

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@unionbankofindia.co.in

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 property 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" (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. 31,00,000.00 b) Rs. 3,10,000.00 c) Rs 31,000.00	Rs. 43,22,994 (Rupees Forty Three Lacs Twenty Two Thousand Nine Hundred Ninty 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 & other charges till date. Vijay Bhagwatkar -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. 48,00,000.00 b) Rs. 4,80,000.00 c) Rs48,000.00	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 & excluding legal and other charges till date. Mr Vijay Bhagwatkar - 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.32,00,000/- b) Rs. 3,20,000.00 c) Rs32,000/-	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 & other charges till date.. Mr Vijay Bhagwatkar -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.32,00,000/- b) Rs. 3,20,000.00 c) Rs32,000/-	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 and excluding legal and other charges till date. Mr Vijay Bhagwatkar - 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.45,00,000/- b) Rs.4,50,000/- c) Rs45,000/-	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 -8689822227 Mr. Kishor Chandra Kumar -7992466930	Not known to AO Physical Possession

6	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 Tuls Centre Point Building). d) Neets Electricals & Appliances Pvt Ltd	a) Rs.18,50,000.00 b) Rs.1,85,000.00 c) Rs.18,500.00	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 8689822227. Mr Kishor Chandra Kumar-9466747894	Not known to AO Physical Possession
7	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.19,35,000.00 b)Rs.1,94,000.00 c) Rs.19400/-		Not known to AO Physical Possession
8	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.22,75,000.00 b)Rs.2,28,000.00 c) Rs22800/-		Not known to AO Physical Possession
9	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)Rs7,85,000.00 b)Rs.79,000.00 c)Rs7900 /-		Not known to AO Physical Possession
10	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. 28,00,000/- b) Rs. 2,80,000/- c) Rs. 28,000/-	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 and excluding legal and other charges till date. Mr. Vijay Bhagwatkar-8689822227 Mr. Kishor Chandra Kumar - 7992466930	Not known to A.O. Symbolic Possession
11	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. 20,00,000/- b) Rs. 2,00,000/- c) Rs. 20,000/-	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 and excluding legal & other charges till date. Mr. Vijay Bhagwatkar-8689822227 Mr. Kishor Chandra Kumar - 7992466930	Not known to A.O. Physical Possession
12	a)1.M/s Mary 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)Mrs. Shirley Benno Sabastian	a) Rs. 46,00,000.00 b) Rs. 4,60,000.00 c) Rs. 50,000.00	1.M/s Mary Tea Company Prop. Mrs. Shirley Benno Sabastian & 2. M/s S B Tea Company Prop. Mr. Joseph Benno Sabastian Jointly 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 . Mr. Kishor Chandra Kumar-7992466930	Not known to A.O. Physical Possession Society Dues May Exist
13	a)1.M/s Mary 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 2 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		Not known to A.O. Physical Possession Society Dues may Exist
14	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.22,50,000.00 B) Rs.2,25,000.00 C) Rs.25,000.00	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

