

# 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 FINANCIAL ASSETS (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the bank is "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 11.09.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, details will be as mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) and <https://baanknet.com> on 11.09.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

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

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. Empacus Infra Build b) Asset Recovery Management Branch c) Residential Flat No. 1202, 12th floor Midas CHSL, Sion Division, Bhaudaji Road, Sion West, Mumbai-400022 admeasuring carpet area 350 Sq Ft. d) Mr. Jitendra Manikant Shah	a) ₹ 75,00,000.00 b) ₹ 7,50,000.00 c) ₹ 1,00,000.00	Rs. 1,26,30,417/- (Rs. One Crore Twenty Six Lakh Thirty Thousand Four Hundred and Seventeen only) as on 31.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession  Order for Physical Possession received
2	a) M/s. Beepee Enterprises Pvt. Ltd. b) Asset Recovery Management Branch c) All that piece and parcel of the immovable property known as Plot No. C/1, admeasuring 3204.00 Sq Mtrs. & Plot No. C/2, admeasuring 1314.64 Sq Mtrs. Of block No. 498 (Present computerized Block/ Survey No. 498/Paiki Plot No. C/1) Situated at village: Palsana, Taluka Palsana, District: Surat, together with common approach, access easement and future structure building to be constructed thereto. d) M/s. Rukmani Fibers Pvt. Ltd.	a) ₹ 5,70,00,000.00 b) ₹ 57,00,000.00 c) ₹ 1,00,000.00		Not known to A.O. Physical Possession
3	a) M/s Beepee Enterprises Pvt. Ltd. b) Asset Recovery Management Branch c) All that piece and parcel of the immovable property known as Godown gala No. 1, admeasuring 3125.00 sq. feet (i.e., 290.32 Sq. Mtrs. Built up area) Ground floor along with land rights in building No. P-1, Complex known as 'Shubham Industrial Park' being and lying and constructed on the land bearing Survey No.37/1, Survey No.37/2, Survey No.36/1 paiki 35/2A, Survey No.36/2, 37/5 paiki, Survey No.39/2, Survey No.40/1, 53/2, 53/5 and Survey No.53/7, together with all common rights & access, interest, common approach, easement, facility thereto situated at within the limit of Revenue Village & Gram panchayat Kalwar, Taluka - Bhiwandi, District - Thane (Maharashtra) d) M/s. Beepee Enterprises Pvt. Ltd.	a) ₹ 67,50,000.00 b) ₹ 6,75,000.00 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 Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
4	a) Mr. Sanjay Sunil Pednekar b) Asset Recovery Management Branch c) FLAT NO 102 A wing Sai Raj Apartment, First floor, S No.169, Hissa No.7, Manvelpada Village, Virar E Palghar Maharashtra - 401305 admeasuring super built up area 600 Sq Ft. d) Mr. Sanjay Sunil Pednekar	a) ₹ 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
5	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
6	a) M/s. Adarsh Fibre Pvt. Ltd. b) Asset Recovery Management Branch Mumbai c) Office premises number 415, 4th floor, Central Facility	a) Rs. 1,24,00,000.00 b) Rs. 12,40,700.00	Rs. 3,26,56,727/- (Rs. Three Crore Twenty Six Lakh Fifty Six Thousand Seven Hundred and Twenty Seven only) as on 31.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable	Not known to A.O.

