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STRESSED ASSET MANAG
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SALE NOTICE FOR S

E-Auction Sale Notice For Sale Of Immovable / Movable Assets With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2) Of The Securit NOTICE is hereby given to the public in general and in particular to the Secured Creditor, the possession of which has been taken by th **there is"** on **14.11.2025** from **12:00 p.m. to 05:00 p.m.,** for recovery below. The Reserve Price and the Earnest Money Deposit are also

DATE & TIME OF AUCTIO

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Dudh Ganga, 2. Mrs. Mala Mailk, 3. Mr. Rajan Malik, 4. Mr. Riah Mahtani, 5. Mr. Kishor Mahtani, 6. Mrs. Veena Mahtani, 7. M/S. Good Day Foods Pvt. Ltd. (Currently, under liquidation under the provisions of the IBC, 2016)

Amount Due : Total Secured Debt – Rs. 5,53,90,653.00 as per demand notice dated 11-02-2020 plus further interest, cost & expenses, subject to subsequent recovery, if any. It is pertinent to mention here that the mortgage of secured asset mentioned herein below as property No. 2 (ii) is also extended as the security to the financial facility availed by M/s Good Day Foods Pvt. Ltd. The secured debt of M/S Good Day Foods Pvt. Ltd. is Rs. 15,22,35,496.74 as per demand notice dated 31-10-2019 plus further interest, cost & expenses, subject to subsequent recovery, if any.

Property No. 1 : - Flat No. 503 & 504 admeasuring 1,016.75 carpet area (As per Valuation Report dated 13-09-2025), 5th Floor, Wing-A, Versova Skylark Co-operative Housing Society Ltd., C.T.S. No. 1 (pt), Village – Oshiwara, Lokhandwala Complex, Andheri (West), Mumbai - 400053 **(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession) (UNDER SYMBOLIC POSSESSION)**
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 2,64,50,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 17.10.2025

Property No. 2 : - Flat No. 601, admeasuring area of 670 sq.ft. approx. (Built-Up Area) & Flat No. 602, admeasuring area of 680 sq.ft. approx. (Built-Up Area) situated on 6th Floor, in "A" Wing of the building known as "VERSOVA SKYLARK" Co-operative Housing Society Ltd., situated at Plot No. 89, Oshiwara, Lokhandwala Complex, Andheri (West), Mumbai -400058 constructed on the piece and parcel of Non-Agricultural Land bearing Plot No. 89 out of Survey No. 41 (Part) of Village – Oshiwara, Taluka – Andheri & District – Mumbai Suburbs with the Registration District & Sub-District of Mumbai Sub-Urban District and Within the local limits of Municipal Corporation of Greater Mumbai in the name of Mrs. Mala Malik (Flat No. 601) & Mr. Rajan Malik (Flat No. 602) **(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession) (UNDER SYMBOLIC POSSESSION)**
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 2,64,50,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 17.10.2025

For Further Details Contact : (During Office Hours) :- File Handling

Vishal Bhatia 9820045611

10% of the Reserve Price • **Date of Sale Notice :** 17.10.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Sidhartha Mhade at Mobile No. 8980518779

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. 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

Property No. 3 : - Two Open Plots admeasuring 463 sq. mtrs. each equivalent to 926 sq. yards situated at Plot No. 21 and 22, TP No. 4, Cross Road, Solapur, Maharashtra in the name of Shri Shivraj Siddharam Mhetre. **(UNDER SYMBOLIC POSSESSION)**
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 3,47,50,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 24.10.2025

Property No. 4 : - Flat No. D-5, admeasuring 828.00 sq.ft., Second floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur in the name of Smt. Priti Datta Shinde **(UNDER SYMBOLIC POSSESSION)**
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 35,20,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 24.10.2025

Property No. 5 : - Flat No. D-6 & Flat No. D-7, admeasuring 828.00 sq.ft. each at Second floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur in the name of Shri Datta @ Dattatraya Balbhim Shinde. **(UNDER SYMBOLIC POSSESSION)**
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 70,30,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 24.10.2025

Property No. 6 : - Flat No. D-10 (in the name of Shri Gokul Dattatraya Shinde) & Flat No. D-11 (in the name of Shri Ganpat Dattatraya Shinde), admeasuring 828.00 sq.ft. each at Third floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur. **(UNDER SYMBOLIC POSSESSION)**
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 70,30,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 24.10.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer - Mr. Sidhartha Mhade at Mobile No. 8980518779.

