

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@un

E-AUCTION SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL 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 of the Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WHATEVER THERE MAY BE" to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and the terms of sale are available in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com> for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

ONLINE E- AUCTION THROUGH WEBSITE : [HTTPS://BAANKNET.COM](https://BAANKNET.COM)

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) Bid Increment In Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	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) Rs. 75,00,000.00 B) Rs. 7,50,000.00 C) Rs. 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-Mob No. 7572002323	Not known to A.O. Symbolic Possession
2	A) M/s Beppee Enterprises Pvt. Ltd. B) Asset Recovery Management Branch C) All that piece & 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) Rs. 5,70,00,000.00 B) Rs. 57,00,000.00 C) Rs. 1,00,000.00	Rs.17,84,50, 311/- (Rupees Seventeen Crore Eighty Four Lakh Eighty Eight Thousand Nine Hundred Thirty One & Ninety Paise only) as on 31.03.2025 plus further interest, cost & expenses Vikash Upadhyay-Mob No. 7572002323	Not known to A.O. Physical Possession
3	A) M/s Beppee Enterprises Pvt. Ltd. B) Asset Recovery Management Branch C) All that piece & 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 & Survey No.53/7, together with all common rights & access, interest, common approach, easement, facility thereto situated at within the limit of Revenue Village & Gram panchayat Kalwar, Taluka-Bhiwandi, District - Thane (Maharashtra) D) M/s Beppee Enterprises Pvt. Ltd..	A) Rs. 67,50,000.00 B) Rs. 6,75,000.00 C) Rs. 1,00,000.00		Not known to A.O. Symbolic Possession
4	A) Mr Sanjay Sunil Pednekar B) Asset Recovery Management Branch C) Flat No102 A wing Sai Raj Apartment, 1st floor, S No. 169, Hissa No.7, Manvelpada Village, VirarE Palghar Maharashtra-401305 admeasuring super built up area 600 Sq. Ft. D) Mr Sanjay Sunil Pednekar	A) Rs. 21,00,000.00 B) Rs. 2,10,000.00 C) Rs. 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-Mob 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) Rs. 23,50,000.00 B) Rs. 2,35,000.00 C) Rs. 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 & charges till date. Vikash Upadhyay-Mob No. 7572002323	Not known to A.O. Symbolic Possession

6	D) Mr Anil Channu Patil 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.1,37,07,000.00 B) Rs.13,70,700.00 C) Rs. 1,00,000.00	Rs. 3,26,56,727/- (Rs. Three Crore Twenty Six Lakh Fifty Six Thousand Seven Hundred & Twenty Seven only) as on 31.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost & charges till date. Vikash Kumar Upadhyay Mob : 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) Rs. 1,23,00,000.00 B) Rs. 12,30,000.00 C) Rs. 1,00,000.00	Rs. 4,32,12,965.03 (Four Crore Thirty Two Lakh Twelve Thousand Nine Hundred Sixty Five and Paise Three Only as on 28.03.2023 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mob No. 7572002323	Not known to A.O. Symbolic Possession
8	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, alongwith undivided common interest in land beneath the said Godown with rights upto ground floor only, constructed on all that piece & 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
9	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	Lot No.1: A) Rs.30,45,000.00 B) Rs.3,04,500.00 C) Rs.30,450.00 Lot No.2: A) Rs.30,45,000.00 B) Rs.3,04,500.00 C) 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	Not known to A.O. Physical Possession
10	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) Rs. 1,14,00,000.00 B) Rs. 11,40,000.00 C) Rs. 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
11	A) Sharda Mohan Mali. B) Asset Recovery Management Branch C) Flat No 103, 1st Floor, G -Wing, Shree Ganesh Arcade situated at Survey no 56, Hissa No 12(P) , house no 455 of village Ranjoli Taluka -Bhiwandi, Dst-Thane. 421301The flat is having Having Built up area 980 Sq Ft as per (Agreement no 4750/2016 Sub Registrar Bhiwandi-1 dated 01.07.2016 with correction deed no 6742/2016 Dated 05.10.2016 (The built up area is approximately 666 Sq ft & saleable built up area is 721 Sq ft. based on the valuation dated 02.11.2020 by the Bank's empaneled Valuers. D) Sharda Mohan Mali.	A) Rs.17,00,000.00 B) Rs.1,70,000. C) Rs.17000/-	Rs. 52,59,029.43 (Rupees Fifty Two Lakh Fifty Nine Thousand Twenty Nine, and Paise Forty Three Only) as on 31.03.2024 plus further interest thereon w.e.f 01.04.2024 at applicable rate of interest, Plus all other costs, Expenses and charges as applicable from time to time. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
12	A) M/s M V Waghadkar & Sons Jewellers Pvt Ltd B) Asset Recovery Branch, Mumbai C) Amalgamated Shop No. 1,2,3,4,5,6 & 38, Ground floor Everest Shopping Centre, Lokmanya Chowk, Dombivli (East) Dist- Thane 421 201 Maharashtra Admeasuring Total Built up Area is 1263 Sq Ft.(As per Deed) & As per measurement carpet area 1214 Sq.Ft. D) Mr. Anil Madhukar Waghadkar ,Mr. Praphulla Madhukar Waghadkar, M/s M V Waghadkar & Sons Jewellers Pvt Ltd.	A) Rs. 2,59,20,000.00 B) Rs. 25,92,000.00 C) Rs.1,00,000.00	Rs. 6,32,38,000.00 (Rupees Six Crore Thirty Two Lakhs Thirty Eight Thousand 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. P.S. Mulik -9769972090 Abhishek Takalkar - 8897815935	Not Known to AO Symbolic Possession