			date.	Possession
	d) Mr. Anil Channu Patil		Vikash Upadhyay-Mobie No. 7572002323	
6	a) M/s. Adarsh Fibre Pvt. Ltd. b) Asset Recovery Management Branch Mumbai c) Office premises number 415, 4th floor, Central Facility building, Plot no 3 and 7, gate no 796, Sector no 19, Vashi, Navi Mumbai admeasuring 1320 Sq Ft. d) Owner:- Mr Sanjay Jokuprasad Pandey.	a)Rs.1,24,00,000.00 b).Rs.12,40,700.00 c) ₹ 1,00,000.00	Rs. 3,26,56,727/- (Rs. Three Crore Twenty Six Lakh Fifty Six Thousand Seven Hundred and Twenty Seven only) as on 31.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Kumar Upadhyay Mob No. : 7572002323	Not known to A.O. Symbolic Possession
7	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) ₹ 1,11,00,000.00 b) ₹ 11,10,000.00 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. Symbolic Possession
8	a) M/s. CTK ENTERPRISES PVT. LTD. b) Asset Recovery Management Branch c) Flat No S-1, on 02nd floor, Building Bearing Municipal H. No. 3772 with open terrace in the Govind villa residency CHS Ltd, plot no 25, Tolcai Catem, situated at TorsamzorAqem with the jurisdiction of MargaonMunicipal Council, Tal & Dist. Salcete(South Goa). Admeasuring 145.10 Sq. ms including open terrace area of 45 Sq. Mts. d) Mr. Roosevelt Theodore Gomes	a) ₹ 26,50,000.00 b) ₹ 2,65,000.00 c) ₹ 50,000.00	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
9	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) ₹ 85,00,000.00 b) ₹ 8,50,000.00 c) ₹ 1,00,000.00		Not known to A.O. Symbolic Possession
10	a) M/s. TOPMARK TECHNOLOGY b) Asset Recovery Management Branch c) Plot No. 43, Village Mauje Pundhe, Taluka Shahapur, Dist Thane. Plot area 682 sq. mtrs. d) Mrs. Sunita Sushil Jawar	a) ₹ 20,50,000.00 b) ₹ 2,05,000.00 c) ₹ 25,000.00	Rs. 2,92,60,000/- (Rs. Two Crore Ninety Two Lakh Sixty Thousand Only) as on 31.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charge till date minus recovered amount. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
11	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) ₹ 2,90,00,000.00 b) ₹ 29,00,000.00 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
12	a) M/s. Amita Papers b) Asset Recovery Management Branch, c) All that piece and parcel of Residential Flat No. A1, Ground Floor, Gayatri Dham CHSL, Plot No. 2, Village-Asangaon, Taluka Shahapur, Thane, admeasuring 550 Sq Ft Built up Area. d) Mrs. Mita Ashok Thakkar & Mr Ashok Thakkar	a) ₹10,50,000.00 b) ₹ 1,05,000.00	Rs. 6,13,62,044.42/- (Rs. Six Crore Thirteen Lakh Sixty Two Thousand Four And Paise Forty Two Only) as on 30.06.2025 plus further interest thereon w.e.f 01.07.2024 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
13	a) M/s. Jagdamba Machines b) Asset Recovery Branch. c) NA Land Bearing Survey No 57A, Hissa No 14(Part) & 15(Part), Survey No 58A, Hissa No.10(Part) & 11 (Part) of Village Katemanivali Near D Ward Office KDMC Kalyan east Thane-421306 area admeasuring 1670.09 sq.mtr. On the North : by Road On the South :By plot On the East : By Venkatesh CHS On the West : By Babasaheb Ambedkar Road (As per Valuation Report) d) Jagdish Singh Bhati	a) ₹ 1,50,00,000.00 b) ₹ 15,00,000.00	Rs. 6,00,69,891/- (Rs. Six Crore Sixty nine Thousand eight Hundred ninety one and Paise Ninety Four Only) as on 30.06.2025 plus further interest thereon w.e.f 01.07.2025 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar-9466747894 Mr. Amit Masram - 7875832686	Not Known to Authorised Officer Symbolic Possession
14	a) M/s. Bhikhabhai Gordhandas & Co. b) Asset Recovery Management Branch Mumbai c) All that piece and parcel of land admeasuring 2800sq.mtr. bearing survey/Gat No 70 Hissa No 19 at village Mauje Kahndat, Taluka Chiplun Dist. Ratnagiri. Bounded by: North:Gat No 80 South:Gat No.78 East :Gat No 18 West:Gat No 20 d) Mrs.Vandana Parekh and Hardik Parekh	a) ₹ 48,20,000.00 b) ₹ 4,82,000.00	Rs. 33,83,59,201.18 (Rs.Thirty three Crores eighty three Lakhs fifty nine Thousand two Hundred one and Paise eighteen Only) as on 30.06.2025 plus interest thereon wef from 01.07.2025 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
15	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)25,18,000.00 b) 2,51,800.00 c)26,000.00	Rs. 31,29,000.00 (Rupees Thirty One Lakhs Twenty Nine Thousand Only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 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



