

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम A Go

Assets Recovery Management Branch : 21, Veena Chambers, Mezzanine

E-AUCTION SALE NOTICE

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS (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 to the Bank is being sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 30.10.2025 in between 12.00 PM to 03.00 PM 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 terms and conditions of sale available on baanknet.com. The under mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> on 30.10.2025 for recovery of the loan.

Online E-Auction through website <https://baanknet.com> Date 30.10.2025

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees c) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession Symbolic / Physical
1	a) M/s. 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 built up area 770 Sq Ft. d) Mr. Kamlesh M Somaiya & Mrs. Heena Kamlesh Somaiya	a) Rs. 1,06,00,000.00 b) Rs. 10,60,000.00 c) Rs. 1,00,000.00	As of 30.06.2025 Rs 1,18,45,077.88 plus interest thereon and cost/ charges minus recoveries thereafter if any. Vikash Upadhyay-Mobile No. 7572002323	Not Known Physical Possession
2	a) Ashok Dayashankar Pandey b) Asset Recovery Branch, Mumbai c) Flat No.1205, 12th Floor, Mateshwari Altura,at Village Khidkali, Kalyan Shilphata Road, Dombivli (east), Dist Thane-421204 adm. 485 sq. ft. carpet area (including Balcony) d) Mr. Ashok Dayashankar Pandey	a) Rs. 38,50,000.00 b) Rs. 3,85,000.00	Rs. 46,43,175.40 (Rupees Forty-Six Lakhs Forty Three Thousand One Hundred Seventy Five and paise Forty 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 Symbolic Possession
3	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. 36,00,000/- b) Rs. 3,60,000/-	Rs. 53,81,864.28 (Rupees Fifty Three lakh Eighty One thousand Eight Hundred Sixty four and paise Twenty Eight only) as on 30.06.2025 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 Physical Possession
4	a) Hemant Ramchandra Jawale b) Asset Recovery Branch, Mumbai c) Flat No.402, 4th Floor, A wing, Amar Darshan CHSL, Village Belawali, taluka Ambarnath, dist Thane -421 503 d) Mr. Hemant Ramchandra Jawale	a) Rs. 19,26,000/- b) Rs. 1,92,600/-	Rs. 28,38,294.06 (Rupees Twenty Eight lakh Thirty Eight thousand Two hundred Ninety Four and paise 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.
5	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. 3,80,97,000.00 b) Rs. 38,09,700.00 c) Rs. 1,00,000.00	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 - Mobile No.7992466930	Not known to A.O. Symbolic Possession . CJM Possesin Application under process
6	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) 1. 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. Contact Details:- Mr. Kishor Chandra Kumar 7992466930	Not known to A.O. Physical Possession , Society Dues May Exhist

7	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/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
8	a) Mr. Farooque Abdul Sattar Dalvi & Mrs. Safinaz Farooque Dalvi. b) Asset Recovery Branch, Mumbai c) All that piece and parcel of land bearing Survey No. 932/1 admeasuring 1445 Sq. Mt. together with structure known as Dalvi Darbar Hotel bearing Gram Panchayat House No.1267 admeasuring 80 X 100 = 8000 Sq. Ft. (Built up) & Commercial Gala bearing Gram Panchayat House No. 1268 / 1, 2, 3, 4, & 5 total admeasuring 900 Sq. Ft. built up area standing thereon situated lying and being at Village Shirol , Taluka Shahapur, Dist- Thane on Thane Nasik highway, Maharashtra Pin 421602. d) Mr. Farooque Abdul Sattar Dalvi	a) Rs. 2,20,00,000.00 b) Rs. 22,00,000.00 c) Rs. 1,00,000.00	Rs. 1,81,10,873.54 (Rupees One Crore Eighty-One lakhs Ten Thousands Eight Hundred Seventy Three & Paise Fifty Four Only) as on 31.01.2025 plus further interest thereon from 01.02.2025 at applicable rate of interest, cost and excluding legal and other charges till date. Kishor Chandra Kumar, Mo. No.7992466930 Not known to AO Symbolic Possession, CJM Order held, and Execution under process
9	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 and situated at 16, Hansraj Lane, Byculla, 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 and other charges Jeetendra Natoo - 9483624036 Not known to A.O. Symbolic Possession
10	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.1: 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
11	a) M/s. Shwet Bio-Tech Pvt. Ltd. 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 Ninty 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. Physical Possession Date of Inspection: 24.10.2025 Note: Bank has received FORM GST DRC-13 (Notice to a third 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
12	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. 46,00,000.00 b) Rs. 4,60,000.00 c) Rs. 46,000.00	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



Union Bank of India

Government of India Undertaking

1st Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

(UNDER SARFAESI ACT)

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

engaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be available from **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). 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://www.unionbankofindia.co.in> for details of respective amounts plus interest and other expenses in the respective borrowers accounts.

