

यूनियन बैंक ऑफ इंडिया

STRESSED ASSET MANAGEMENT BRANCH-MUMBAI, C

SALE NOTICE FOR S

E-Auction Sale Notice For Sale Of Immovable / Movable Assets
2002 Read With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2)
NOTICE is hereby given to the public in general and in particular to the Secured Creditor, the possession of which is "As is what is" and "Whatever there is" on 28.11.2025
respective Borrower(s) & Guarantor(s) as mentioned below. TH

DATE & TIME OF AUCTION

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. Bhadresh Agro Venture Ltd., 2. Mr. Bhadresh Vasantrao Mehta, 3. Mr. Parth Bhadresh Mehta, 4. M/s. Britex Cotton International Ltd., 5. Estate Of The Deceased Alpeshkumar Pashabhai Amin Represented By: - Mrs. Anjanaben, Wife Of Late. Alpesh Pashabhai Amin, Ms. Amin Krina Alpeshbhai, Daughter Of Late. Alpesh Pashabhai Amin.

Amount Due : Total Secured Debt – Rs. 151,47,82,008.33 (Rupees One Hundred Fifty-One Crore Forty-Seven Lacs Eighty-Two Thousand Eight and Thirty-Three Paise Only) as on 31-07-2024 as per demand notice date 31-08-2024 plus further interest, cost & expenses thereon.

Property No. 1 :- All the part & parcel of immovable property being Residential and Commercial Use Non-Agricultural land bearing Revenue Survey No. 1013/1, 1013/2 and 1014 total admeasuring 19,222 sq. mtrs. of T.P.S. no. 3 (Dehgam) and Final Plot No. 60 land admeasuring 11487 sq.mtrs. along with construction will be built in present and future thereon i.e. (1) 46 Commercial Units on Ground Floor (Hollow Plinth) (2) 44 Residential Units on First Floor (3) 44 Residential Units on Second Floor (4) 44 Residential Units on Third Floor (5) 44 Residential Units on Fourth Floor (6) 44 Residential Units on Fifth Floor thus 46 commercial units and 220 residential units in Block No. A+B, C+D, E, F, H & I (As per plan and permission approved by AUDA on 30.10.2015) to be constructed in a scheme known as "Madina Heights" situate at Moje-Dehgam, Taluka-Dehgam, Dist. Gandhinagar in the name of Late. Amin Alpeshkumar Pashabhai.

(UNDER SYMBOLIC POSSESSION)

• **Encumbrances, if any known to the Bank : Nil**
• **Reserve Price : Rs. 8,74,00,000.00** • **Earnest money to be deposited : 10% of the Reserve Price** • **Date of Sale Notice : 06.11.2025**

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer– Mr. Jitendra Kamath M. at Mob No. 9323591525

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. B L A Power Private Limited., 2. M/s. B L A Power Holding Private Limited, 3. Mr. Anup Agarwalla

Amount Due : Total Debt – Rs. 124,33,17,535.09 as per demand notice dated 29-06-2024 with further interest, cost & expenses (Subject to subsequent recovery, if any)

Subject to subsequent recovery, if any)

Property No. 2 : - ALL THAT Office being No. 504 on the Fifth Floor, measuring about 2608 sq. ft. super built up area together with two Car Parking Spaces being Nos. 53 & 54 in the Upper Basement in the G+10 storied building (except entire 4th Floor) situated in the building known as "DIAMOND PRESTIGE" built and constructed at or upon the plot of land measuring about 2 Bighas 13 Cottahs 13 Chittacks 37 sq. ft. be the same a little more or less lying and situate at Municipal Premises No. 41A, Acharya Jagadish Chandra Bose Road, P.S. Park Street, Kolkata — 700 017, Ward No. 61, within the local limits of Kolkata Municipal Corporation in the name of Mr. Anup Agarwalla. Boundaries:- North: By filled up sewerage ditch of Kolkata Municipal Corporation beyond which is Lower Circular Road Baptist Chappel at Premises Nos. 42 & 43, A.J.C. Bose Road; South: Partly by Elliot Road and partly Premises No. 95A, Elliot Road; East: By A.J.C. Bose Road; West: Partly by Premises No. 95A, Elliot Road and partly by the said filled up sewerage ditch.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 3,07,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025

For Further Details Contact : (During Office Hours) :- Mr. Parmanand Yadav at Mobile No. 9987057810 & Authorized Officer- Mr. Jitendra Kamath M at Mobile No. 9323591525.