# Union Bank of India

Government of India Undertaking

9th Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

## SECURED CREDITOR'S ASSETS (UNDER SARFAESI ACT)

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

to be sold to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS" basis, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://unionbankofindia.co.in>.

**Date & Time of Auction : 11.09.2025 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
16	a) Naziya B. Khan. Faizan Khan. b). Asset Recovery Management Branch. c). All that part and parcel of the property consisting of A/806, Building No.20, Orchid Ozone, Mahajanwadi, Western Express Highway, Near Dahisar Check Naka, Mira road, East, CTS No.4509 to 4513, 4517,4572, Dist : Thane 401107. Built up area : 749 Sq. Ft. Carpet Area : 624.11 Sq. Ft. BOUNDED BY : NORTH : Building No.17,SOUTH : Building No.29,EAST : Building No.21, WEST : Pantaloons Showroom / Western Express Highway. d) Naziya B. Khan.	a) Rs.66,37,000.00 b).Rs.6,63,700.00 c).Rs.67,000.00	Rs. 29,49,852.00 (Rupees Twenty nine lakh, forty nine thousand, eight hundred fifty two only) as on 30.11.2017 plus further interest thereon w.e.f. 01.12.2017 at applicable rate of interest, cost and charge till date. P.S. Mulik - 9769972090.	Not known To A.O. Physical possession.
17	a).Dattatray Harichand Gaikwad. b). Asset Recovery Management Branch. c) All that piece and parcel of Flat No.307, 3rd floor, B wing, Vrindavan Residency, Near Sai Hospital, Opp. Hingad Society, Plot Nos. 7 & 8, Survey No.92, Village : Dhamote, Neral East, Taluka : Karjat, District : Raigad, Pin : 410101, admeasuring 630 Sq. Ft. Built up. d) Dattatray Harichand Gaikwad.	a)Rs.17,15,000.00 b).Rs.1,71,500.00 c)Rs.18,000.00	Rs.29,63,977.95 (Rupees Twenty nine lakh, sixty three thousand, nine hundred seventy seven and paise ninety five only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
18	a). Sikandar Gani Shikalgar. B). Asset Recovery Management branch. C). All that piece and parcel of Flat No.108, 1st floor, B wing, Vrundavan Residency, Plot No. 7 & 8, Survey No.92, Near Sai Baba Mandir, Sai Hospital, Opp. Hingad Society, Village : Dhamote, Neral East, Taluka : Karjat, District : Raigad 410101, Admeasuring 630 Sq. Ft. built up. d). Sikandar Gani Shikalgar.	a)Rs.17,15,000.00 b).Rs.1,71,500.00 c)Rs.18,000.00	Rs. 27,86,254.06 (Rupees Twenty seven lakh, eighty six thousand, two hundred fifty four and paise six only) as on 03.11.2023 plus further interest thereon at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
19	a). Sharad Shankar Gurav. Ashish Shankar Gurav. B). Asset Recovery Management branch. C). Flat No.4, Ground floor, Near Chetan apartment, Omkara Park bldg., Manvel pada road, Virar East, Palghar 401305 d). Sharad Shankar Gurav.	a).Rs.18,65,000.00 b).Rs.1,86,500.00 c).Rs.19,000.00	Rs. 20,92,600.48 (Rupees Twenty lakh, ninety two thousand, six hundred and paise forty eight only) plus interest as per contractual rate, cost, charges and expenses. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
20	a). Parag Suresh Shah, Pushpa Suresh Shah. B). Asset Recovery Management branch. C).All that piece and parcel of Flat No.303, 3rd floor, D wing, Momai Residency, Star colony, Manpada road, Dombivli East, Village : Sagaon, Dist: Thane 421201. Admeasuring 580 Sq. Ft. built up. d). Parag Suresh Shah.	a).Rs.19,72,000.00 b).Rs.1,97,200.00 c). Rs.20,000.00	Rs. 28,43,124.25 (Rupees Twenty eight lakh, forty three thousand, one hundred twenty four and paise twenty five only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
21	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.
	a). Yashwant Raghunath Mahadik. B). Asset Recovery Management branch.		Rs. 79,39,679.51 (Rupees Seventy nine lakhs	