Date & Time of Auction : 30.10.2025 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price In Rupees b) Earnest Money Deposit (EMD) in Rupees c) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
13	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. Ballram 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 - Mobile No. 9409237456 Ms. Kashish Jain - Mobile No. 7718041070	Not known to A.O. Physical Possession
14	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. 1,76,80,500.00 b) Rs. 17,68,050.00 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 - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No. 7718041070	Not known to A.O. Symbolic Possession
15	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 - Mobile 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
16	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. 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 - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Physical Possession
17	a) Mr. Bajirao Bhimrao Kadam b) Asset Recovery Management Branch c) 2BHK 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. 19,70,000.00 b) Rs. 1,97,000.00 c) Rs. 20,000.00	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 - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not known to A.O. Physical Possession
	a) M/s. Mahaveer Enterprises			

18	a) M/s. Mahaveer Enterprises b) Asset Recovery Management Branch c) 3. Description of immovable secured assets to be Sold 1. Lot No 1. Godown Gala No. H/27, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. 2. Lot No. 2 Godown Gala No. G/19, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. 3. Lot No. 3 Godown Gala No. 8, Ground Floor, Building No. B, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane d) Mr. Dinesh Kumar / M	Lot 1 a) Rs. 19,70,000.00 b) Rs. 1,97,000.00 c) Rs. 25,000.00 Lot 2 a) Rs. 19,70,000.00 b) Rs. 1,97,000.00 c) Rs. 25,000.00 Lot 3 a) Rs. 17,20,000.00 b) Rs. 1,72,000.00 c) Rs. 25,000.00	Rs. 1,80,48,479.09 (Rupees One Crore Eighty Lakhs Forty Eight Thousand Four Hundred Seventy Nine and paise Nine Only) as on 31.03.2023 plus further interest thereon w.e.f 01.04.2023 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 Authorised Officer Symbolic Possession
19	a) M/s. Nikunj Sales Corporation Prop. b) Asset Recovery Management Branch c) Description of immovable secured assets to be Sold All that piece and parcel of the Flat No. 209, 2nd Floor, C Wing, Building No. 2, Indraprastha CHSL, Near Raheja Township Plot No 1 Jitendra Road Malad East Mumbai - 400097 adm. 823 sq.ft. Built up area. d) Proprietor Nikunj Kothari	a) Rs. 1,65,00,000/- b) Rs. 16,50,000/- c) Rs. 1,00,000/-	Rs. 2,19,50,330.73 (Rupees Two Crores Nineteen lakhs Fifty Thousand Three Hundred and Thirty and seventy three Paise only) as on 31.03.2025 plus further interest, cost & Expenses. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Symbolic Possession
20	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) All piece and parcel of Land and building and all infrastructure facilities at S.No.41/A/1, 41/1/2 & 41/1/3, Village Talegaon Taluka Ahmadpur District Latur (Total land area 39000 sq mtrs d) Mr. Jeevan Kumar Ramrao Maddewad & Late Hanmant Narsanna Chepure	a) Rs. 16,50,00,000.00 b) Rs. 1,65,00,000.00 c) Rs. 1,00,000.00	Rs. 22,39,40,051.95 (Rs. Twenty-Two Crore Thirty Nine Lacs Forty Thousand Fifty One and paise Ninety Five only) as on date of issue of demand notice dated 16.12.2022 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 Symbolic Possession
21	a) Mr. Ajaykumar Puroshottamdas Pabari \$ Mrs Radha Ajaykumar Pabari b) Asset Recovery Management Branch. c) Flat No. 002, Ground Floor, B-Wing, Gopal Darshan Society in Indralok Phase II, New Navghar Road, Village Ghoddev, Bhayander East, Tq & dist. Thane-4001057 adm. 60.22 sq.mtrs. Built up area 648 sq.ft. d) Mr. Ajaykumar Puroshottamdas Pabari \$ Mrs Radha Ajaykumar Pabari	a) Rs. 66,10,000.00 b) Rs. 6,61,000.00 c) Rs. 67,000.00	Rs. 39,12,155.13 (Rupees thirty Nine Lacs Twelve Thousand one Hundred Fifty Five Rupees and Thirteen Paise Only) as on date 30.06.2018 plus further interest thereon w.e.f 01.07.2018 at applicable rate of interest, cost and charges till date.	Not Known Symbolic Possession
22	a) M/s. Haritara Construction Co b) Asset Recovery Branch, Mumbai c) NA land at Survey No. 7/2, 7/4, 7/9, 9/1, 9/3A, 9/3B/2, 9/3C, 9/6, 12/2, 13/3, 13/7, 13/4, 10/3, 10/5, 10/8, 9/4 situated at village Juchandra, near Juchandra talav and chandika devi mandir, nalgaon East, taluka vasal Dist palghar, Maharashtra 401208 admeasuring 36035 sq. mtr. (As per mortgaged deed) and admeasuring 26608.80 sq. mtrs (As per latest valuation report & physical inspection) d) 1. Mehul Deepak Thakur, 2. Siddharth Deepak Thakur, 3. Rohan Jayendra Thakur 4. Ms. Priyanka Jayendra Thakur 5. Sagar Pravin Raut	a) Rs. 12,63,00,000.00 b) Rs. 1,26,30,000.00 c) Rs. 1,00,000.00	Rs. 19,12,78,527.00 (Rupees Nineteen Crore Twelve Lakh Seventy Eight Thousand Five Hundred Twenty Seven and Paise Zero Only) as on 30.09.2025 plus further interest there on w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Kishor Chandra Kumar - Mobile No.7992466930	Not known to A.O. Symbolic Possession
23	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. 35,000.00	Rs. 1,92,96,490/- (Rs. One Crore Ninety Two Lakhs Ninety Six Thousand Four Hundred Ninety and paise Zero 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. Kishor Chandra Kumar - Mobile No.7992466930	Not known to A.O. Physical Possession
24	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) 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) P.S. Mulik (9769972090)	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