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. Gokul Sugar Industries Ltd. (Currently Under Cirp As Per The Provisions Of Ibc,2016), 2. Shri Siddharam Satlingappa Mhetre, 3. Smt. Usha Bhagwan Shinde, 4. Smt. Laxmi Ganpat Shinde, 5. Estate Of Late. Bhagwan Dattatraya Shinde, Represented By: - (i) Smt. Usha Bhagwan Shinde (Wife) & Others, (ii) Smt. Geeta Sinde (Daughter) & Others., 6. Estate Of Late. Suvarna S. Mhetre, Represented By: - (i) Shri Siddharam Satlingappa Mhetre (Husband) & Others, (ii) Shri Shivraj Siddharam Mhetre (Son) & Others, 7. Estate Of Late. Anjanabai Dattatraya Shinde, Represented By: - (i) Shri Gokul Dattatraya Shinde (Son) & Others, (ii) Shri Ganpat Dattatraya Shinde (Son) & Others, 8. Shri Gokul Dattatraya Shinde, 9. Shri Datta @ Dattatraya Balbhim Shinde, 10. Shri Ganpat Dattatraya Shinde, 11. Shri Shivraj Siddharam Mhetre, 12. Smt. Kalpana Gokul Shinde, 13. Smt. Priti Datta Shinde, 14. Shri Dhiraj Gokul Shinde, 15. Shri Kapil Balbhim Shinde, 16. Estate Of Late. Balbhim Dattatraya Shinde, Represented By: - (i) Shri Kapil Balbhim Shinde & Others, (ii) Shri Datta @ Dattatraya Balbhim Shinde & Others

Amount Due : Total Secured Debt – Rs. 132,43,47,232.26 (Rupees One Hundred Thirty-Two Crores Forty-Three Lacs Forty-Seven Thousand Two Hundred Thirty-Two and Twenty-Six Paise only) as per demand notices issued by the banks under consortium, details of which is mentioned below: -

- (A) Union Bank of India - Rs. 28,57,66,447.55 (Rupees Twenty-Eight Crores Fifty-Seven Lacs Sixty-Six Thousand Four Hundred Forty-Seven and Fifty-Five Paise Only) as per demand notice dated 24-12-2024 with further interest, cost & expenses.
- (B) Bank of Baroda (erstwhile Vijaya Bank) – Rs. 32,48,12,511.00 (Rupees Thirty-Two Crores Forty-Eight Lacs Twelve Lacs Five Hundred & Eleven only) as per demand notice dated 14-05-2018 with further interest, cost & expenses
- (C) Punjab National Bank – Rs.43,96,09,292.71 (Rupees Forty-Three Crores Ninety-Six Lacs Nine Thousand Two Hundred Two and Seventy-One Paise only) as per demand notice dated 26-08-2024 with further interest, cost & expenses
- (D) Indian Bank – Rs. 27,41,58,981.00 (Rupees Twenty-Seven Crores Forty-One Lacs Fifty-Eight Thousand Nine Hundred Eighty-One only) as per as per demand notice dated 03-04-2017 with further interest, cost & expenses

(Subject to recovery subsequent to issuance of the above-mentioned demand notices by the banks, if any)

Al, Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai

SALE OF IMMOVABLE / MOV

Assets Under The Securitisation And Reconstruction Of Fi
 S (2) Of The Security Interest (Enforcement) Rule, 2002.
 Particular to the Borrower(s) and Guarantor(s) that the below des
 which has been taken by the **Authorized Officer** of Union Ba
 25 from **12:00 p.m. to 05:00 p.m.**, for recovery of respective an
 The Reserve Price and the Earnest Money Deposit are also m

