

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 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 properties of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RESERVE" (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be deposited on the website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold at the 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) Mr Govind Singh, B) Asset Recovery Branch, Mumbai C) Flat No:805, 8 th Floor, Wing B, Shiv Savali Complex, adm 550 Sq Ft, Survey No 79, Hissa No:16 & 17, Village Shivajinagar, Near Shankeshwar Palms, Dombivali (West), Tal: Kalyan. Dist:Thane 421202. adm. 550 Sq Ft carpet area D) Mr. Govind Singh	A) Rs.38,00,000.00 B) Rs.3,80,000.00 C) Rs.38,000.00	Rs. 43,22,994 (Rupees Forty Three Lacs Twenty Two Thousand Nine Hundred Ninety Four Only) as on 19.04.2023 plus further interest there on w.e.f. 20.04.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
2	A)Mr Mr Rahul Shivcharan Singh B) Asset Recovery Branch, Mumbai C) Twin Bungalow 127 A, Adm 1063 Sq Ft Carpet Area, Daisy, Elegant Phase1, Plot No 127, New Sr No 118/4, Village Jambrung, Sub District Karjat Dist: Raigad - 410201. D) Mr.Rahul Shivcharan Singh	A) Rs.60,00,000.00 B) Rs.6,00,000.00 C) 60,000.00	Rs. 88,08,398.70 (Rupees Eighty Eight Lacs Eight Thousand Three Hundred Ninety Eight & Paise Seventy Only) as on 21.04.2023 plus further interest there on w.e.f.22.04.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
3	A) Mr RAVI KISHOR KUMAR B) Asset Recovery Branch, Mumbai C) Flat No: 1903, 19th Floor D Wing, Versatile Valley, Carpet 400 Sq Ft, Near Nilje Talao, Kalyan Shil Road, Nilje Dombivali (East), Tal: Kalyan, Dist: Thane . 421204. D) Mr. RAVI KISHOR KUMAR	A) Rs.Rs.40,00,000/- B) Rs.4,00,000.00	Rs 38,00,932.00 (Rupees Thirty Eight Lac Nine hundred Thirty Two only) together with interest as on 30.11.2023 plus further interest there on w.e.f.01.12.2023 at applicable rate of interest, cost and excluding legal and other charges till date.. Mr Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession
4	A) Mr RAVI KISHOR KUMAR B) Asset Recovery Branch, Mumbai C) Flat No: 1904, 19th Floor D Wing, Versatile Valley, Carpet 400 Sq Ft, Near Nilje Talao, Kalyan Shil Road, Nilje Dombivali (East), Tal: Kalyan, Dist: Thane . 421204. D) Mr. RAVI KISHOR KUMAR	A) Rs.Rs.40,00,000/- B) Rs.4,00,000.00	Rs 38,72,841.00 (Rupees Thirty Eight Lac Seventy Two Thousand Eight hundred Forty One only)together with interest as on 30.11.2023, plus further interest there on w.e.f. 01.12.2023 at applicable rate of interest, cost & excluding legal & other charges till date. Mr Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession
5	A)Mr NITIN RAJESHAM KODUR B) Asset Recovery Branch, Mumbai C) Flat no: 505, 5 th Floor, Carpet 625 Sq Ft,C Wing, Versatile Valley, Near Nilje Talao, Kalyan Shil Road, Nilje Dombivali (East), Tal: Kalyan, Dist: Thane . 421204. D) Mr. NITIN RAJESHAM KODUR	A) Rs.Rs.56,00,000/- B) Rs.5,60,000/-	Rs 54,18,183.00 (Rupees Fifty Four Lacs Eighteen Thousand One Hundred Eighty Three only) together with interest as on 30.11.2023, plus further interest there on w.e.f. 01.12.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession , CMM order under execution
6	A) Moiz Mohammad Lokhandwala. B) Asset Recovery Management Branch. C) Flat No.4103, admn. Carpet Area of 1247 Sq. Ft. Approx. on 41st floor, (Floor numbered as 29 as per approved plan) in A1 Wing of the Minerva Tower, J.R. Boricha road, Off. N.M. Joshi Marg, Mahalaxmi, Mumbai 400011, situated in CTS Nos.1(pt) & 2(pt) of Lower Parel, Mumbai 400011. D). Moiz Mohammad Lokhandwala. Note : Society & Other dues if any as claimed by the bidder. (Disputed & Not Verifiable at our end)	A)Rs.5,78,44,000.00 B)Rs.57,84,400.00 C)Rs.1,00,000.00	Rs.7,71,14,000.00 (Rupees Seven crore, seventy one lakh, fourteen 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. Rajesh Kumar :- 8088980811 Abhishek Takalkar :- 8897815935	Not known. Symbolic Possession.