A Government of India Undertaking

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

unionbankofindia.bank.in

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 **30.12.2025** 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://banknet.com> on **30.12.2025** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 30.12.2025 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
15	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
16	a) Mr. John Mathew Thampikutty & Othrs. 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, Byculia, Mumbai-400027 d) Mr. John Mathew Thampikutty, Mr. Chathanattu Philip Thampikutty & Mrs. Sosamma Mathew and Mr. John Mathew Thampikutty, Mr. Philip Mathew Thampikutty & Mrs. Annamma Thampi (Legal Heirs of Mr. Chathanattu Philip Thampikutty)	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 & other charges Jeetendra Natoo - 9483624036	Not known to A.O. Symbolic Possession CMM Order received
17	a) M/s Sai Shraddha Garments b) Asset Recovery Management Branch c) All the piece and parcel of land and structure there 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. 1,51,00,000.00 b) Rs. 15,10,000.00 c) Rs. 1,00,000.00	Rs. 98,89,660.01 (Rupees Ninety eight lakhs eighty nine thousand six hundred sixty and one paise 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. Physical Possession
18	a) M/s Esseljay Steels Pvt Ltd b) Asset Recovery Management Branch c) Lot No. 1 :- 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 Lot No. 2 :- Unit No. 115, Ground Floor, Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 106 Sq Ft Built up Area d) M/s Solid Foods Pvt Ltd	Lot-1: a) Rs. 34,00,000.00 b) Rs.3,40,000.00 c) Rs.35,000.00 Lot-2: a) Rs.13,20,000.00 b) Rs.1,32,000.00 c) Rs.15,000.00	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 - 9409237456 Ms. Kashish Jain - -7718041070	Lot-1: 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. Lot-2: Not known to A.O. Physical Possession

19	a) Mrs Shahin Salim Sayyad B) Asset Recovery Management branch. C) Lot no.1 : Flat no. 106 admeasuring 610 sq ft built up area on 1st floor in B-wing of building known as Vrundavan Residency, lying, being & situated on the land bearing Plot no. 7 & 8, Survey no. 92, Near Sai Hospital, Opp. Hingad Society, Dhamote, Neral (East), Taluka Karjat, District : Raigad -410101, Maharashtra. Lot no. 2 : Flat no. 105 admeasuring 585 sq ft built up area on 1st floor in B-wing of building known as Vrundavan Residency, lying, being & situated on the land bearing Plot no. 7 & 8, Survey no. 92, Near Sai Hospital, Opp. Hingad Society, Dhamote, Neral (East), Taluka Karjat, District : Raigad -410101, Maharashtra. d) Mrs Shahin Salim Sayyad	Lot no. 1 : a). Rs 17,74,000.00 b). Rs. 1,80,000.00 c) Rs.20,000.00 Lot no. 2 : a). Rs 17,01,000.00 b). Rs. 1,71,000.00 c). Rs. 20,000.00	Rs. 61,36,306.00 (Sixty One Lakhs Thirty Six Thousand three Hundred and Six Rupees only) as on 03.05.2025 plus further interest thereon w.e.f. 04.05.2025 at applicable rate of interest, cost and charge till date. Kashish Jain - 7718041070 Rajesh Kumar - 8088980811	Not Known to AO Symbolic possession.