Continued on next page...

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees c) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
25	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) P.S. Mulik (9769972090)	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
26	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, Ambemath (W) Thane -421505 LOT 2 :- Shop No 10, Ground Floor, C Wing, Building No:7, Matoshree Nagar , Matoshree Nagar Phase - I Building No. 7 CHSL , Plot No:26, Village: Kohojikhuntavali, Ambemath (W) Thane -421505 Mumbai- 400 078 d) Mr. Joseph Benno Sebastian	a) Rs. LOT 1: Rs. 28,50,000.00/- LOT 2: Rs.13,50,000.00/- b) Rs. LOT1: Rs. 2,85,000.00/- LOT2: Rs.1,35,000.00/- c) Rs. LOT1: 25,000.00 Rs. LOT1: 25,000.00/-	Rs. 40,50,416.00 (Rupees Fourty Lakh Fifty thousand four hundred and sixteen) as on 30.06.2025 plus further interest there on w.e.f 01.07.2025 at applicable rate of interest, cost and charges till date. Kishor Chandra Kumar - Mobie No.7992466930	Not known to A.O. Symbolic Possession
27	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. 35,00,000.00 b) Rs. 3,50,000.00 c) Rs. 35,000.00	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 and other charges till date. Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
28	a) 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. 54,00,000.00 b) Rs. 5,40,000.00 c) Rs. 54,000.00	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
29	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.36,00,000.00 b) Rs. 3,60,000.00 c) Rs. 36,000.00	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
30	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.36,00,000.00 b) Rs. 3,60,000.00 c) Rs. 36,000.00	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 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

31	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. 51,00,000.00 b) Rs. 5,10,000.00 c) Rs. 51000.00	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
32	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 and excluding legal and other charges till date. Mr. Vijay Bhagwatkar-Mobile No. 8689822227 Mr. Kishor Chandra Kumar - Mobile No. 7992466930	Not known to A.O. Symbolic Possession
33	a) Mr. Manoj Raghunath Badela, Mrs. Mamta Manoj Badela,. b) Asset Recovery Management Branch c) Flat No. 402, 4th 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. 22,50,000/- b) Rs. 2,25,000/- c) Rs. 22,500/-	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 and other charges till date. Mr. Vijay Bhagwatkar-Mobile No. 8689822227 Mr. Kishor Chandra Kumar - Mobile No. 7992466930	Not known to A.O. Physical Possession
34	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. 20,55,000.00 b) Rs. 2,06,000.00 c) Rs. 20,600.00		
35	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. 21,500/-	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. Mr. Vijay Bhagwatkar 8689822227. Mr. Kishor Chandra Kumar - Mobile No. 9466747894	Not known to AO Physical Possession
36	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. 25,25,000.00 b) Rs. 2,53,000.00 c) Rs. 25,300/-		
37	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/-		
38	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 builder. (Disputed & Not Verifiable at our end)	a) Rs.5,21,00,000.00 b) Rs.52,10,000.00 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. a) Rajesh Kumar :- 8088980811 b) Abhishek Takalkar :- 8897815935	Not known. Symbolic Possession. CMM order received.
39	a. Aliasgar 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). Aliasgar Mohammad Lokhandwala. Note : Society & Other dues if any as claimed by the builder. (Disputed & Not Verifiable at our end)	a) Rs. 4,82,00,000.00 b) Rs. 48,20,000.00 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.

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> 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>