	the builder. (Disputed & Not Verifiable at our end)			
7	A) Allasgar Mohammad Lokhandwala. B) Asset Recovery Management Branch. C) Flat No.4104, admn. Carpet Area of 1152 Sq. Ft. Approx. on 41st floor, (Floor numbered as 29 as per approved plan) in A1 Wing of the Minerva Tower, J.R. Boricha road, Off. N.M. Joshi Marg, Mahalaxmi, Mumbai 400011, situated in CTS Nos.1(pt) & 2(pt) of Lower Parel, Mumbai 400011. D). Allasgar Mohammad Lokhandwala. Note : Society & Other dues if any as claimed by the builder. (Disputed & Not Verifiable at our end)	A)Rs.5,34,60,000.00 B)Rs.53,46,000.00 C). Rs.1,00,000.00	Rs.6,88,89,000.00 (Rupees Six crore, Eighty Eight Lakh, Eighty Nine 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. A) Rajesh Kumar :- 8088980811 B) Abhishek Takalkar:- 8897815935	Not known. Symbolic Possession.
8	A) Mr. Ravindra Kathor Patil b) Asset Recovery Management Branch C) Flat No.701, on 7th Floor, admeasuring about 1662.48 sq ft (built up area), along with 1 car parking No.1 admeasuring 120 Sq.Ft. in building known as Shashtri Housing Co-op Housing Society Ltd, situated at Plot No.647, CTSNo.E-11, Khar West, Village Bandra, Mumbai D)Mrs. Parvati Ravindra Patil	A)Rs.4,52,00,000.00 b)Rs.45,20,000.00 C)Rs.1,00,000.00	Rs. 14,83,53,000.47(Rs Fourteen Crore Eighty Three Lacs Fifty Three Thousand and paisa Forty Seven 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. Mr. Vikash Anand - Mobie No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic Possession (Section 14 order received)
9	A) M/s Sai Shraddha Garments b) Asset Recovery Management Branch C) Land and building constructed on S.No.29(P), H.No.2A, Near Sai Baba Temple, land area admeasuring about 4480 sq mtrs, Village Sonale, Bhiwandi, Thane 421302 D) Mr. Gajanan Ragho Harad, Mr. Ragho P Harad, Mrs. Kalubai M Masane, Mr. Baliram P Harad, Mr. Laxman P Harad, Mr. Ram P Harad, Mrs. Nagubai M Mhatre & Ms. Shilpa G Harad	A) Rs. 1,67,67,000.00 b) Rs. 16,76,700.00 C) Rs.1,00,000.00	Rs 98,89,660.01 (Rupees Ninety eight lakhs eighty nine thousand six hundred sixty and one paisa 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. Mr. Jeetendra Natoo - Mobie No. 9409237456 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic Possession (Section 14 order received)
10	A) Mr Nilesh Uttam Shinolikar b) Asset Recovery Management Branch C)Flat no 1402, 14th floor with carpet area admeasuring about 111 sq mtrs in building known as Contare heights, Laxmi nagar, Mahakali mandir marg, Link road, CTS No. 1/A/170-B, Pahadi village, Goregaon (W) Mumbai 400090 D) Mr Nilesh Uttam Shinolikar	A) Rs.1,96,45,000.00 b) Rs.19,64,500.00 C) Rs.1,00,000.00	Rs 2,58,71,689.00(Rupees Two crores Fifty Eight lakhs Seventy One Thousand Six Hundred Eighty Nine paise only) as on 01.07.2023 plus further interest thereon w.e.f 02.07.2023 at applicable rate of interest, Plus all other costs, Expenses and charges applicable. Mr. Vikash Anand - Mobie No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic Possession