20	a) Mr Govind Jawahar Yadav B) Asset Recovery Management branch. C) Flat no. 206 admeasuring 625 sq ft built up area on 2nd floor in B-wing of building known as Vrundavan Residency, lying, being & situated on the land bearing Plot no. 7 & 8, Survey no. 92, Near Sai Hospital, Opp. Hingad Society, Dhamote, Neral (East), Taluka Karjat, District : Raigad -410101, Maharashtra. d) Mr Govind Jawahar Yadav	a). Rs 18,18,000.00 b). Rs. 1,82,000.00 c). Rs.20,000.00	Rs.31,05,630.19 (Thirty One Lakhs Five Thousand Six Hundred Thirty Rupees and Nineteen Paise only) as on 03.05.2025 plus further interest thereon w.e.f. 04.05.2025 at applicable rate of interest, cost & charge till date. Kashish Jain - 7718041070 Rajesh Kumar - 8088980811	Not Known to AO Symbolic possession (CMM Order received)
21	a) M/s Sadgururupa Bharat Gas B) Asset Recovery Management Branch c) Flat No.101, 1st Floor, super built-up Area 875 sq.ft '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.15,00,000.00 b) Rs.1,50,000.00 c) Rs.15,000.00	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 -7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Physical Possession
22	a) Mr. Rajendra Prasad Kanojiya & Mrs. Bina Rajendraprasad Kanojiya B) Asset Recovery Management branch. C). A Flat bearing no. 106 admeasuring 700 Sq. Ft. built up area on the 1st Floor in the building known as Kusum Apartment Constructed on a piece and parcel of land bearing survey No. & Hisa No. 9 situate, lying and being at Kasheli, Taluka Bhiwandi, Dist. Thane. On the North by RCC Bhiwandi, On the South by Road, On the East by Industrial Shed, On the West by Open Land and Shed. d) Mr. Rajendra Prasad Kanojiya & Mrs. Bina Rajendraprasad Kanojiya	a). Rs. 23,38,000.00 b). Rs. 2,38,000.00 c). Rs. 25,000.00	Rs.44,39,381.69 (Fourty Four Lakhs Thirty Nine Thousand three Hundrend and Eighty ine Rupees and Sixty Nine Paise only) as on 30.04.2019 plus further interest thereon w.e.f. 01.05.2019 at applicable rate of interest, cost and charge till date. Nilesh Sharma - 7303299319 Vikas Anand - 7800003697	Society dues present. Physical possession.
23	a) M/s Vaibhav Chemicals b) Asset Recovery Management Branch c) All the piece and parcel in the name of Parul Kirtikumar Shah situated at Office No. 511, Fifth Floor, Yogeshwar Premises Cooperative Society Limited, 135-139, Kazi Syed Street, Masjid, Mumbai-400003, admeasuring about 187 sq.ft. d) Proprietor Parul Kirtikumar Shah	a) Rs. 30,21,000/- b) Rs. 3,02,100/- c) Rs. 31,000/-	Rs. 51,14,931.23/- (Rupees Fifty One Lakh Fourteen Thousand Nine Hundred Thirty One and Twenty Three Paise only) as on 27.03.2024 plus further interest, cost & expenses Mr. Vikas Kumar Upadhyay -7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Symbolic Possession
24	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 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.15,22,000.00 b) Rs.1,52,200.00 c) Rs.15,220.00	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 Inspection Date: 24.12.2025	Not known to A.O. Physical Possession