ION : 28.11.2025, FROM 12

Property No. 3 : - First Pari-Passu Charge on Flat No. A-701, 7th floor, Building B, Ovhal Spring, Survey No. 21/1/1/2/2, 21/1/1/2/1, 21/1/1/1/3, 21/1/1/1/2, 21/1/1/1/1 and 21/1/1 at village Pimple Nilakh, Taluka Haveli, District Pune in the name of Shri Shivraj Siddharam Mhetre (UNDER PHYSICAL POSSESSION) • Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 84,90,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025
Property No. 4 : - First Pari-Passu Charge on Flat No. A-702, 7th floor, Building B, Ovhal Spring, Survey No. 21/1/1/2/2, 21/1/1/2/1, 21/1/1/1/3, 21/1/1/1/2, 21/1/1/1/1 and 21/1/1 at village Pimple Nilakh, Taluka Haveli, District Pune in the name of Shri Shivraj Siddharam Mhetre (UNDER PHYSICAL POSSESSION) • Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 1,10,10,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025
Property No. 5 : - First Pari-Passu Charge on Row House No.3, Heramb Apartment, Survey No. 115/1, at village Pashan, Taluka Haveli, District Pune in the name of Shri Shivraj Siddharam Mhetre (Under Symbolic Possession, Order under Section 14 of SARFAESI Act, 2002 for providing assistance in taking physical possession has been received) • Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 1,46,32,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025
Property No. 6 : - First Pari-Passu Charge on Residential NA Plot C.S. No. 8391/4/4B2 admeasuring 713.90 sq.mtrs., Railway Lines, Solapur city in the name of Smt. Kalpana Gokul Shinde & Shri Dhiraj Gokul Shinde (UNDER PHYSICAL POSSESSION) • Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 2,47,20,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025
For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer – Mr. Sidhartha S. Mhade at Mobile No. 8980518779
Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Jashank Impex Private Limited (currently under liquidation under the provisions of the Insolvency and Bankruptcy Code, 2016), 2. Mr. Anil Shivkumar Gupta, 3. Mr. Hitesh Kumar Desai
Amount Due : Total Debt – Rs. 15,12,84,779.35 (Rupees Fifteen Crores Twelve Lacs Eighty-Four Thousand Seven Hundred Seventy-Nine and Thirty-Five Paise Only) as per demand notice date 01-02-2025 plus further interest, cost & expenses thereon.
Property No. 7 : - All that Shop No. 5, on the Ground Floor, adm.

date 01-02-2024 plus further interest, cost & expenses thereon.

Property No. 7 : - All that Shop No. 5, on the Ground Floor, adm. 278 sq.ft. (Carpet Area) and Loft area adm. 139 sq.ft. (Carpet Area), Total Area adm. 417 sq.ft. (Carpet Area), in the Building known as "JEANS WORLD", constructed on Plot bearing U.No. 3 shown in Survey Sheet No. 69, Ulhasnagar - 421005. District - Thane, assessed under Ward No. 58, bearing City Survey No. 24805, Taluka & Sub-Registration Ulhasnagar, District & District Registration Thane situated within the limits of Ulhasnagar Municipal Corporation in the name of Mr. Anil Shivkumar Gupta.

(UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 14,68,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025

Property No. 8 : - All that Shop No. 1, on the Ground Floor, adm. 292 sq.ft. (Carpet Area) and Loft area adm. 146 sq.ft. (Carpet Area), Total Area adm. 438 sq.ft. (Carpet Area), in the Building known as "JEANS WORLD", constructed on Plot bearing U.No. 3 shown in Survey Sheet No. 69, Ulhasnagar - 421005. District - Thane, assessed under Ward No. 58, bearing City Survey No. 24805, Taluka & Sub-Registration Ulhasnagar, District & District Registration Thane situated within the limits of Ulhasnagar Municipal Corporation in the name of Mr. Anil Shivkumar Gupta.

(UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 15,42,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer - Mr. Milind Dhanorkar at Mobile No. 8550997794 & Authorized Officer- Mrs. Archana J.S. at Mob No. 8593937640

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. Lok Enterprises (Borrower) (A Partnership Firm), 2. Estate of Deceased Late. Shri Sriprakash Goenka represented by:- (i) Mr. Lokesh S. Goenka, (Legal heir of Late. Shri Sriprakash Goenka) (ii) Mrs. Naina Goenka, (Legal heir of Late. Shri Sriprakash Goenka) 3. Mrs. Tasneem Lokesh Goenka (Guarantor) 4. Mrs. Naina Goenka (Guarantor)

Amount Due : Total Debt - Rs. 21,65,84,754.71 (Rupees Twenty-One Crores Sixty-Five Lacs Eighty-Four Thousand Seven Hundred Fifty-Four and Seventy-One Paise only) as per demand notice dated 27-09-2024 with further interest, cost & expenses

Property No. 9 : - Unit No. 404 on the 4th Floor, admeasuring 278 sq. ft. (built up area) of the building known as Fortune Plaza constructed on all that piece and parcel of land bearing Plot No. 29 & 30, Sector 19 A, Vashi, Taluka and District - Thane, Navi Mumbai in the Registration District & Sub-District of Thane in the name of M/s. Lok Enterprises **(UNDER SYMBOLIC POSSESSION)**