11	A) M/s Esseljay Steels Pvt Ltd b) Asset Recovery Management Branch C) Godown No. B-6, Basement Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 378 Sq Ft Built up Area D) M/s Solid Foods Pvt Ltd	A) Rs. 37,50,000.00 b) Rs.3,75,000.00 C) Rs.37,500.00	Rs.16,23,37,069.63 (Rs Sixteen Crore Twenty Three Lakh Thirty Seven Thousand and Sixty Nine and Paise Sixty Three 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. Mr. Jeetendra Natoo - Mobie No. 9409237456 Ms. Kashish Jain - Mobile No.7718041070	a. Society Maintenance Charges & Other Charges of Rs 25,19,583.00 as on June 2025. b. Society Beautification Charges & Other Charges of Rs 93,508.00 as on October 2024. Physical Possession
12	A)M/s. Golden Threads b)Asset Recovery Management Branch C)Factory land and building at House No.1501, admeasuring 760 sq mtrs, S.No.30, Hissa 1 (p) at Village Sonale, Taluka Bhiwandi D) Mr. Ragho P Harad	A)Rs.55,60,000.00 b)Rs.5,56,000.00 C)Rs.55,600.00	Rs.1,17,26,422.00 (Rupees One Crore Seventeen Lakh Twenty Six Thousand Four Hundred Twenty Two Only) as on date of issue of demand notice dated 03.07.2018 plus further interest thereon at applicable rate of interest, cost and charges till date, Mr. Vikas Kumar Upadhyay - Mob. 7572002323 Mr. Nilesh Sharma -Mob. 7303299319	Not known to A.O. Symbolic Possession
13	A)M/s Sadgurukrupa Bharat Gas B) Asset Recovey Management Branch C) Flat No. 101, 1st Floor, 'C' Wing, Prajakta Apartment No.3, Village Agashi, Near Chalpath Jain Mandir, Mathedi Wadi, Virar(west), Taluka Vasai, Dist. Palghar. ADM 875.33 sq. ft. D) Mr. Vinod Govind Patil	A) Rs.16,60,000.00 b) Rs.1,66,000.00 C) Rs.17,000.00	Rs.40,27,000.00(Rupees Forty Lakh Twenty Seven Thousand Only) as date of issue of demand notice dated 01.02.2020 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mob. 7572002323 Mr. Nilesh Sharma -Mob. 7303299319	Not Known to Authorised Officer Physical Possession
14	A) Mr. Bajirao Bhimrao Kadam B) Asset Recovery Management Branch C) Flat No. 201, adm. 705 Sq Ft carpet area on 2nd Floor, Building No.1, Landscape Heights CHSL, Near Kailash Colony, Ambernath (East), Dist. Thane-421005 D) Mr Bajirao Bhimrao Kadam & Pushpa Bajirao Kadam	A) Rs.21,85,000.00 b) Rs.2,18,500.00 C) Rs.22,000.00	Rs.28,96,456.00(Rupees Twenty Eight Lakh Ninety Six Thousand Four Hundred Fifty Six Only) as on date of issue of demand notice dated 01.11.2019 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mob. 7572002323 Mr. Nilesh Sharma -Mob. 7303299319	Not known to A.O. Symbolic Possession CMM order received
15	A) Mr. Malay Garg b) Asset Recovery Management Branch C) Residential Flat No. 1007, 10th Floor, Golden Isle Co-Operative Housing Society Limited, Royal Palms Estate, Aarey Milk Colony, Goregaon East, Mumbai-400 065 admeasuring carpet area 490 Sq Ft.D) Mr. Malay Garg	A) Rs.27,20,000.00 b) Rs.2,72,100.00 C) Rs.28,000.00	Rs.40,94,509.03(Rupees Forty Lacs Ninety Four Thousand Five Hundred Nine And Three Paise Only) as on 30.09.2018 plus further interest thereon at applicable rate of interest, cost and charges till date Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not known to A.O. Physical Possession



Union Bank

of India

A Government of India Undertaking

Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.