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine F

Email: ubin0553352@un

E-AUCTION SALE NO

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 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 in the account of the Secured Creditor. 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
25	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.27,45,000.00 Lot No.2: Rs.27,45,000.00 b) Lot No.1: Rs.2,74,500.00 Lot No.2: Rs.2,74,500.00 c) Lot No.1: Rs.28,000.00 Lot No.2: Rs.28,000.00	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: 23.12.2025	Not known to A.O. Physical Possession
26	a)Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal b)Asset Recovery Management Branch c)Flat No.003, Ground Floor, Building No.4, Grace Colony Samruddhi Co-operative Housing Society Ltd,Near Balaji Mandir,Nanbhat Road,VIII- Bolinj, Virar (W) Tal.-Vasai, Dist-Palghar-401303 adm 920 sq ft built up area d) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal	a) Rs. 15,80,000.00 b) Rs.1,58,000.00 c)Rs.16,000.00	Rs.44,59,497.69(Rupees Forty Four Lakhs Fifty Nine Thousand Four Hundred Ninety Seven and paise Sixty Nine only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993	Not known to A.O. Physical possession
27	a)M/s. Aryan healthcare b)Asset Recovery Management Branch c)Unit No. 27 & 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 d)Mrs. Purnima Akash Nayak, Mr. Akash N Nayak	a) Rs. 45,45,000.00 b) Rs. 4,54,500.00 c) Rs. 46,000.00	Rs.9735130.99[Rs. Ninety-Seven Lakh Thirty Five Thousand One Hundred Thirty rupee and Ninety Nine paise, only] as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received
28	a)All legal heirs of Ratnesh K Tiwari b) Asset Recovery Branch, Mumbai c) Flat No.1204,12 th Floor,Mateshwari Altura,at Village Khidkali, Kalyan Shilphata Road, Dombivali (east), Dist Thane-421204 adm. 35.42 sq. mtrs carpet area d) Mr. Ratnesh Kripashankar Tiwari	a) Rs.34,65,000.00 b) Rs.3,46,500.00 c) Rs.35,000.00	Rs.47,12,622.09 (Rupees Forty-Seven Lakhs Twelve Thousand Six Hundred Twenty Two and paise Nine only) as on 31.09.2025 plus further interest thereon w.e.f. 01.10.2025 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
29	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. 41,55,300.00 b) Rs. 4,15,530.00 c)Rs. 42,000.00	Rs. 7691182.86 (Rupees Seventy six lakh SNinety one Thousand One Hundred Eighty Two and paise eighty six only) as on 30.09.2025 plus further interest w.e.f 01.10.2025 at applicable rate of interest, cost & expenses. Shri Rajesh Kumar - 8088980811 Shri Mukesh Kumar - 9770551993	Not known to A.O. Physical Possession