Union Bank of India

A Government of India Undertaking

Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.

unionbankofindia.bank

NOTICE (UNDER SARFAESI ACT)

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

able property mortgaged / charged to the Secured Creditor, the **Symbolic /Physical Possession** of which has been taken by the Authorised ID **"WITHOUT RECOURSE BASIS"** on Dated **14.08.2025** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to and Earnest Money Deposit will be as mentioned below, For details terms and conditions of the sale, please refer to the link provided **net.com**. The under mentioned properties will be sold by Online E- Auction through website : <https://baanknet.com> on **14.08.2025** for

DATE & TIME OF AUCTION: 14.08.2025 AT 12.00 PM 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) Bid Increment In Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
13	A)M/s Neets Electricals and Appliances Pvt Ltd. B)Asset Recovery Management Branch C) Shop No:4, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 444 Sq Ft. (Build up) Carpet 317.15 Sq Ft (Near Tulsi Centre Point Building). D) Neets Electricals & Appliances Pvt Ltd	A)Rs.20,60,000.00 B)Rs.2,06,000.00 C) Rs.20600	Rs.2,77,47,204.29 (Two Crores Seventy Seven Lac Fourty Seven Thousand Two Hundred Four Paise twenty Nine Only) as on 31.03.2024 plus further interest thereon w.e.f.01.04.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Vijay Bhagwatkar Mob-8689822227. Mr Kishor Chandra Kumar -Mob:-9466747894	Not known to AO Physical Possession
14	A) M/s Neets Electricals and Appliances Pvt Ltd. B) Asset Recovery Management Branch C) Shop No:5, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 461 Sq Ft (Build up) Carpet 328.11 Sq Ft D) Neets Electricals & Appliances Pvt Ltd	A) Rs.21,50,000.00 B) Rs.2,15,000.00 C) Rs.21500/-		Not known to AO Physical Possession
15	A)M/s Neets Electricals and Appliances Pvt Ltd. B)Asset Recovery Management Branch C) Shop No:6, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 543 Sq Ft (Build up)Carpet 384.78 Sq Ft D) Neets Electricals & Appliances Pvt Ltd	A) Rs.25,30,000.00 B) Rs.2,53,000.00 C) Rs.25300/-		Not known to AO Physical Possession
16	A)M/s Neets Electricals and Appliances Pvt Ltd. B)Asset Recovery Management Branch C) Shop No:7, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. 410101. Admeasuring 187 Sq Ft (Build up) Carpet 102.33 Sq Ft D) Neets Electricals & Appliances Pvt Ltd	A) Rs.8,70,000.00 B) Rs.87,000.00 C) Rs.8700 /-		Not known to AO Physical Possession
17	A) Mr Sonvir Singh. B) Asset Recovery Management Branch C) Flat No:803, 8 th Floor, Wing B, Shiv Savali Complex, adm 550 Sq Ft, Survey No 79, Hissa No:16 & 17, Village Shivajinagar, Near Shankeshwar Palms, Property under KDMC, Dombivali (West), Tal: Kalyan. Dist:Thane 421202. D) Mr Sonvir Singh	A) Rs. 31,50,000/- B) Rs. 3,15,000/- C) Rs. 31,500/-	Rs. 45,25,078.00 (Rupees Forty Five Lacs Twenty Five Thousand Seventy Eight Only) as on 20.04.2023 plus further interest there on w.e.f. 21.04.2023 at applicable rate of interest, cost & excluding legal & other charges till date. Mr. Vijay Bhagwatkar - Mob- 8689822227 Mr. Kishor Chandra Kumar - Mob-7992466930	Not known to A.O. Symbolic Possession
18	A) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela,. B) Asset Recovery Management Branch C) Flat No. 402, 4 th Floor, Omkar Apartments, Plot No 12, Survey No 43 A, hissa No 10P, CTS No 8801-A, Village Vadavali, Tal: Ambernath, Dist: Thane. 421202. D) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela,.	A) Rs. 25,00,000/- B) Rs. 2,50,000/- C) Rs. 25,000/-	Rs. 16,47,396.00 (Rupees Sixteen Lacs, Forty Seven Thousand Three Hundred Ninty Six Only) as on 28.02.2025 plus further interest there on w.e.f. 01.03.2025 at applicable rate of interest, cost & excluding legal & other charges till date. Mr. Vijay Bhagwatkar - Mob- 8689822227 Mr. Kishor Chandra Kumar - Mob-7992466930	Not known to A.O. Physical Possession