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 29,16,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025

Union Bank of India

400 001. E-Mail : samvmumbai@unionbankofindia.bank.in

IMMOVABLE PROPERTIES

Financial Assets and Enforcement Of Security Interest Act,

scribed immovable/ movable properties mortgaged / charged
nk of India (secured creditor), will be sold on "As is where
mount, due to Union Bank of India (Secued Creditor) from the
entioned hereunder:

00 P. M. TO 05:00 P. M

Property No. 10 : - Unit No. 106 (formerly also known as Unit No. 3D), admeasuring an area of 1020 square feet carpet or thereabout i.e. 94.7612 sq.mtrs. of thereabouts, on the first floor at the Cama Industrial Estate (D.J. Cama Cold Storage Building), Sun Mill Compound, Sun Mill Road, Lower Parel (West), Mumbai – 400013 constructed on the plot bearing Cadastral Survey Number 160 (part) of Lower Parel Division in Municipal G-Ward South in the registration District and Sub-District of Mumbai & Sub-Urban in the name of Mrs. Naina Goenka

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 1,92,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.11.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer – Mr. Vikas Srivastava at Mob No. 9935387181

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. P. J. Exports (A Partnership Firm) 2. Mr. Jiten Jagdish Todi, 3. Ms. Sulochna Jagdish Todi, 4. Ms. Anamika J Todi, 5. Mr. Jagdish Prasad Todi, 6. M/s. Akash Garments

Amount Due : Total Debt – Rs. 31,32,91,946.20 (Rupees Thirty-One Crores Thirty-Two Lacs Ninety-One Thousand Nine Hundred Forty-Six and Twenty Paise only) as on 30-04-2023 as per demand notice date 03-05-2023 plus further interest, cost & expenses thereon.

Property No. 11 : - All that piece & parcel of Plot No. J-106 admeasuring 159.47 sq.mtrs, Plot No. J-107 admeasuring 159.47 sq.mtrs, Plot No. J-108 admeasuring 67.84 sq.mtrs, Plot No. J-109 admeasuring 159.47 sq.mtrs, totally admeasuring 705.76 Sq. Mtrs., Plot No. J-113 (previously known as J-13) admeasuring 67.84 Sq. Mtrs, Plot No. J-112 admeasuring 181.22 Sq. Mtrs., Plot No. J-111 admeasuring 216.66 Sq. Mtrs., Plot No. J-110 admeasuring 190.66 sq. mtrs. in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 2,04,00,000.00 • Earnest money to be deposited: 10% of the Reserve Price • Date of Sale Notice : 07.11.2025

Property No. 12 : - All the piece and parcel of RCC Plinth No. J-10 adm. 1716 sq.ft. , J-11 adm. 1950 sq.ft. & J-12 adm. 1950 sq.ft. on the Ground Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 97,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 07.11.2025

Property No. 13 : - All the piece and parcel of Godown No. J-206 adm. 1716 sq.ft., Godown No. J-207 adm. 1716 sq.ft., Godown No. J-208 adm. 1716 sq.ft., Godown No. J-209 adm. 1716 sq.ft., Godown No. J-210 adm. 1716 sq.ft., Godown No. J-211 adm. 1950 sq.ft., Godown No. J-212 adm. 1950 sq.ft. & Godown No. J-213 adm. 730 sq.ft. on the Second Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 2,04,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 07.11.2025

Property No. 14 : - All the piece and parcel of Unit No. 24 adm 1090 sq.ft (Built Up Area) & Unit No. 24-A adm. 570.00 sq.ft. (Built-Up Area) on the Second Floor, C-Wing in Raj Industrial Complex Premises Co-Operative Society Ltd., situated at Military Road, Marol, Andheri (East), Mumbai – 400059, constructed on land bearing CTS No. 306-D, lying and being at Village - Marol, Taluka – Andheri, Mumbai Sub-Urban District in the name of Mr. Jiten Jagdish Todi.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,51,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 07.11.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer - Mr. Parmanand Yadav at Mobile No. 9987057810 & Authorized Officer- Mr. Jitendra Kamath M at Mobile No. 9323591525

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
28.11.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES
(FOR PROPERTY UNDER PHYSICAL POSSESSION)
20.11.2025

For detailed terms and condition of the sale, please refer to the link provided in

<https://www.unionbankofindia.co.in>
& <https://baanknet.com>

The Online E-Auction will be held through
<https://baanknet.com>

on the date and time mentioned above with unlimited extension of 10 minutes.