

Assets Recovery Management Branch : 21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 DAYS 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) / RULE 9 (1) 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 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 14.11.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> on 14.11.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com> Date & Time of Auction : 14.11.2025 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
1	a) Mukesh Ratilal Makwana. Hetal Mukesh Makwana. B). Asset Recovery Management branch. C) Flat No.504, 5th floor, admeasuring 150.00 Sq. Yards i.e. 125.42 Sq. Mtrs. Alongwith undivided share of land along with right to use and enjoy common amenities and all other common rights including roads, common places, common parking space etc. situated in the scheme known as AAVISHKAR APARTMENT, constructed on the NA Land bearing revenue survey No.530 paiki of final plot No.37, paiki land admeasuring 1150 Sq. Mtrs. Of Town planning scheme No.1 being lying and situated at Mouje : Vejalpur, Taluka : Ahmedabad City, West, Dist: Ahmedabad in the Registration Sub District of Ahmedabad - 10 (Vejalpur). d) Mukesh Ratilal Makwana, Hetal Mukesh Makwana.	Lot 1. a) Rs. 26,20,000.00 b) Rs. 2,62,000.00 c) Rs. 27,000.00	Rs. 27,91,205.55 (Rupees Twenty Seven Lakhs, Ninety One Thousand Two Hundred Five And Paise Fifty Five Only) as on 28.02.2023 plus further interest from 01.03.2023 thereon at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to AO. Symbolic possession.
2	a) Mukesh Ratilal Makwana. Hetal Mukesh Makwana. B). Asset Recovery Management Branch. C) Flat No.505, 5th floor, admeasuring 145.00 Sq. Yards i.e. 121.24 Sq. Mtrs. Alongwith undivided share of land along with right to use and enjoy common amenities and all other common rights including roads, common places, common parking space etc. situated in the scheme known as AAVISHKAR APARTMENT, constructed on the NA Land bearing revenue survey No.530 paiki of final plot No.37, paiki land admeasuring 1150 Sq. Mtrs. Of Town planning scheme No.1 being lying and situated at Mouje : Vejalpur, Taluka : Ahmedabad City, West, Dist: Ahmedabad in the Registration Sub District of Ahmedabad - 10 (Vejalpur). d) Mukesh Ratilal Makwana, Hetal Mukesh Makwana.	Lot 2. a) Rs. 25,25,000.00 b) Rs. 2,52,500.00 c) Rs. 26,000.00	Rs. 27,91,205.55 (Rupees Twenty Seven Lakhs, Ninety One Thousand, Two Hundred Five And Paise Fifty Five Only) as on 28.02.2023 plus further interest from 01.03.2023 thereon at applicable rate of interest, cost & expenses P.S. Mulik - 9769972090	Not known to AO. Symbolic possession.
3	a) Alok Shyam Narayan Singh b) Asset Recovery Management Branch. C) Flat No. 105, First Floor, Building No. 01, Vakratunda Apartment, Manvel pada survey No. 359/2 and 156/2/2, Hissa no 2/2 of village Virar, Virar East, Palghar, Maharashtra -401305 admeasuring 600 Sq. ft. d) Alok Shyam Narayan Singh	a) Rs. 18,65,000/- b) Rs. 1,86,500/- c) Rs. 19,000/-	Rs. 38,38,774.44 (Rupees Thirty Eight Lacs Thirty Eight Thousand Seven Hundred Seventy Four and Forty Four Paise only) as on 18.12.2024 plus further interest, cost & expenses Simranjit Singh - 7889115379 Vikas Upadhyay - 7572002323	Not known to AO. Symbolic possession.
	a) Ms. Darshana Suresh Jadhav			

4	a) Ms. Darshana Suresh Jadhav b) Asset Recovery Management Branch c) Flat No. 203, Second Floor, Building No. 09, Shree Ganesh Apartment, Survey No. 157, Hissa No. 11, Survey No. 359, Hissa No. 2, Village Virar East, Taluka Vasai, Thane, Palghar, Maharashtra - 401303 admeasuring 610 sq. ft. d) Ms. Darshana Suresh Jadhav	a) Rs. 18,96,000/- b) Rs. 1,89,600/- c) Rs. 19,000/-	Rs. 37,38,722/- (Rupees Thirty Seven Lacs Thirty Eight Thousand Seven Hundred Twenty Two only) as on 18.12.2024 plus further interest, cost & expenses. Simranjit Singh - 7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession.