18	A) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela,. B) Asset Recovery Management Branch C) Flat No. 402, 4 th Floor, Omkar Apartments, Plot No 12, Survey No 43 A, hissa No 10P, CTS No 8801-A, Village Vadavali, Tal: Ambarnath, Dist: Thane. 421202. D) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela,.	A) Rs. 25,00,000/- B) Rs. 2,50,000/- C) Rs. 25,000/-	Rs. 16,47,396.00 (Rupees Sixteen Lacs Forty Seven Thousand Three Hundred Ninety Six Only) as on 28.02.2025 plus further interest there on w.e.f. 01.03.2025 at applicable rate of interest, cost & excluding legal & other charges till date. Mr. Vijay Bhagwatkar - Mob- 8689822227 Mr. Kishor Chandra Kumar - Mob-7992466930	Not known to A.O. Physical Possession
19	A) M/s Siddhi Agency B) Asset Recovery Management Branch C) Lot No.-01, Flat No.105,1st Floor, B Wing, Shraddha Sneh Co-operative Housing Society Ltd., Near Macchi Market & Karanjade Bridge, Uran-Road, Panvel-410206 having 643 sq ft builtup area and 77 sq ft terrace area D) Mrs. Lata Krishana Mahatre	A) Rs. 31,28,000.00 B) Rs. 3,12,800.00 C) Rs.31,300.00	Rs.5,35,00,000.00 (Rupees Five Crores Thirty Five Lakhs 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. P. S. Mulik - 9769972090 Abhishek Takalkar - 8897815935	Not known to A.O. Symbolic Possession CMM order in process
20	A) M/s Siddhi Agency B) Asset Recovery Management Branch C) Lot No.-2, Flat No.303,3rd Floor, A Wing, Indraprastha CHSL, Near Hushami Masjid & Opposite Karnala Nagari Sahakari Bank, Tapal Naka, Uran Road, Panvel, Dist Raigad-410206 having built up area 600 sq. ft. D) Mr. Shashikant K Deshmukh	A) Rs. 32,13,000.00 B) Rs. 3,21,300.00 C) Rs.32,200.00	Rs.5,35,00,000.00 (Rupees Five Crores Thirty Five Lakhs 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. P. S. Mulik - 9769972090 Abhishek Takalkar - 8897815935	Not known to A.O. Symbolic Possession CMM order in process
21	A) M/s Siddhi Agency B) Asset Recovery Management Branch C) Lot No.-3, Flat No.304,3rd Floor, B Wing, Shraddha Sneh Co-operative Housing Society Ltd., Near Macchi Market & Karanjade Bridge, Uran Road, Panvel-410206 having 1251 sq ft builtup area D) Mr. Harichandra Janardan Pawar & Mrs. Vanita Janardan Pawar	A) Rs. 57,42,000.00 B) Rs. 5,74,200.00 C) Rs.57,500	Rs.5,35,00,000.00 (Rupees Five Crores Thirty Five Lakhs 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. P. S. Mulik - 9769972090 Abhishek Takalkar - 8897815935	Not known to A.O. Symbolic Possession CMM order in process
22	A) M/s Akshay Dughdalay Prop. Hiranman R Roundhal B) Asset Recovery Management Branch C) Factory land & Building, Gut No. 110, Sopavasti, At post: Pait, Taluka - Khed, Dist- Pune, Maharashtra -411019 land admeasuring area 00H 15 ARE out of total land admeasuring area 00H 45 ARE at Gat No 110. D) Mr. Hiranman Raghu Roundhal	A) Rs. 34,73,000.00 B) Rs. 3,47,300.00 C) Rs. 35,000.00	Rs.5,14,65,000.00 (Rupees Five Crore Fourteen Lakhs Sixty Five Thousand Only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost & charges till date. Mrs. Pratibha S Mulik - 9769972090 Mr. Abhishek Takalkar-8897815935	Not known to A.O. Physical Possession
23	A) Naziya B. Khan. Faizan Khan. B). Asset Recovery Management branch. C) All That Part & 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: Pantaloon 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.
24	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 & charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
25	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.
26	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.
27	A) Parag Suresh Shah, Pushpa Suresh Shah. B) Asset Recovery Management branch. C) All that piece & 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 & 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 & charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.