	d). Mr. Kamlesh Mulchand Rupreja.		b). P.S. Mulik - 9769972090	
22	a). Yashwant Raghunath Mahadik. B). Asset Recovery Management branch. C) All that piece and parcel of Flat No.601, admeasuring 270 Sq. Ft. Built up, and 225 Sq. Ft. Carpet area, on the 6th floor, in Building No. A, in the Building known as Akanksha SRA Co-operative Housing Society Limited, situated at Narialwadi, Veer Nariman Road, Prabhadevi, Mumbai 400025, bearing Plot No.1269 & 1271 of TPS IV and CTS No.5 of Mahim Division. D). Yashwant Raghunath Mahadik.	a).Rs.56,00,000.00 b).Rs.5,60,000.00 c) Rs.56,000.00	Rs. 79,39,679.51 (Rupees Seventy nine lakhs, thirty nine thousand, six hundred seventy nine and paise fifty one only as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost and charges till date. P.S. Mulik - 9769972090	Not known to AO. Symbolic Possession. Sec.14 order in process.
23	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.25,59,000.00 b). Rs.2,55,900.00 c).Rs.26,000.00	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 AO. Physical possession.
24	a) Hanumantha Rathod, Kamiliben 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 : Sgaon, Dist: Thane 421201. Admeasuring 350 Sq. Ft. built up. D) Hanumantha Rathod.	a).Rs.10,75,000.00 b).Rs. 1,07,500.00 c).Rs.11,000.00	Rs. 26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees and paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to AO. Physical possession date fixed.
25	a) Hanumantha Rathod, Kamiliben 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 : Sgaon, Dist: Thane 421201. Admeasuring 350 Sq. Ft. built up. D) Hanumantha Rathod.	a).Rs.10,75,000.00 b).Rs. 1,07,500.00 c).Rs.11,000.00	Rs. 26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees and paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to AO. Physical possession date fixed.
26	A) M/s. Unique Eco Stove. Prop. Mr. Zubair Usman Badra B) Asset Recovery Management Branch C) All that piece & parcel of Flat No. 203, A-Wing, 2nd Floor, Building No. 4, Type -F, Sankalp Dham Building, Opp. Sativali Nagar Parishad School, Sativali, Palghar -401404 admeasuring built-up 595 Sq. Ft. D) Mr. Zaid Usman Badra	A) Rs.23,80,000.00 B) Rs.2,38,000.00 C) Rs.20,000.00	Rs. 56,42,866.48 (Rupees Fifty-Six Lakhs Forty-Two Thousand Eight Hundred Sixty Six & Paise Forty Eight Only) as on 30.06.2025 plus further interest thereon from 01.07.2025 at applicable rate of interest, cost and excluding legal and other charges till date & Excluding Union Mudra Term Loan Total Dues. Kishor Chandra Kumar Mo. No. 7992466930	Not known to A.O. Physical Possession
27	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 COMPUND, along with 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	Not known to A.O. Symbolic Possession CMM Order Received
28	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.30,45,000.00 Lot No.2: Rs.30,45,000.00 b) Lot No.1 : Rs.3,04,500.00 Lot No.2: Rs.3,04,500.00 c) Lot No.1 : Rs.30,450.00 Lot No.2: Rs.30,450.00	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: 08.09.2025	Not known to A.O. Physical Possession
29	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 A.O. Symbolic Possession

Continued on next page...