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NOTICE (UNDER SARFAESI ACT)

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

property mortgaged / charged to the Secured Creditor, the **Symbolic /Physical Possession** of which has been taken by the Authorised Officer of **COURSE BASIS** on Dated **30.07.2025** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India as mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) sold by Online E- Auction through website : <https://baanknet.com> on **30.07.2025** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 30.07.2025 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
16	A) Mrs. Reshma Walawalkar B) Asset Recovery Management Branch C) 204, Shobha Apartment, CS Road, Opp Subway, Near Avadhoot Nagar Dahisar, Mumbai - 400068	A) Rs.1,37,00,000.00 b) Rs.13,70,000.00 C) Rs.1,00,000.00	Rs.1,35,27,398.59(Rupees One Crore Thirty-Five Lacs Twenty-Seven Thousand Three Hundred Ninety Eight and Paise Fifty Nine Only) as on 02.07.2024 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mob. 7572002323 Mr. Nilesh Sharma -Mob. 7303299319	Not known to A.O. Symbolic Possession CMM order received
17	A) M/s. Alfa Laval Industries(Prop. Mr. Mujeeb Rehman Mulla) B) Asset Recovery Management Branch C) A Flat bearing No.2 admeasuring 900.00 sq.ft. built up area on the 1st floor in the building known as Punit Plaza Shopping Cum Residential Complex of the society known as Punit Plaza Co-operative Housing Society Limited constructed on a piece and parcel of leasehold land bearing Plot No.15, Sector-30 situate, lying and being at Village Vashi, Sanpada, Taluka and District Thane D) Mr. Mujeeb Rehman Mulla	A) Rs.88,80,000.00 b) Rs.8,88,000.00 C) Rs.88,800.00	Rs.72,27,260.39 (Rupees Seventy Two Lakhs Twenty Seven Thousand Two Hundred and Sixty Only and Paise Thirty Nine 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. Jeetendra Natoo -9483624036	Not known to A.O. Symbolic Possession
18	A) Mr. John Mathew Thampikutty & Others. b) Asset Recovery Management Branch C) Property at Flat No.5 on 2nd Floor, the building known as Sanjay Ashok Co-op Housing Society Ltd, situated at land bearing at C.S. No.1/384, lying being & situated at 16, Hansraj Lane, Byculla, Mumbai - 400027 D) Mr. John Mathew Thampikutty , Mr. Chathanattu Philip Thampikutty & Mrs. Sosamma Mathew	A) Rs.1,82,79,000.00 b) Rs.18,27,900.00 C) Rs.1,00,000.00	Rs.95,35,344.94 (Rupees Ninty Five lacs Thirty Five Thousand Three Hundred Forty Four & Paise Ninty Four Only) as on 31.12.2024 plus further interest there on w.e.f. 01.01.2025 at applicable rate and other cost, expenses, legal and other charges Jeetendra Natoo-9483624036	Not known to A.O. Symbolic Possession
19	A) M/s Medichcek Info Private Ltd. b) Asset Recovery Management Branch C) Residential Flat No.4, First Floor, Golden View Co-operative Housing Society Ltd., Sundar Nagar, Road No.2, Kalina, Santacruz (East), Mumbai- 400098 d) Mr. Parmanand Hukumchand Asrani	A) Rs.2,49,57,000.00 b) Rs.24,95,700.00 C) Rs.1,00,000.00	Rs.10,27,14,561.00 (Rupees Ten Crores Twenty Seven Thousand Fourteen Lakh Five Hundred Lakhs Thirty Six Thousand Five Hundred Sixty One 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 Jeetendra Natoo-9483624036	Not known to A.O. Physical Possession