5	a) Gurudatta Mohandas Prabhu b) Asset Recovery Management Branch c) Flat No. 101 First floor, Sai Swapna Apartment, Survey No. 169 Hissa No. 9 (PT.) village Virar,manvel Pada, Virar East, Palghar Maharashtra-401305 admeasuring 610 Sq.ft. d) Gurudatta Mohandas Prabhu	a) Rs 20,82,000/- b) Rs 2,08,200/- c) Rs 21,000/-	Rs. 35,09,954.33 (Rupees Thirty Six Lacs Sixty Thousand Seven Hundred Fifteen and Thirty Three Paise only) as on 14.01.2025 plus further interest, cost & expenses Simranjit Singh-7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
6	a) Nitin Dinkar Nimbare b) Asset Recovery Management Branch c) Flat No. 405 First Floor, Building No. 01, Vakratunda Apartment, Survey No 156 & 359 Hissa No 2/2 village Virar,manvel Pada, Virar East, Palghar Maharashtra-401305 admeasuring 600 Sq.ft. d) Nitin Dinkar Nimbare	a) Rs. 18,65,000/- b) Rs. 1,86,500/- c) Rs. 19,000/-	Rs.32,14,113.65 (Rupees Thirty Two Lacs Fourteen Thousand One Hundred Thirteen and Sixty Five Paise only) as on 18.12.2024 plus further interest, cost & expenses. Simranjit Singh-7889115379 vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
7	a) Rajdhar Hadaynarayan Pande b) Asset Recovery Management Branch c) Flat No. 202 2nd floor, B wing, Building no 09 Shree Ganesh Apartment, Survey No. 157 hissa No. 11 survey No. 359, hissa No. 2 village virar East, Taluka Vasai, Thane Palghar, Maharashtra -401303 admeasuring 590 sq. ft. d) Rajdhar Hadaynarayan Pande	a) Rs. 18,34,000/- b) Rs. 1,83,400/- c) Rs. 19,000/-	Rs. 32,35,806.37 (Rupees Thirty Two Lacs Thirty Five Thousand Eight Hundred Six and Thirty Seven Paise only) as on 19.12.2024 plus further interest, cost & expenses Simranjit Singh-7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
8	a) Rajesh Panchdev Vishwakarma b) Asset Recovery Management Branch c) 1. Flat No. 701 7th Floor Building No. 10, Mahalaxmi Residency, Survey No. 183, Hissa No. 4/A of village More, Taluka Vasai District Palghar Maharashtra-401303 admeasuring 695 Sq.ft. d) Rajesh Panchdev Vishwakarma	a) Rs. 22,41,000/- b) Rs. 2,24,100/- c) Rs. 23,000/-	Rs. 33,09,425.04 (Rupees Thirty Three Lacs Nine Thousand Four Hundred Twenty Five and Four Paise only) as on 18.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
9	a) Mrs. Rubina Ayub Shaikh b) Asset Recovery Management Branch c) Flat No. 301,3rd Floor Building No. 4, Mamomay Heights, Vardhaman Shrusthi, Phase II Survey 311 Part, Virar East Palghar Maharashtra -401303 admeasuring 296 Sq.ft. d) Mrs. Rubina Ayub Shaikh	a) Rs. 13,34,000/- b) Rs. 1,33,400/- c) Rs. 14,000/-	Rs. 39,10,327.40 (Rupees Thirty Nine Lacs Ten Thousand Three Hundred Twenty Seven and Forty Paise only) as on 23.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
10	a) Mrs. Shaila Sunil Dhakwad, Mr Sunil Krishna Dhakwad b) Asset Recovery Management Branch c) Flat No. 403, Fourth floor Building No. 09 Shree Ganesh Apartment Survey No. 157, Hissa No. 11 S.No 359, H No. 2, Village Virar East Taluka Vasai District Palghar Maharashtra-401303 admeasuring 610 Sq. ft. d) Mrs. Shaila Sunil Dhakwad	a) Rs. 18,96,000/- b) Rs. 1,89,600/- c) Rs. 19,000/-	Rs. 41,56,105.90 (Rupees Forty One Lacs Fifty Six Thousand One Hundred Five and Ninety Paise only) as on 19.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
11	A) M/s. Mukesh Enterprise B) Asset Recovery Management Branch C) Shop No. 12, Ground Floor, Building no B-38/39, Unique Vihar Co- Operative society housing society Ltd., Shanti Park, Opp. Shivaji Garden restaurant, Mira Road (East), Taluka & district: Thane -401107, Maharashtra d) Mr. Bhagwatprashad R. Sharma & Mrs. Munnidevi B. Sharma	a) Rs.27,00,000/- b) Rs.2,70,000/- c) Rs.27,000/-	Rs. 1,24,19,517.15 (one crore twenty-four lacs nineteen thousand five hundreds seventeen and fifteen paise) as on 30.09.2025 and interest thereafter Hitesh Patel -9050933331 Jeetender Natoo - 9483624036	Not known to AO. Symbolic possession
12	A) M/s. Mukesh Enterprise B) Asset Recovery Management Branch C) Flat no. 504, 5th Floor, B-wing, Renuka Palace Building No.1, Co- Operative Housing Society Ltd. Opp. St. Joseph School, Shanti Park, Mira Road (East), Taluka & district: Thane -401107, Maharashtra d) Mr. Bhagwatprashad R. Sharma	a) Rs.46,92,000/- b) Rs.4,69,200/- c) Rs.47,000/-	Rs. 1,24,19,517.15 (One Crore Twenty-Four Lacs Nineteen Thousand Five Hundreds Seventeen and Fifteen Paise) as on 30.09.2025 and interest thereafter Hitesh Patel -9050933331 Jeetender Natoo - 9483624036	Not known to AO. 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 30 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>