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AGEMENT BRANCH-MUMBAI, Ground Floor, 104, Bhar
mbai-400 001. **E-Mail :** samvmumbai@unionbankofindia.

R SALE OF IMMOVABLE / MOV

ssets Under The Securitisation And Reconstruction Of Financial A
curity Interest (Enforcement) Rule, 2002.
ar to the Borrower(s) and Guarantor(s) that the below described immov
by the **Authorized Officer** of **Union Bank of India** (secured creditor), w
overy of respective amount, due to Union Bank of India (Secued Credit
also mentioned hereunder:

ION : 14.11.2025, FROM 1

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Pandhe Infracons Pvt Ltd (Currently, under liquidation under the provisions of IBC, 2016)., 2. Mr. Ankur Anil Pandhe, 3. Mrs. Rohini Anil Pandhe, 4. Mrs. Pooja Ankur Pandhe, 5. Mr. Vegesna Ravi Varma, 6. M/s. Pandhe Construction Pvt. Ltd.

Amount Due : Total Debt – Rs. 341,51,30,068.26 as on 31.05.2025 with further interest, cost & expenses that may accrue from 01.06.2025 till total repayment and settlement of dues.

Property No. 7 : - All Commercial and Residential vacant plot nos 9 & 10 in residential zone bearing Gut no. 262 (15 & 16) /4 with Total area 6203.49 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra owned by M/s pandhe Constructions Pvt Ltd. Boundaries :- North -Agriculture Land, South- Ashwini rural Medical college Hospital, East- Kumhari siddheshwar karkhana Road,New bypass Road & West – 18 Mtr wide proposed Road.
(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 1,81,80,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.10.2025

Property No. 8 : - All Commercial and Residential vacant plot nos 11 & 12 in residential zone bearing Gut no. 262 (8 to 13) /2 Total area 3651.35 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s pandhe Constructions Pvt Ltd. Boundaries – North- Agriculture Land, South-Ashwini rural Medical college Hospital, East- Kumhari siddheshwar karkhana Road,New bypass Road & West-18 Mtr wide proposed Road.
(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 1,07,10,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.10.2025

Property No. 9 :- All the peace and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A

: 10% of the Reserve Price • **Date of Sale Notice :** 24.10.2025

Property No. 8 : - All Commercial and Residential vacant plot nos 11 & 12 in residential zone bearing Gut no. 262 (8 to 13) /2 Total area 3651.35 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s pandhe Constructions Pvt Ltd. Boundaries – North-Agriculture Land, South-Ashwini rural Medical college Hospital, East-Kumhari siddheshwar karkhana Road,New bypass Road & West-18 Mtr wide proposed Road.
(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 1,07,10,000.00 • **Earnest money to be deposited** : 10% of the Reserve Price • **Date of Sale Notice :** 24.10.2025

Property No. 9 :- All the peace and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1/A, 396/B/1, 398/A/1, 400/1, 401/1, 593/1/2/A, 387/1A, 386/1/A, 371/2A, 373/1, 594/1/2/A, 591/2/A, 591/1/1/A, 394/1, 385/1/1/2A, 385/1/1/1/1/A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr. in the name of M/s Pandhe Construction Pvt. Ltd.
(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 35,16,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 24.10.2025

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. Patoda Taluka Dudh Vyavsaik Sahkari Sansthans Dudh Utpadak & Purvatha Sangh Ltd. 2. Mr. Ramkrishna Bangar, 3. Mrs. Satyabhama Bangar, 4. Mr. Mahadeo Sripati Bangar 5. The Legal Heirs Of Late. Kisanrao Yeshwant Kantale.