30	a) Ashok Dayashankar Pandey b) Asset Recovery Branch, Mumbai c) Flat No. 1205, 12 th Floor, Mateshwari Altura, at Village Khidkai, Kalyan Shilphata Road, Dombivali (east), Dist Thane-421204 adm. 485 sq ft. carpet area (including Balcony) d) Mr. Ashok Dayashankar Pandey	a) Rs.34,65,000.00 b) Rs.3,46,500.00 c) Rs.35,000.00	Rs.4568686.89 (Rupees Forty-Five Lakhs Sixty Eight Thousand Six Hundred Eighty Six and paisa Eighty Nine only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 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
31	a) Keshav Ankush Lawate b) Asset Recovery Branch, Mumbai c) Flat No.202, 2nd Floor, E wing, CASA Fontana, Village Khoni, Talaja Bypass Road, Dombivali East, Dist Thane 421301 adm. 454 sq. ft. carpet Area d) Mr. Keshav Ankush lawate	a) Rs.36,00,000/- b) Rs.3,60,000/- c) Rs.36,000.00	Rs. 5486840.67 (Rupees Fifty Four lakh Eighty Six thousand Eight Hundred Forty and paisa Sixty Seven only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - 80889 80811 Mr. Mukesh kumar 9770551993	Not known to AO Physical Possession
32	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.19,26,000/- b) Rs.1,92,600/- c) Rs.20,000/-	Rs.2838294.06 (Rupees Twenty Eight lakh Thirty Eight thousand Two hundred Ninety Four and paisa six 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 Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh Kumar - 9770551993	Not known to AO CMM order is received.
33	a) M/s United Agro Bioteek Pvt Ltd. b) ARM Branch, Mumbai, c) Gala No. F3 & F4, Ground Floor, Actual Industrial Complex, Village-Vadavali, Uchat Road, Off Bhiwandi- Wada Road, Post: Uchat, Taluka: Wada, District: Palghar admeasuring 3080 Sq. Ft. carpet area d) M/s United Agro Bioteek Pvt Ltd	a) Rs.28,00,000.00 b) Rs.2,80,000.00/- c) Rs.28,000.00	Rs.2,02,01,264.00/- (Rs. Two Crore Two Lakhs One Thousand Two Hundred Sixty Four and paisa Zero only as on 30.09.2025) plus further interest thereon w.e.f., 01.10.2025 at applicable rate of interest, cost and charges till date. Mr.Amit Masram-7875832686 Mr. Kishor Chandra Kumar - No.7992466930	Not known to A.O. Physical Possession
34	a) Mrs. Chandrabai Uttamchand Bohara. b) ARM Branch, Mumbai, c) LOT 1 :- Shop No.09, Ground Floor, C wing, Building No:7, Matoshree Nagar, Matoshree Nagar Phase - I Building No. 7 CHSL, Plot No:26, Village: Kohojikhuntavali, Ambernath (W) Thane -421505. d) Mrs. Chandrabai Uttamchand Bohara	a) Rs. Rs.25,65,000.00/- b) Rs. Rs.2,56,500.00/- c) Rs.Rs.25,000.00/-	Rs.38,88,588.00 (Rupees Thirty Eight Lakh Eighty Eight thousand Five hundred & Eighty Eight) as on 30.09.2025 plus further interest there on w.e.f 01.10.2025 at applicable rate of interest, cost & charges till date.. Mr. Kishor Chandra Kumar - Mobie No.7992466930 Mr.Amit Masram-Mobile No.7875832686	Not known to A.O. Symbolic Possession
35	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) Rs.10,50,000.00 b) Rs.1,05,000.00 c) Rs.10,000.00	Rs.6,27,50,800.66/- (Rs. Six Crore Twenty Seven Lakh Fifty Thousand Eight hundred And Paisa Sixty Six Only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar- 9466747894 Mr. Amit Masram - 7875832686	Not known to A.O. Symbolic Possession
36	a) M/s. Mahin Manufacturing and Marketing b) Asset Recovery Management Branch, c) Flat No.204, 2nd floor, M.H.NO.642, Situated at S.NO.62/6,84/2,42(pt), Village Nizampura, Bhiwandi-421302 d) Mr. Halim Khan Mohd. Hanif Khan	a) Rs.18,35,000.00 b) Rs.1,83,500.00 c) Rs.20,000.00	Rs.92,02,479.66/- (Rs.NINETY TWO LAKH TWO THOUSAND FOUR HUNDRED SEVENTY NINE AND PAISA SIXTY SIX Only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra KUMar- 9466747894 Mr. Amit Masram - 7875832686	Not known to A.O. Symbolic Possession
37	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) Rs. 22,67,000.00 b) Rs. 2,26,700.00 c) 23,000.00	Rs.31,88,000.00 (Rupees Thirty One Lakhs Eighty Eight Thousand Only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 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
38	a) M/s Akshay Dughdalay Prop. Hiran R Roundhal b) Asset Recovery Management Branch c) Factory land & Building, Gut No. 110, Sopavasti, At post: Patit, 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. Hiran Raghur Roundhal	a) Rs.31,26,000.00 b) Rs.3,13,000.00 c) Rs.31,300.00	Rs. 5,37,00,000.00 (Rupees Five Crore Thirty Seven Lakh Only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Rajesh Kumar Mobile No.8088980811 Mr. Abhishek Takalkar 8897815935	Not known to AO. Physical possession