**यूनियन बैंक**  
ऑफ इंडिया



**Union Bank**  
of India

भारत सरकार का उपक्रम A Government of India Undertaking

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. Mahavir Cashew Industries & M/s. Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece and parcel of shop at Mumbai with description as Shop no 2, Ground floor, Shagun Co-Operative Housing Society Ltd, Rani Sati Marg, near Malad Railway Station, Malad, Mumbai - 400097, admeasuring 260 Sq. d) Mr. Nilesh Niranjn Savla	a) ₹ 84,00,000.00 b) ₹ 8,40,000.00		Not known to A.O. Symbolic Possession
31	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 Plot Nos. C-11 & C-12, adm about 8000 Sq Meters and construction thereon an area adm. 1770.49 Sq Meters, in the HALKARNI Industrial area, lying being and situated at village: Halkarni, Taluka: Changad, District: Kolhapur, within the village limits of Halkarni, in the registration sub district of Changad and registration district of Kolhapur d) Mr. Nilesh Niranjn Savla	a) ₹ 1,47,00,000.00 b) ₹ 14,70,000.00	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
32	a) M/s. Mahavir Cashew Industries & M/s. Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece and parcel of N.A. land bearing survey No. 196, Hissa no.1, Admeasuring 45500 Sq Mtr, lying, being and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhudurg and outside limits of Municipal corporation, including Plant & Machinery installed on this land. d) Mr. Nilesh Niranjn Savla	a) ₹ 7,34,00,000.00 b) ₹ 73,40,000.00		Not known to A.O. Physical Possession
33	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 Niranjn Savla	a) ₹ 1,52,10,000.00 b) ₹ 15,21,000.00		Not known to A.O. Symbolic Possession
34	a) Mukesh Shahu Pol b) Asset Recovery Management Branch c) Flat No 803, 8th floor, N Wing, CASA Lake Side, Project Lakeshore Greens, Palava 2, Talaja Bypass Road, Dombivali East, Thane 421204 admeasuring Carpet area 586 Sq feet and Built up area 703 Sq. Feet along with one open car parking space d) Mukesh Shahu Pol	a) ₹ 26,35,000/- b) ₹ 2,63,500/-	Rs.46,82,027.22 (Rupees Forty Six Lakhs Eighty Two Thousand Twenty Seven and Paise Twenty Two Only) as on 31.07.2023 plus further interest thereon w.e.f. 01.08.2023 at applicable rate of interest, cost and charges till date Contact Details:- Mr. Rajesh Kumar - 8088980811	Not known to A.O. Physical Possession
35	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
	a) 1. M/s. Vanipriya Textiles Pvt Ltd. & 2. M/s. K S			

