यूनियन बैंक ऑफ इंडिया

Union Bank of India

भारत सरकार का उपक्रम A Government of India Undertaking

Regional Office, Mumbai (South) : Union Bank Building, 6th Floor, 66/80, Mumbai Samachar Marg, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 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 PROVISON 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 **29.08.2025** in between **12.00 PM to 5.00 PM.**, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. **https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx.** 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 **29.08.2025** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website https://baanknet.com

Date & Time of Auction : 29.08.2025 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	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	**a) Mr. Nitin Nanjibhai Makwana and Mr. Hitesh Nanjibhai Makwana** **b) Nepeansea Road Branch** c) Residential Flat/unit no 302, Third Floor, Wing 84, admeasuring 395 sq ft., Happy Home Estate-III, Near Allahabad Bank, Mira Road (East), Village Penkarpada, Taluka and District Thane , Maharashtra 401107 **d)Mr. Nitin Nanjibhai Makwana and Mr. Hitesh Nanjibhai Makwana**	**a) ₹ 50,37,000.00** **b) ₹ 5,03,700.00**	**Rs. 16,98,726.22/-** (Rupees Sixteen Lakh Ninty Eight Thousand Seven Hundred Twenty Six and Paise Twenty Two Only) as on **06.01.2024** plus further interest thereon w.e.f **07.01.2024** at applicable rate of interest, cost and charges till date. **Mr. Siddharth Kushawaha - Mob. No. 9594909454** **Mr. Dwarika Prasad - Mob. No. 8130994660**	**Not Known Symbolic Possession**
2	**a) Mrs. Bimla Kailas Kumawat and Mr. Kailas Kumawat** **b) Bhuleshwar Branch, Mumbai** c) Residential Flat No. 302, A Wing, Bhairav Darshan Tower CHSL, Sabin Cross Road, Pooja Nagar, Bhayander East, Thane - 401105 **d) Mr. Manoj Kailas Kumawat, Ms. Raveena K kumawat & Ms. Manasi Kumawat legal heirs of Mrs. Bimla Kailas kumawat & Mr. Kailas Kumawat (deceased)**	**a) ₹ 30,60,000.00** **b) ₹ 3,06,000.00**	**Rs. 16,85,803/-** (Rupees Sixteen Lakh Eighty Five Thousand Eight Hundred and Three only) as on **28.02.2025** plus further interest thereon w.e.f **01.03.2025** at applicable rate of interest, cost and charges till date. **Mr. Siddharth Kushawaha - Mob. No. 9594909454** **Mr. Abhishek Tiwari - Mob. No. 9717080695**	**Not Known Symbolic Possession**
3	**a) Mr. Jagdish Ganpat Budha and Mrs. Krutika Jagdish Budha** **b) Agripada Branch, Mumbai** c) Residential Flat no. A-1003, (Combination of 1003/A and 1003/B) on the 10th floor, in the society known as Arshie Complex Co-Operative Housing Society Limited and constructed on all that and part and parcel of land bearing CTS Nos.1200/2/1, 1200/2/2 and 1200/2/5 lying being situated at Village Versova, Taluka Andheri MSD situated, lying and being at Panch Marg, Versova, Andheri(West), Mumbai-400061 **d) Mr. Jagdish Ganpat Budha And Mrs. Krutika Jagdish Budha**	**a) ₹ 3,80,97,000.00** **b) ₹ 38,09,700.00**	**Rs. 3,63,36,744.00** (Rupees Three Crore Sixty Three Lakh Thirty Six Thousand Seven Hundred Forty Four only) as on **31.01.2025** plus further interest thereon w.e.f **01.02.2025** at applicable rate of interest, cost and charges till date. **Mr. Siddharth Kushawaha - Mob. No. 9594909454** **Mr. Vikas Rathee - Mob. No. 9350370020**	**Not Known Symbolic Possession**