Amount Due : Total Secured Debt – Rs. 26,65,26,468.00 as per demand notice dated 10.11.2017 with further interest, cost & expenses

Property No. 10 : - All part, piece & parcel of Residential Bunglow admeasuring 60256.00 sq.ft. at Gut No. 876, Kasbe Patoda, Taluka-Patoda, District – Beed in the name of Mr. Ramkrishna M Bangar. Boundaries :- East – MSEB Compound, West – Pandurang Gawali, South – Patoda Parli Road & North – Remaining Land of this Gut.
(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 5,72,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 17.10.2025

Property No. 11 : - All part, piece & parcel of Non-agricultural land Gut No. 723 admeasuring 81 R (8100 sq.mtrs.) along-with 10 constructed commercial shop thereon each having area 400 sq.ft. situated at Gut No. 723, Shivaji Nagar, Near ST Stand, Opp. Market Committee, Patoda, Tq. Patoda, District – Beed in the name of Mr. Kisanrao Yeshwant Kantale. Boundaries:- East – Land of Krusi Utpanna Bajar Samiti, West – Remaining Land of Survey No. 723, South – Narayan & Hamid Tailor & North – Baburao Tambore.
(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 2,31,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 17.10.2025

Property No. 12 : - All the part & parcel of the property land in Gut No. 636 & 643, Village Bhayala, Tq. Pathoda, District – Beed admeasuring 1 Hectare 20 R & 27 R respectively in the name of Mrs. Satyabhama. Boundaries of the Gut No. 643 :- East – Govt. Road, West – Land of Bapurao Tatyaba Bangar, South – Babu Ganaji Bangar & North – Gundiba Kondiba Bangar & Boundaries of the Gut No. 636 :- East – Land of Bapu Tatyaba From Gut No. 636, West - Land of Bapu Tatyaba From Gut No. 636, South – Land of Dhindiba Rama from Gut No. 639 & North – Bhyala to Bansur Road.
(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,45,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 17.10.2025

Vipul Nadhani 9920045667

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VABLE PROPERTIES

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novable/ movable properties mortgaged / charged / hypothecated to r), will be sold on **"As is where is", "As is what is" and "Whatever** editor) from the respective Borrower(s) & Guarantor(s) as mentioned

12:00 P. M. TO 05:00 P. M

For Further Details Contact : (During Office Hours) :- File Handling Officer – Mr. Manish Kumar Sinha at Mobile No. 8882527394 & Authorized Officer- Mr. Sidhartha Mhade at Mobile No. 8980518779

Name Of The Borrower, Co-Applicant & Guarantor :- 1. M/s. Raghav Agritech (A Partnership Firm), 2. Mrs. Dipali Dinesh Atkare, 3. Mr. Dinesh K Atkare (Under Moratorium As Per Section 96 Of Ibc, 2016), 4. Mr. Madan Keshawrao Atkare (Under Moratorium As Per Section 96 Of Ibc, 2016)

Amount Due : Total Debt – Rs. 79,46,47,329.66 as on 31.05.2025 along with further interest, cost and expenses.