20	A) M/s Madan Textiles (Prop. Mr. Madan Tarachand Jain) b) Asset Recovery Management Branch C) Lot No.1: Residential Flat No.1, Ground Floor, C Wing, Shri Devashish CHSL, Gokul Nagar, Bhiwandi, Thane - 421302 Lot No.2: Residential Flat No.7, 3rd Floor, C Wing, Shri Devashish CHSL, Gokul Nagar, Bhiwandi, Thane-421302 D) Lot No.1: Mrs. Bhanwariben Madanlal Jain Lot No.2: Mrs. Jayeshri Vijay Jain	Lot No.1: A) Rs.18,10,000.00 b) Rs.1,81,000.00 C) Rs.18,100.00 Lot No.2: A) Rs.18,10,000.00 b) Rs.1,81,000.00 C) Rs.18,100.00	Rs.76,62,210.34 (Rupees Seventy Six lacs Sixty Two Thousand Two Hundred Ten & Paise Thirty Four Only) as on 31.12.2024 plus further interest there on w.e.f. 01.01.2025 at applicable rate and other cost, expenses, legal and other charges Jeetendra Natoo-9483624036	Not known to A.O. Symbolic Possession

21	A) Lot No.1: Mrs. Bhawaniben Manimala Jain b) Asset Recovery Management Branch C) Lot-1: Flat No.602, 6th Floor, Shwet Castle Building, situated -Padmavathi Lane, bearing Plot No. C/121, S No.9, Hissa No.6, CTS No.11/25, Village: Tirandaz, IIT Market, Kurla, Powai, Mumbai - 400076 in the name of Ms. Kamla Devi Ranjit Singh Lot -2: Flat No.603, 6th Floor, Shwet Castle Building, situated - Padmavathi Lane, bearing Plot No. C/121, S No.9, Hissa No.6, CTS No.11/25, Village: Tirandaz, IIT Market, Kurla, Powai, Mumbai - 400076 in the name of Ms. Kamla Devi Ranjit Singh D) Lot No.1: Ms. Kamla Devi Ranjit Singh Lot No.2: Ms. Kamla Devi Ranjit Singh	Lot-1: A) Rs.71,60,400.00 b) Rs.7,16,040.00 C) Rs.71,600.00 Lot-2: A) Rs.69,68,000.00 b) Rs.6,96,800.00 C) Rs.69,700.00	Rs.2,35,74,518.92 (Rupees Two Crore Thirty Five Lacs Seventy Four Thousand Five Hundred Eighteen & Paise Ninety Two Only) as on 31.12.2024 plus further interest there on w.e.f. 01.01.2025 at applicable rate and other cost, expenses, legal and other charges Jeetendra Natoo-9483624036	Not known to A.O. Symbolic Possession CMM Order received Note: Bank has received FORM GST DRC-13 (Notice to a 3rd person under section 79(1) (C)) from Department of Goods and Service Tax (Govt. of Maharashtra) dated 04.03.2025 demanding an amount of Rs.41,38,983/- from M/s Shwet Biotech Pvt. Ltd
22	A) M/s. Aashay Enterprises. b) Asset Recovery Branch C) Office use premises at Ambe Ashish building, 2nd Floor, Room No.7 (opp) Dariyalal Mandir, 32, Dariasthan street, Vadgadi, Masjid Bunder West, Mumbai 400 003. Saleable area 141 Sq Ft D) Mrs. Harshada Kirit Shah,	A) Rs.12,50,000.00 b) Rs.1,25,000.00 C) Rs.12,500.00	Rs.33,40,359.78 (Rupees Thirty-Three lakhs and Forty Thousands Three Hundred and Fifty Nine & Paise Seventy Eight Only) as on 31.03.2024 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Kishor Chandra Kumar -7992466930	Not Known to Authorised Officer Physical Possession, Society Dues Exhibit
23	A)1.M/sMary Tea Company Prop. Mrs. Shirley Benno Sabastian & 2. M/s S B Tea Company Prop. Mr. Joseph Benno Sabastian. b) ARM Branch, Mumbai, C) Lot No 1 Shop No B/S/2, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078. D) 1. Mrs. Shirley Benno Sabastian	A) Rs.46,00,000.00 b) Rs.4,60,000.00 C) Rs.50,000.00	Rs 3,06,14,505.82 (Rupees Three Crores Six Lakhs Fourteen Thousand Five Hundred Five & Paise Eighty Two Only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and excluding legal and other charges till date & recovery made due to auction of other property. Mr. Kishor Chandra Kumar -7992466930	Not known to A.O. Physical Possession Society Dues May Exhibit
