> <p>d) Ms. Darshana Suresh Jadhav</p> | <p>a) Rs 18,96,000/-</p> <p>b) Rs 1,89,600/-</p> <p>c) Rs 19,000/-</p> | <p>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 &amp; expenses Simranjit Singh - 7889115379</p> <p>Vikas Upadhyay-7572002323</p>                         | <p>Not known to AO.</p> <p>Symbolic possession.</p> |
| 18 | <p>a) Gurudatta Mohandas Prabhu</p> <p>b) Asset Recovery Management Branch</p> <p>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.</p> <p>d) Gurudatta Mohandas Prabhu</p>                                                                                         | <p>a) Rs 20,82,000/-</p> <p>b) Rs 2,08,200/-</p> <p>c) Rs 21,000/-</p> | <p>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 &amp; expenses Simranjit Singh-7889115379</p> <p>Vikas Upadhyay-7572002323</p>             | <p>Not known to AO.</p> <p>Symbolic possession</p>  |
| 19 | <p>a) Nitin Dinkar Nimbare</p> <p>b) Asset Recovery Management Branch</p> <p>c) Flat No. 405 First floor, building No. 01, Vakratunda Apartment, Survey No. 156 &amp; 359 Hissa No 2/2 village Virar, Manvel Pada, Virar East, Palghar Maharashtra-401305 admeasuring 600 Sq.ft.</p> <p>d) Nitin Dinkar Nimbare</p>                                                                              | <p>a) Rs 18,65,000/-</p> <p>b) Rs 1,86,500/-</p> <p>c) Rs 19,000/-</p> | <p>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 &amp; expenses.</p> <p>Simranjit Singh-7889115379</p> <p>Vikas Upadhyay-7572002323</p>     | <p>Not known to AO.</p> <p>Symbolic possession</p>  |
| 20 | <p>a) Rajdhar Hadaynarayan Pande</p> <p>b) Asset Recovery Management Branch</p> <p>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.</p> <p>d) Rajdhar Hadaynarayan Pande</p>                                      | <p>a) Rs 18,34,000/-</p> <p>b) Rs 1,83,400/-</p> <p>c) Rs 19,000/-</p> | <p>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 &amp; expenses</p> <p>Simranjit Singh-7889115379</p> <p>Vikas Upadhyay-7572002323</p>    | <p>Not known to AO.</p> <p>Symbolic possession</p>  |
| 21 | <p>a) Rajesh Panchdev Vishwakarma</p> <p>b) Asset Recovery Management Branch</p> <p>c) 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.</p> <p>d) Rajesh Panchdev Vishwakarma</p>                                                                              | <p>a) Rs 22,41,000/-</p> <p>b) Rs 2,24,100/-</p> <p>c) Rs 23,000/-</p> | <p>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 &amp; expenses</p> <p>Simranjit Singh -7889115379</p> <p>Vikas Upadhyay-7572002323</p>         | <p>Not known to AO.</p> <p>Symbolic possession</p>  |
| 22 | <p>a) Mrs. Rubina Ayub Shaikh</p> <p>b) Asset Recovery Management Branch</p> <p>c) Flat No. 301, 3rd Floor Building No. 4, Mamomay Heights, Vardhaman Shruthi, Phase II Survey 311 Part, Virar East Palghar Maharashtra -401303 admeasuring-296 Sq. ft.</p> <p>d) Mrs. Rubina Ayub Shaikh</p>                                                                                                    | <p>a) Rs 13,34,000/-</p> <p>b) Rs 1,33,400/-</p> <p>c) Rs 14,000/-</p> | <p>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 &amp; expenses</p> <p>Simranjit Singh -7889115379</p> <p>Vikas Upadhyay-7572002323</p>        | <p>Not known to AO.</p> <p>Physical possession</p>  |
| 23 | <p>a) Mrs. Shaila Sunil Dhakwad, Mr. Sunil Krishna Dhakwad</p> <p>b) Asset Recovery Management Branch</p> <p>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 Tauka Vasai District Palghar Maharashtra-401303 admeasuring 610 Sqft.</p> <p>d) Mrs. Shaila Sunil Dhakwad</p>                                    | <p>a) Rs 18,96,000/-</p> <p>b) Rs 1,89,600/-</p> <p>c) Rs 19,000/-</p> | <p>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 &amp; expenses</p> <p>Simranjit Singh -7889115379</p> <p>Vikas Upadhyay-7572002323</p>             | <p>Not known to AO.</p> <p>Symbolic possession</p>  |
| 24 | <p>a) Mr. Ajit Suresh Nikam</p> <p>b) Asset Recovery Management Branch</p> <p>c) Flat No. 303, 3rd Floor Building No. 9, Shree Ganesh Apartment, Survey No. 157, Hissa no 11 Sno 359 Hno 2 Village Virar East Taluka Vasai District Palghar Maharashtra -401303 admeasuring 610 Sqft</p> <p>d) Mr Ajit Suresh Nikam</p>                                                                          | <p>a) Rs 18,96,000/-</p> <p>b) Rs 1,89,600/-</p> <p>c) Rs 19,000/-</p> | <p>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 &amp; expenses</p> <p>Simranjit Singh -7889115379</p> <p>Vikas Upadhyay-7572002323</p> | <p>Not known to AO.</p> <p>Symbolic possession</p>  |

Bidders are requested to visit the Bank's website [www.unionbankofindia.bank.in](http://www.unionbankofindia.bank.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.bank.in](http://www.unionbankofindia.bank.in) or <https://baanknet.com>

Date : 25.12.2025

Place: Mumbai

Sd/-

Authorised Officer, Union Bank of India