			8088980811,	
36	<p>a) 1. M/s. Vanipriya Textiles Pvt Ltd. &amp; 2. M/s. K S Yarn Synthetics LLP.</p> <p>b) Asset Recovery Branch, Mumbai</p> <p>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, Tamil Nadu-62405 Admeasuring Plot area 123710 Sq Ft. and Construction area 37213 Sq Ft, in the name of Vanipriya Textiles Pvt. Ltd.</p> <p>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.</p> <p>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.</p> <p>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 Rs. 8,40,00,000/- Lot-2 Rs.59,00,000/- Lot-3 Rs.1,85,00,000/- Lot-1 &amp; Lot-2 will be sold together</p> <p>b)Lot-1 Rs.84,00,000/- Lot-2 Rs.5,90,000/- Lot-3 Rs.18,50,000/- 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 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.</p> <p>Contact Details:- Mr. Rajesh Kumar - 8088980811</p>	<p>Not known to A.O. Symbolic Possession</p>
37	<p>a) Smt. Sudha Harish Barot Shri Monal Barot &amp; Monang Barot</p> <p>b)Asset Recovery Management Branch</p> <p>c)Flat No.201, 2nd Floor, Wing W 15, Cluster No.3, Lodha Amara, Dist-Thane-400608 adm 453 sq ft carpet area</p> <p>d) Smt. Sudha Harish Barot</p>	<p>a) ₹ 40,00,000.00</p> <p>b) ₹ 4,00,000.00</p> <p>c)Rs. 40,000.00</p>	<p>Rs. 49,65,640.01 (Rupees Forty-Nine Lakhs Sixty Five Thousand Six Hundred Forty One and paise one only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charges till date.</p> <p>Shri Rajesh kumar - 8088980811 Mr. Mukesh Kumar - 9770551993</p>	<p>Encrumbance : Builder dues of Rs.12.00 lacs plus interest &amp; Society dues Physical Possession</p>
38	<p>a) Shri Sanjay Premchand Bansal &amp; Smt. Leena Sanjay Bansal</p> <p>b) Asset Recovery Management Branch</p> <p>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</p> <p>d) Shri Sanjay Premchand Bansal &amp; Smt. Leena Sanjay Bansal</p>	<p>a) ₹ 19,50,000.00</p> <p>b) ₹ 1,95,000.00</p> <p>c)Rs. 20,000.00</p>	<p>Rs. 43,44,466.74 (Rupees Forty Three Lakhs Forty Four Thousand Four Hundred Sixty Six and paise Seventy Four only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charges till date.</p> <p>Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993</p>	<p>Not known to A.O. Symbolic Possession CMM order Received</p>
39	<p>a) Mr. Lal Mohammad Ansari</p> <p>b) Asset Recovery Branch, Mumbai</p> <p>c) Flat No. A-0701, Gardenia Building, CASA Rio, Kalyan Shil Road, Near Khidkaleshwar Temple, Dombivli East, Dist- Thane 421 201 Admeasuring built area of 546 sq. ft. (Boundaries: North: Service Area, South: Road, East: Road &amp; parking space, West: B Wing)</p> <p>d) Mr. Lal Mohammad Ansari</p>	<p>a) ₹ 30,15,000.00</p> <p>b) ₹ 3,01,500.00</p> <p>c) ₹ 31,000.00</p>	<p>Rs. 43,61,287.11 (Rupees Forty Three Lakh Sixty One Thousand Two Hundred Eighty Seven and paise Eleven only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost and charges till date.</p> <p>Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993</p>	<p>Not Known Symbolic Possession CMM order Received</p>
40	<p>a) M/s. Aryan healthcare</p> <p>b) Asset Recovery Management Branch</p> <p>c) Unit No. 27 &amp; 28, 2nd Floor, Dwarka Industrial Estate Premises Co-op Society Ltd., Naik pada, Waliv, Vasai (E), Dist Palghar-401208 admeasuring 1900 sq. ft. built up area</p> <p>d) Mrs. Purnima Akash Nayak, Mr. Akash N Nayak</p>	<p>a) ₹ 50,50,000.00</p> <p>b) ₹ 5,05,000.00</p> <p>c) ₹ 51,000.00</p>	<p>Rs. 95,77,936.46 [Rs. Ninety-Five Lakh Seventy - Seven Thousand Nine Hundred Thirty-Six rupee and Forty-Six paise only] as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charges till date.</p> <p>Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993</p>	<p>Not known to A.O. Symbolic Possession CMM order Received</p>

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

Date : 27.08.2025  
Place: Mumbai

Sd/-  
Authorised Officer, Union Bank of India