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	Krutika Jagdish Budha			
4	**a) Mr. Rashid Ayubbhai Motlani** **b) Agripada Branch** c) Flat No 201, area admeasuring 610 sq.ft. built up area, on the 2nd Floor, in the building known as Qadri Tower, situated under S.No. 225-A, 226 Tika No.03, at K.K Road, Mahagiri, Thane 400601 within the limits of Thane Municipal Corporation **d) Mr. Rashid Ayubbhai Motlani And Mrs. Rashida Rashid Motlani**	**a) ₹ 33,60,000.00** **b) ₹ 3,36,000.00**	**Rs. 8,95,295.52** (Rupees Eight Lakh Ninety Five Thousand Two Hundred Ninety Five and Paise Fifty Two only) as on **30.09.2024** plus further interest thereon w.e.f **01.10.2024** at applicable rate of interest, cost and charges till date. **Mr. Siddharth Kushawaha - Mob. No. 9594909454** **Mr. Vikas Rathee - Mob. No. 9350370020**	**Not Known Symbolic Possession**
5	**A) Mr. Anthony Das Micheal Nadar** **B) Agripada Branch** c) Flat No 302, admeasuring 892 sq ft built up area on the 3rd Floor Rosary Apartment s.no.166 A, Hissa No.14 (part), Plot No. 10, City No.57, Khuntavali, Ambernath West Dist Thane **D) Mr. Anthony Das Micheal Nadar and Ms. Sakaya Selvi Michael Nadar**	**a) ₹ 27,63,700.00** **b) ₹ 2,76,370.00**	**Rs. 37,03,931.85** (Rupees Thirty Seven Lakh Three Thousand Nine Hundred Thirty One and Paise Eighty Five only) as on **30.09.2024** plus further interest thereon w.e.f **01.10.2024** at applicable rate of interest, cost and charges till date. **Mr. Siddharth Kushawaha - Mob. No. 9594909454** **Mr. Vikas Rathee - Mob. No. 9350370020**	**Not Known Symbolic Possession**
6	**a) Mr. Jayanthilal Bhimji Bhanushali and Jyotsna Jayantilal Bhanushali** **b) Mumbai Dadar West** c)Flat no 206, 2nd floor, B-wing, Ravikant Apartment, opposite Guardian School, Lodha Heritage Road, Dombivili East Taluka Kalyan District Thane 421201 **d) Mr. Jayantilal Bhimji Bhanushali and Mrs. Jyotsna Jayantilal Bhanushali**	**a) ₹ 20,05,188.00** **b) ₹ 2,00,518.80**	**Rs. 23,04,977.85** (Rs. Twenty Three Lakh Four Thousand Nine Hundred Seventy Seven and Paise Eighty Five 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. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Basant kumar Pingua - Mob. No. 9960713371**	**Not Known Symbolic Possession**
7	**a) M/s. A S Computers** **b) Home Street Branch** c) Shop No. 11, Ground Floor, Sahil Arcade, Situated at CTS No. 387+388+389+1328 (F.P. No. 892)+1357, Near Panchali Hotel, J.M. Road, Shivajinagar (Bhanbudra) Taluka and Dist Pune - 411005 **d)Mr. Atul S Gokhale**	**a) ₹ 38,16,500.00** **b) ₹ 3,81,650.00**	**Rs. 77,40,182.92** (Rupees Seventy Seven Lakh Forty Thousand One Hundred Eighty Two and Paise Ninety Two only) as on **22.07.2024** plus further interest thereon w.e.f **23.07.2024** at applicable rate of interest, cost and charges till date. **Mr. Siddharth Kushawaha - Mob. No. 9594909454** **Mr. Basant kumar Pingua - Mob. No. 9960713371**	**Not Known Symbolic Possession**

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Bidders are requested to visit the Bank's website **https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx** 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 linkprovided i.e **https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx** or **https://baanknet.com**

Date : 09.08.2025
Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India