24	A)1.M/sMary Tea Company Prop. Mrs.Shirley Benno Sabastian & 2. M/s S B Tea Company Prop. Mr. Joseph Benno Sabastian. b) ARM Branch, Mumbai, C) Lot No 1 Shop No B/S/3, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078. D) Mr. Joseph Benno Sabastian	A) Rs.45,00,000.00 b) Rs.4,50,000.00 C) Rs.50,000.00	Rs 3,06,14,505.82 (Rupees Three Crores Six Lakhs Fourteen Thousand Five Hundred Five & Paise Eighty Two Only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and excluding legal and other charges till date & recovery made due to auction of other property. Mr. Kishor Chandra Kumar -7992466930	Not known to A.O. Physical Possession Society Dues may Exhibit
25	A) M/s Sai Indo Metals Resources Pvt Ltd. b) Asset Recovery Management Branch C) Commercial premises situated at unit no. 7, 8, 9, & 10 on the first floor (amalgamated) In building known as Orient House Building, Udyog Nagar, on land bearing plot no. -3A, CTS No. 921 of village pahadi, Goradia Industrial Estate, Vinod Sanghvi Marg, Goregaon (W), Mumbai 400062 admeasuring 1810 Sq. Ft (Built-up area). D) M/s Sai Indo Metal resources Pvt. Ltd.	A) Rs.3,50,00,000.00 b) Rs.35,00,000.00 C) Rs.1,00,000.00	Rs13,84,59,525.18 (Rupees Thirteen Crores Eighty Four lakhs Fifty Nine Thousands Five Hundred Twenty Five & Paise Eighteen Only) as on 30.09.2023 plus further interest thereon from NPA date at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Kishor Chandra Kumar -7992466930	Not known to A.O. (Society Due May Exhibit) Symbolic Possession CMM order held
26	A) M/s Sai Indo Metals Resources Pvt Ltd. b) Asset Recovery Management Branch C) Flat No. 306, 3rd Floor, Roop Darshan Co-operative Housing Society Ltd. Juhu Cross Lane, Andheri (West), Mumbai 400080 admeasuring 850 Sq. Ft (Built-up area). D) Mrs. Nikita Nilesh Shah	A) Rs.2,10,00,000.00 b) Rs.21,00,000.00 C) Rs.1,00,000.00		
27	A) Mrs Neha Shyam Agarwal b) Asset Recovery Management Branch C) Residential flat A 402, Bhushan Heritage, Padmanagar, Chikuwadi Borivali West- Mumbai 400092 admeasuring carpet area 640 Sq Ft. D) Mrs Neha Shyam Agarwal	A) Rs.1,31,00,000.00 b) Rs.13,10,000.00 C) Rs.1,00,000.00	Rs.1,40,45,553/- (Rs. One Crore Forty Lakh Forty Five Thousand Five hundred and Fifty Three only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date. Mr. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
28	A) M/s Heena Motors b) Asset Recovery Branch, Mumbai C) Flat No 204, 2nd floor, building no A/7 (X-10), Pleasant Park, yogi hill Complex, Off Balrajeshwar Road, Mulund West, Mumbai-400080 admeasuring super built up area 670 Sq Ft. D) Mr. Kamlesh M Somaiya & Mrs Heena Kamlesh Somaiya	A) Rs.1,17,00,000.00 b) Rs.17,00,000.00 C) Rs.1,00,000.00	As of 31.03.2024 Rs 1,05,75,139.71/- plus interest thereon after 01.04.2024 and cost/ charges minus recoveries thereafter if any. Vikash Upadhyay-Mobie No. 7572002323	Not Known Physical Possession