यूनियन बैंक
ऑफ इंडिया



Union Bank
of India

भारत सरकार का उपक्रम

A Government of India Undertaking

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023. **Email:** ubin0553352@unionbankofindia.bank

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE 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 / charged to the Secured Creditor, the Symbolic / Physical 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 WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" on Dated 14.08.2025 in between 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 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, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E- Auction through website : <https://baanknet.com> on 14.08.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

ONLINE E- AUCTION THROUGH WEBSITE : [HTTPS://BAANKNET.COM](https://baanknet.com)

DATE & TIME OF AUCTION: 14.08.2025 AT 12.00 PM 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) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
28	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. 10,000.00	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 G.K. Deshpande-9975038389 P.S. Mulik -9769972090	Not known to AO. Physical possession.
29	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 Nariawadi, 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.62,00,000.00 B).Rs.6,20,000.00 C) Rs. 65,000.00	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.
30	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 Vidyalyaya, 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.
31	A) Avani Arun Jadiyar. Arun Umaji Jadiyar. B) Asset Recovery Management branch. C) Flat No.413, 4th floor, C-Wing, Shubh Laxmi CHSL, S.No.40, Hissa No.1(P), Opp. Anandi Villa Building, Nair Hospital, Jivdani Road, Village-Virar(East), Tal: Vasai, Dist : Palghar,401305 Boundaries North: Jivdani Road, Then Anandi Villa Building.South : Jivdani Krupa Building, East:A & B Wings,West: Jai Padmavati Building. Area: Super Built up 530 Sq. Ft. D). Avani Arun Jadiyar. Arun Umaji Jadiyar.	A) Rs.16,60,000.00 B) Rs.1,66,000.00 C)Rs.17,000.00	Rs.39,36,916.31 (Rupees Thirty nine lakhs, thirty six thousand, nine hundred sixteen and paise thirty one only) as on 30.09.2023 plus further interest thereon w.e.f. 01.10.2023 at applicable rate of interest, cost and charges till date. P.S. Mulik -9769972090	Not known to A.O. Physical Possession
32	A)Hanumantha Rathod, Kamliben Rathod. B)Asset Recovery Management branch. C) LOT -1 -All that piece & parcel of Flat No.205, 2nd floor, E wing, Momai Residency, Survey No.87, Hissa No.3, Star colony, Mangrudi road, Dombivli East, Village : Sion, Dist: Thane, 401201	A) Rs.11,90,000.00 B) Rs. 1,19,000.00 C).Rs.12,000.00	Rs.26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees & paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of	Not known to AO. Physical possession