A Government of India Undertaking

floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.
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ANCE (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 **30.12.2025** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India 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) sold by Online E- Auction through website : <https://baanknet.com> on **30.12.2025** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 30.12.2025 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
39	a) Nidhi Somnath Tripathi b) Asset Recovery Branch Mumbai c) Flat No 106, 1st Floor Adm 58.66 Sq. Mtr carpet area in wing B building Primo constructed on all that piece and parcel of land area Adm 1370 Sq. Mtrs bearing plot no A out of survey no 83 (pt) corresponding to CTS no 281 B/1 at near Shangrilla Biscuit factory OFF LBS Mrag , Bhandup west Dist Mumbai-400078 d) Nidhi Somnath Tripathi	a) Rs. 1,13,76,000.00 b) Rs.11,37,600.00 C) Rs.1,00,000.00	Rs.1,50,70,000.00 (Rupees One Crore Fifty Lakhs Seventy Thousand Only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost & Charges till date. Rajesh Kumar, 8088980811 Abhishek Takalkar 8897815935	Builder/Society dues may exist (Though Secure Creditor is not aware of such dues) Symbolic possession.
40	a) Mr. Lalsingh Udaysingh Chadana b) Asset Recovery Branch, Mumbai c) All that piece & parcel of property Flat No 302,3rd Floor, Adm 426 Sq. Ft (carpet area) Anjali Apartment, Neral Badlapur road, Village Mamdapur, Taluka Karjat, Dist Raigad-410101 d) Lalsingh Udaysingh Chadana	a) Rs. 17,35,000.00 b) Rs. 1,73,500.00 C) Rs. 17,500.00	Rs.20,71,304.41 (Rupees Twenty Lakhs Seventy-One Thousand Three Hundred Four & Paise Forty-One Only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Rajesh Kumar, 8088980811 Abhishek Takalkar 8897815935	Not Known to AO. Symbolic possession.
41	a) Rajesh Markandey Tripathi b) Asset Recovery Management Branch c) All the piece & parcel of Flat No 1202, WEST-END 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) Rs.1,17,00,000/- b) Rs.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 Mr. Rajesh Kumar - 8088980811	Not known to A.O. Symbolic Possession - CMM Order Received
42	a) M/s Infonet IT Solutions (I) Limited b) Asset Recovery Management Branch c) Lot No.-1, Gala No. A-31 Second Floor, at Nand Dham Industrial Estate, Marol Bhavani Nagar, Marol - Maroshi Road, Andheri (east) Mumbai 400059	a)Rs.1,27,00,000.00 b) Rs.12,70,000.00 C)1,00,000.00	Rs.5,22,90,663.00 (Rupees Five Crores Twenty Two lakh Ninety Thousand Six Hundred SixtyThree only) plus further interest thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date. G.K. Deshpande (9975038389) Rajesh Kumar (8088980811)	Not know to AO except the following dues payable to Nand Dham Udyog Premises Co-Op Society Ltd. Rs 17,70,221.00 For Gala No A-31 as on 31.10.2024 Symbolic Possession Section 14 Order in process
43	a) M/s Infonet IT Solutions (I) Limited. b) Asset Recovery Management Branch c) Lot No.-2, Gala No. A-32 Second Floor, at Nand Dham Industrial Estate, Marol Bhavani Nagar, Marol- Maroshi Road, Andheri (east) Mumbai 400059	a)Rs.1,40,00,000.00 b).Rs.14,00,000.00 C) Rs 1,00,000.00	Rs.5,22,90,663.00 (Rupees Five Crores Twenty Two lakh Ninety Thousand Six Hundred SixtyThree only) plus further interest thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date. G.K. Deshpande (9975038389) Rajesh Kumar (8088980811)	Not know to AO Not know to AO except the following dues payable to Nand Dham Udyog Premises Co-Op Society Ltd. Rs 20,27,830.00 For Gala No A-32 as on 31.10.2024 Symbolic Possession Section 14 Order in process
44	A) Kiran Agencies	a) Rs 21,00,000.00	Rs 16,76,26,213.00 (Rupees Sixteen crores, seven	Not known to AO