29	A) Ms Sudha Harish Barot, Mr Monang Harish Barot b) Asset Recovery Branch, Mumbai c) Flat No.201, 2nd Floor, Wing W-15, Cluster no.3, Lodha Aamara, Dist - Thane 400608 admeasuring carpet area 453 Sq Ft. D) Ms Sudha Harish Barot, Mr Monal Harish Barot, Mr Monang Harish Barot.	A) Rs. 40,00,000.00 b) Rs.4,00,000.00 C) Rs.40,000/-	As of 31.03.2025 Rs.48,82,551.48 (Rupees Forty Eight Lakhs Eighty Two Thousand Five Hundred Fifty One and paise Forty Eight 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. Mr. Rajesh Kumar -Mobile No - 8088980811. Mr. Mukesh Kumar - Mobile No - 9770551993.	Builder dues of Rs 12lakhs plus interest and society dues present. Symbolic Possession

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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 **30.07.2025** 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 **30.07.2025** 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: 30.07.2025 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) Incremental Bid	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
30	A) Kamla Landmarc Realtors b) Asset Recovery Management Branch C) Shop No. G-01, Ground Floor, Kamla Executive Park, CTS No. 173, Andhari(E), Mumbai-400059, admeasuring 2230 Sq Ft carpet area D)M/s Kamla Landmarc Realtors	A) Rs.2,25,18,000.00 b) Rs.22,51,800.00 C) Rs.1,00,000.00	Rs.15,11,73,972.25[Rs. Fifteen crore Eleven Lakh Seventy Three Thousand Nine Hundred Seventy Two and Paise Twenty Five 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. Shri Rajesh Kumar - Mobile No. 8088980811 Shri Mukesh Kumar - Mobile No. 9770551993	Society dues present, OC,CC and BMC plan not available Physical Possession
31	A) M/s Vipat Lubricants b) Asset Recovery Branch, Mumbai C) Flat No.16, 3rd floor, Building no 5, Shri Vivekanand CHS Ltd, Gurumandir Road, Saraswat Colony, Dombivali(East), Dist - Thane- 421201 admeasuring 503 sq.ft. Built Up area. D)Mr. Sharad Mureshwar Vipat.	A) Rs. 19,85,000.00 b) Rs.1,98,500.00 C) Rs.1,00,000.00	Rs.13,13,27,773.96 (Rupees Thirteen crore Thirteen Lakh Thirteen thousand Seven hundred Seventy Three and paise Ninety Six 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. Mr. Rajesh Kumar -Mobile No - 8088980811. Mr. Mukesh Kumar - Mobile No - 9770551993.	GST dues present for the Borrowing company. Symbolic Possession
32	A) M/s Swiss International & cargo Inc. b) Asset Recovery Management Branch C) Flat No.903 & 1003, 9th & 10th Floor, Duplex Heights CHSL, In Compound of Parasrampur tower no.5, CTS No.1 (Part), Survey No.41(PT), Village Oshiwara, Yamuna Nagar, Lokhandwala Complex, Andheri West, Mumbai-400 053 D) Mrs. Nahid Furquan Khan	A) Rs.3,24,00,000.00 b) Rs.32,40,000.00 C) Rs.1,00,000.00	Rs.13,39,02,555.36 [Rs. Thirteen crore Thirty Nine Lakhs Two thousand Five hundred Fifty Five and Thirty Six paise 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. Shri Rajesh Kumar - 8088980811 Shri Mukesh Kumar -9770551993	Not known to A.O. Symbolic Possession CMM order Received
33	A)All legal heirs of Ratnesh K Tiwari b) Asset Recovery Branch, Mumbai C) Flat No.1204,12 th Floor,Mateshwar Altura,at Village Khidkai, Kalyan Shilphata Road, Dombivali (east), Dist Thane-421204 adm. 35.42 sq. mtrs carpet area D) Mr. Ratnesh Kripashankar Tiwari	A) Rs.38,50,000.00 b) Rs.3,85,000.00 C) Rs.39,000.00	Rs.45,57,525.35 (Rupees Forty-Five Lakhs Fifty Seven Thousand Five Hundred Twenty five and paise Thirty Five 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. Mr Rajesh Kumar - Mobile No.80889 80811 Mr.Mukesh Kumar - 9770551993	Not known to AO Symbolic Possession