Property No. 13 : - Flat No. 202, admeasuring an area of 1945.00 sq.ft. (180.76 sq.mtr.) super built up area of Sarthak CHSL (House No. 2/317) recorded in the Vapi Nagar Palika, in the building known as Shubham Tower, constructed on the plot of land bearing Survey No. 358/B, admeasuring an area of 1521 sq.mtr., together-with the undivided share of land share of rights admeasuring 45.29 sq.mtr., situated at Village – Challa, Taluka – Vapi, District – Valsad in the name of Mrs. Dipali Dinesh Atkare.
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 41,95,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.10.2025

Property No. 14 : - All that part & parcel of Non-Agricultural Land bearing Plot No. 2, admeasuring about 5205.80 sq.mtrs., bearing Survey No. 150/1, occupancy area admeasuring 23067.00 sq.mtrs. at Village – Morai, Taluka – Vapi, District – Valsad in the name of M/s Raghav Agritech.
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 10,66,00,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.10.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer – Mr. Parmanand Yadav at Mobile No. 9987057810 & Authorized Officer- Mr. Sidhartha S. Mhade at Mobile No. 8980518779

Name Of The Borrower, Co-Applicant & Guarantor :- 1. M/s. Setubandhan Infrastructure Limited (Formerly Known As Prakash Constrowell Ltd), 2. M/s. Atal Buildcon Pvt. Ltd., 3. Mr. Prafulla Subhashchandra Bhat, 4. Mr. Prakash Pusaram Laddha S/o. Pusaram Laddha, 5. Mr. Trichur G. Krishnam

Amount Due : Total Debt – Rs. 17,61,47,306.21 as on 31-05-2025 along with further interest, cost and expenses

Property No. 15 : - All the part & parcel of (Old Mumbai – Agra Road

along with further interest, cost and expenses

Property No. 15 : - All the part & parcel of (Old Mumbai – Agra Road Side) Second Floor (Central Store Left Side) area admeasuring 16373 sq.ft. approx., i.e. 1521.65 sq.mtrs. (including Terrace) of building known as "PINNACLE COMMERCIAL MALL" with Parking area adm. 3068 sq. fts. of Left Wing (Facing Old Mumbai Agra Road), constructed on area admeasuring 7813.00 sq.mtrs. over the above Plot S. No. 1054 i.e. Final Plot No. 152, situated at Trimbak Naka, Tal. & District Nashik in the name of M/s Atal Buildcon Private Limited. Boundaries: - East- Central Mall of the same Building, West - Side Marginal Space, South- Rear Marginal Space & North- Trimbak Road.
(Under Symbolic Possession, Order under Section 14 of SARFAESI Act, 2002 for taking physical possession has been obtained, In process to take physical possession of the property)
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 9,99,00,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.10.2025

For Further Details Contact : (During Office Hours) :- File Handling and Authorized Officer -Sidhartha S. Mhade, 8980518779

Name Of The Borrower, Co-Applicant & Guarantor :- 1. M/s. Vidhya Pharmachem Pvt. Ltd. (Sold as a going concern under liquidation under the provisions of IBC, 2016), 2. Mr. Prakash Shah, 3. Mrs. Usha P Shah, 4. Mr. Mukesh Jain, 5. M/s. Shesha Pharmachem Pvt Ltd., 6. M/s. DTC Food Processor Pvt. Ltd.

Amount Due : Total Debt – Rs. 45,33,05,087.88 (Rupees Forty-Five Crores Thirty-Three Lacs Five Thousand Eighty-Seven and Eighty Eight Paise only) as on 31-03-2025 plus further interest at applicable rate, costs, dues, and expenses that may accrue from 01-04-2025.

Property No. 16 : - Gala No. 14, first Floor, Building No. 14, Manish Compound, Plot No. 1, S.No. 137(pt), 139(pt) & 182, Near Global Warehouse, Bhiwandi Wada Road, Bhiwandi, Village Rahanlal, Tal Bhiwandi & Distt. Thane- 421302 in the name of M/S Shlesha Pharmachem Pvt. Ltd.
(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 11,79,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.10.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer – Mr. Praveen Roshan - 7304816502 & Authorized Officer- Mr. Manish Kumar Sinha - 8882527394

DATE & TIME OF E-AUCTION FOR PROPERTY / IES 14.11.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES (FOR PROPERTY UNDER PHYSICAL POSSESSION) 07.11.2025

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.

Sd/-
Place : Mumbai **Authorised Officer, Union Bank of India**

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