44	A). Kiran Agencies. B) Asset Recovery Management branch. C) Lot No.1:- All That Piece & Parcel Of Open Plots Bearing No.149,150,151,152 & 153 Total Admeasuring (1040.75 Sqmtr) Equivalent To 11202.63 Sq Ft) In The Layout Of Shri Vastu Vihar Developers On Land Bearing Survey No 37, 38, 40,41,42,43, & 46 At Mauza Murarpur With Class-I Occupancy Rights, Patwari Halka No 76, Gram Panchayat Ruikhairy, Tahasil Nagpur (Rural, Dist; Nagpur. <table><tr><th>PLOT NUMBER</th><th>AREA – SQ. MTRS.</th></tr><tr><td>149</td><td>219.20</td></tr><tr><td>150</td><td>164.80</td></tr><tr><td>151</td><td>164.80</td></tr><tr><td>152</td><td>164.80</td></tr><tr><td>153</td><td>327.20</td></tr><tr><td>TOTAL</td><td>1040.75</td></tr></table> D). Abhinav Kiran Somalwar.	PLOT NUMBER	AREA – SQ. MTRS.	149	219.20	150	164.80	151	164.80	152	164.80	153	327.20	TOTAL	1040.75	a). Rs.21,00,000.00 b). Rs.2,10,000.00 c). Rs.21,000.00	Rs.16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038389 Rajesh Kumar -8088980811	in process Not known to AO. Open Plots.		
PLOT NUMBER	AREA – SQ. MTRS.																			
149	219.20																			
150	164.80																			
151	164.80																			
152	164.80																			
153	327.20																			
TOTAL	1040.75																			
45	A). Kiran Agencies. B). Asset Recovery Management branch. C). LOT NO.2:- All that piece and Parcel of Open plots bearing No 154,155,156,157,158, and 159 total admeasuring 1379.05 Sq Mtrs (Equivalent to 18488 Sq Ft) in the Layout of Shri Vastu Vihar Developers on land bearing Survey No 37,38,40,41,42,43, and 46 at mauza Murarpur with Class-I occupancy Rights, Patwari Halka No 76, Gram panchayat Ruikhairy, Tahasil Nagpur (Rural, Dist; Nagpur. <table><tr><th>PLOT NUMBER</th><th>AREA – SQ. MTRS.</th></tr><tr><td>154</td><td>364.50</td></tr><tr><td>155</td><td>185.40</td></tr><tr><td>156</td><td>185.40</td></tr><tr><td>157</td><td>185.40</td></tr><tr><td>158</td><td>185.40</td></tr><tr><td>159</td><td>273.00</td></tr><tr><td>TOTAL</td><td>1379.05</td></tr></table> d). Abhinav Kiran Somalwar.	PLOT NUMBER	AREA – SQ. MTRS.	154	364.50	155	185.40	156	185.40	157	185.40	158	185.40	159	273.00	TOTAL	1379.05	a). Rs.41,00,000.00 b). Rs. 4,10,000.00 c). Rs. 41,000.00	Rs.16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038389 Rajesh Kumar -8088980811	Not known to AO. Open Plots.
PLOT NUMBER	AREA – SQ. MTRS.																			
154	364.50																			
155	185.40																			
156	185.40																			
157	185.40																			
158	185.40																			
159	273.00																			
TOTAL	1379.05																			
46	a)Mr. Jagdish Ganpat Budha & Mrs. Krutika Jagdish Budha b) ARM Branch, Mumbai, c) All that piece and parcel of the Flat No A-1003, (Combined by 1003/A & 1003/B), 10th Floor, A Wing, Arshie Complex Co-Operative Housing Society Ltd , Panch Marg , Sunderwadi Versova, Andheri(West) , Mumbai -400061 adm. Total Super Built-up Area 1632 sq.ft. including one car parking space . d)Mr. Jagdish Ganpat Budha	a) Rs.3,87,00,000.00 b) Rs.38,70,000.00 c) Rs.2,00,000.00	Rs.3,63,36,744/- (Rs.Three Crore Sixty Three Lakhs Thirty Six Thousand Seven Hundred Forty Four and paise Zero only as on 15.05.2025) plus further interest thereon w.e.f., 16.05.2025 at applicable rate of interest, cost and charges till date. Kishor Chandra Kumar - Mobie No.7992466930	Not known to A.O. Symbolic Possession . CJM Possesin Application under process																
47	a) Ms. Shikha Gupta b) Asset Recovery Branch, Mumbai c) Flat No 806, B-WING, Building D, Golden Isle CHSL, Royal Palms, Aarey Milk Colony, Unit No 6, CLUSTER-2, Goregaon East MUMBAI 400 065 admeasuring 370 Sq Ft. d) Ms. Shikha Gupta	a) Rs.37,50,000.00 b) Rs.3,75,000.00 c) Rs.40,000.00	Rs 47,40,740.31/- (Rupees Forty Seven lakhs Forty Thousand Seven Hundred Forty and Thirty One Paise 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 , Mobile 8088980811	Not known to AO Physical 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 saidloan 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>.