34	A)Hemant Ramchandra Jawale b) Asset Recovery Branch, Mumbai C) Flat No.402, 4th Floor, A wing, Amar Darshan CHSL, Village Belawali, taluka Ambernath, dist Thane -421503 D) Mr. Hemant Ramchandra Jawale	A) Rs.21,40,000.00 b) Rs.2,14,000.00 C) Rs.22,000.00	Rs.27,80,777.96 (Rupees Twenty Seven lakh Eighty Thousand Seven hundred Seventy Seven and Paise Ninety Six 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. Mr Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh kumar - 9770551993	Not known to AO Symbolic Possession CMM order Received
35	A)Shri Sandeep Kisan Dandavate	A) Rs. 46,17,000.00	Rs. 71,78,376.54 (Rupees Seventy one lakh Seventy Eight Thousand Three hundred Seventy six and paise eighty six 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.	Not known to A.O. Physical Possession

35	A) Shri Sandeep Kisan Dandavate b) Asset Recovery Management Branch C) House No. 805, [Nana], Net built up Area 6586.5 Sq. fts. Near Adhyan Kendra, Dhodipada, Village Kurnze, Taluka-Vikramgad, Dist-Palghar, PIN-401403. D) Shri Sandeep Kisan Dandavate.	A) Rs. 46,17,000.00 b) Rs. 4,61,700.00 C) Rs. 47,000.00	Rs. 71,78,376.54 (Rupees Seventy one lakh Seventy Eight Thousand Three Hundred Seventy six and paise eighty only) as on 31.12.2024 plus further interest, cost & expenses Shri Rajesh Kumar - 8088980811 Shri Mukesh Kumar - 9770551993	Not known to A.O. Physical Possession
36	A) Keshav Ankush Lawate b) Asset Recovery Branch, Mumbai C) Flat No. 202, 2nd Floor, E wing, CASA Fontana, Village Khoni, Talaja Bypass Road, Dombivli East, Dist Thane 421301 adm, 454 sq. ft. carpet Area D) Mr. Keshav Ankush Lawate	A) Rs. 40,00,000.00 b) Rs. 4,00,000.00 C) Rs. 40,000.00	Rs. 52,92,047.64 (Rupees Fifty Two lakh Ninety Two Thousand Forty Seven and Paise Sixty Four 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. Mr. Rajesh Kumar - Mobile No. 80889 80811 Mr. Mukesh Kumar - 9770551993	Not known to AO Symbolic Possession CMM order Received
37	A) National India Contractors & Engineers b) Asset Recovery Branch, Mumbai C) All that piece and parcel of Shop/Office admeasuring 1500 sq.ft. (built up area), super built up area 3513.24 sq. ft. on the building known as UK Tower situated at 13th Road, Khar (West), Mumbai-400 052, constructed on land bearing Final Plot No.628 of Town Planning Scheme No. III of bandra, bearing CTS No. F/168, bearing House No.628, street Khar Road, lying being and situated at Village - Bandra in the registration District - Mumbai and Sub-District-Mumbai Suburban D) Mr. Faruk U Khatri, Mr. Zuber U Khatri & Dr. Rizwan U Khatri	A) Rs 10,45,50,000.00 b) Rs 1,04,55,000.00 C) Rs 1,00,000.00	Rs. 7,76,89,081.48 (Rupees Seven Crore Seventy Six lakh Eighty Nine Thousand Eighty one and paise Forty Eight 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. Shri Rajesh Kumar - Mobile No. 8088980811 Shri Mukesh Kumar - Mobile No. 9770551993	Not known to A.O. Symbolic Possession CMM order Received

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 : 13.07.2025

Sd/-
Authorized Officer,
Union Bank of India