	D). Avani Arun Jadyar. Arun Umaji Jadyar.			
32	A) Hanumantha Rathod, Kamliben Rathod. B) Asset Recovery Management branch. C) LOT -1 -All that piece & parcel of Flat No.205, 2nd floor, E wing, Momai Residency, Survey No.87, Hissa No.3, Star colony, Manpada road, Dombivli East, Village : Sagon, Dist. Thane 421201. Admeasuring 350 Sq. Ft. built up. D) Hanumantha Rathod.	A) Rs.11,90,000.00 B) Rs. 1,19,000.00 C) Rs.12,000.00	Rs.26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees & 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 & charge till date. P.S. Mulik 9769972090	Not known to AO. Physical possession date fixed.
33	A) Hanumantha Rathod, Kamliben Rathod. B) Asset Recovery Management branch. C) LOT -2 -All that piece & parcel of Flat No.203, 2nd floor, E-wing, Momai Residency, Survey No.87, Hissa No.3, Star colony, Manpada road, Dombivli East, Village : Sagon, Dist. Thane 421201. Admeasuring 350 Sq. Ft. built up. D) Hanumantha Rathod.	A) Rs.11,90,000.00 B) Rs. 1,19,000.00 C) Rs.12,000.00	Rs.26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees & 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 & charge till date. P.S. Mulik 9769972090	Not known to AO. Physical possession date fixed.
34	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. Mila Ashok Thakkar & Mr Ashok Thakkar	A) Rs.10,50,000.00 B) Rs. 1,05,000.00	Rs.6,13,62,044.42/- (Rs. Six Crore Thirteen Lakh Sixty Two Thousand Forty Four & 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 & charges till date. Mr. Kishor Chandra Kumar- 9466747894 Mr. Amit Masram - 7875832686	Not known to A.O. Symbolic Possession
35	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 Katemanivalli Near D Ward Office KDMC Kalyan east Thane-421306 area admeasuring 1670.09 sq.mtr. Bounded-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) Rs. 1,50,00,000.00 B) Rs. 15,00,000.00	Rs. 6,00,69,891/- (Rs. Six Crore Sixty nine Thousand eight Hundred ninety one & 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 & charges till date. Mr. Kishor Chandra Kumar- 9466747894 Mr. Amit Masram - 7875832686	Not Known to AO Symbolic Possession
36	A) M/s. Bhikhabhai Gordhandas & Co. B) Asset Recovery Management Branch Mumbai C) All that piece & parcel of land admeasuring 2800sq.mtr. bearing survey/Gat No 70 Hissa No 19 at village Mauje Kahrdat, 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 & Hardik Parekh	A) Rs. 48,20,000.00 B) Rs. 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
37	A) M/s Overseas Traders. & M/s Universal Exports B) Asset Recovery Management Branch Mumbai C) Lot No:1. Office Premises No. 5 & 6 (Amalgamated), Green Filled Premises Co Operative Housing Society Limited, Raikar Marg, Mahim, Mumbai-400016 Lot No:2. Residential Flat No. 2204, 22nd floor, C Wing, RNA, Royal Park, M.G Road, Kandivali(W), Mumbai Lot No:3. Office No. 703, 7th floor, Satra Piazza, Palm Beach Road, Vashi, Navi Mumbai D) M/s. Overseas Trader	Lot No.1 A) Rs. 2,26,00,000.00 B) Rs. 22,60,000.00 Lot No.2: A) Rs. 1,34,00,000.00 B) Rs. 13,40,000.00 Lot No.3: A) Rs. 1,40,00,000.00 B) Rs. 14,00,000.00	Rs.23,94,17,873.00(Rs. Twenty Three Crores Ninety four Lakhs seventeen Thousand Eight Hundred Seventy Three 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

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> of Service Provider Indian Banks Auction Properties Information **baanknet Portal**.

The intending bidders must have valid e-mail id to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>.

Place : Mumbai
Date : 29.07.2025

Sd/-
Authorized Officer,
Union Bank of India