

यूनियन बैंक

ऑफ इंडिया



भारत सरकार का उपक्रम A Govt

STRESSED ASSET MANAGEMENT BRANCH-MUMBAI

Mumbai-400 001. E-Mail : samvnu

SALE NOTICE FOR SALE OF IMMO

E-Auction Sale Notice For Sale Of Immovable / Movable & Financial Assets and Enforcement Of Security Interest Act 6 (2) Of The Security Interest (Enforcement) Rule, 2002.

NOTICE is hereby given to the public in general and in particular to the persons who are interested in the properties described immovable/ movable properties mortgaged / charged which has been taken by the **Authorized Officer of Union Bank of India**, "As is what is" and "Whatever there is" on **13.02.2026** amount, due to Union Bank of India (Secured Creditor) from the borrower. The Reserve Price and the Earnest Money Deposit are also mentioned.

DATE & TIME OF AUCTION
FROM 12:00 P. M.

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. Pandhe Infracons Pvt. Ltd. (Currently, under liquidation under the provisions of IBC, 2016)., 2. Mr. Ankur Anil Pandhe, 3. Mrs. Rohini Anil Pandhe, 4. Mrs. Pooja Ankur Pandhe, 5. Mr. Vegesna Ravi Varma, 6. M/s. Pandhe Construction Pvt. Ltd.

Amount Due : Total Debt – Rs. 341,51,30,068.26 as on 31.05.2025 with further interest, cost & expenses that may accrue from 01.06.2025 till total repayment and settlement of dues.

Property No. 1 :- All Commercial and Residential vacant plot nos 9 & 10 in residential zone bearing Gut no. 262 (15 & 16) /4 with Total area 6203.49 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra owned by M/s pandhe Constructions Pvt Ltd. Boundaries :- North -Agriculture Land, South- Ashwini rural Medical college Hospital, East- Kumhari siddheshwar karkhana Road, New bypass Road & West – 18 Mtr wide proposed Road.
(UNDER PHYSICAL POSSESSION)

• **Encumbrances, if any known to the Bank : Nil**

Reserve Price : Rs. 1,64,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 20.01.2026

Property No. 2 :- All Commercial and Residential vacant plot nos 11 & 12 in residential zone bearing Gut no. 262 (8 to 13) /2 Total area 3651.35 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s pandhe Constructions Pvt Ltd. Boundaries – North-Agriculture Land, South-Ashwini rural Medical college Hospital, East-Kumhari siddheshwar karkhana Road, New bypass Road & West-18 Mtr wide proposed Road.
(UNDER PHYSICAL POSSESSION)

• **Encumbrances, if any known to the Bank : Nil**

Reserve Price : Rs. 97,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 20.01.2026

Property No. 3 :- All the peace and parcel of the Commercial

Property No. 3 :- All the piece and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1/A, 396/B/1, 398/A/1, 400/1, 401/1, 593/1/2/A, 387/1A, 386/1/A, 371/2A, 373/1, 594/1/2/A, 591/2/A, 591/1/1/A, 394/1, 385/1/1/2A, 385/1/1/1/1/A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr. in the name of M/s Pandhe Construction Pvt. Ltd.

(UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil

Reserve Price : Rs. 31,65,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 20.01.2026

For Further Details Contact : (During Office Hours) :- File Handling and Authorized Officer -Sidhartha S. Mhade, 8980518779

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. Patoda Taluka Dudh Vyavsaik Sahkari Sansthan Dudh Utpadak & Purvatha Sangh Ltd. 2. Mr. Ramkrishna Bangar, 3. Mrs. Satyabhama Bangar, 4. Mr. Mahadeo Sripati Bangar 5. The Legal Heirs Of Late. Kisanrao Yeshwant Kantale.

Amount Due : Total Secured Debt – Rs. 26,65,26,468.00 as per demand notice dated 10.11.2017 with further interest, cost & expenses

Property No. 4 :- All part, piece & parcel of Non-agricultural land Gut No. 723 admeasuring 81 R (8100 sq.mtrs.) along-with 10 constructed commercial shop thereon each having area 400 sq.ft. situated at Gut No. 723, Shivaji Nagar, Near ST Stand, Opp. Market Committee, Patoda, Tq. Patoda, District – Beed in the name of Mr. Kisanrao Yeshwant Kantale. Boundaries: - East – Land of Krusi Utpanna Bajar Samiti, West – Remaining Land of Survey No. 723, South – Narayan & Hamid Tailor & North – Baburao Tambore. (Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil

• **Reserve Price :** Rs. 2,31,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 20.01.2026

Property No. 5 :- All the part & parcel of the property land in Gut No. 636 & 643, Village Bhayala, Tq. Pathoda, District – Beed admeasuring 1 Hectare 20 R & 27 R respectively in the name of Mrs. Satyabhama. Boundaries of the Gut No. 643 :- East – Govt. Road, West – Land of Bapurao Tatyaba Bangar, South – Babu Ganaji Bangar & North – Gundiba Kondiba Bangar & Boundaries of the Gut No. 636 :- East – Land of Bapu Tatyaba From Gut No. 636, West - Land of Bapu Tatyaba From Gut No. 636, South – Land of Dhindiba Rama from Gut No. 639 & North – Bhyala to Bansur Road.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil

• **Reserve Price :** Rs. 1,45,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 20.01.2026



Union Bank of India

A Government of India Undertaking

BAI, Ground Floor, 104, Bharat House, M. S. Marg, Fort,
mumbai@unionbankofindia.bank.in

MOVABLE / MOVABLE PROPERTIES

Assets Under The Securitisation And Reconstruction Of
Act, 2002 Read With Proviso To Rule 8 (6) / Rule 9(1) / Rule

particular to the Borrower(s) and Guarantor(s) that the below
pledged / hypothecated to the Secured Creditor, the possession of
Bank of India (secured creditor), will be sold on "As is where
2026 from 12:00 p.m. to 05:00 p.m., for recovery of respective
the respective Borrower(s) & Guarantor(s) as mentioned below.
mentioned hereunder:

**ACTION : 13.02.2026,
M. TO 05:00 P. M.**

For Further Details Contact : (During Office Hours) :- File
Handling Officer – Mr. Manish Kumar Sinha at Mob No.
8882527394 & Authorised Officer – Mr. Aman Agarwal at Mob
No. 9833913331

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. P. J. Exports (A Partnership Firm) 2. Mr. Jiten Jagdish
Todi, 3. Ms. Sulochna Jagdish Todi, 4. Ms. Anamika J Todi,
5. Mr. Jagdish Prasad Todi, 6. M/s. Akash Garments

Amount Due : Total Debt – Rs. 31,32,91,946.20 (Rupees Thirty-
One Crores Thirty-Two Lacs Ninety-One Thousand Nine
Hundred Forty-Six and Twenty Paise only) as on 30-04-2023
as per demand notice date 03-05-2023 plus further interest,
cost & expenses thereon.

Property No. 6 : - All that piece & parcel of Plot No. J-106
admeasuring 159.47 sq.mtrs, Plot No. J-107 admeasuring
159.47 sq.mtrs, Plot No. J-108 admeasuring 67.84 sq.mtrs, Plot
No. J-109 admeasuring 159.47 sq.mtrs, totally admeasuring
705.76 Sq. Mtrs., Plot No. J-113 (previously known as J-13)
admeasuring 67.84 Sq. Mtrs, Plot No. J-112 admeasuring 181.22
Sq. Mtrs., Plot No. J-111 admeasuring 216.66 Sq. Mtrs., Plot No.
J-110 admeasuring 190.66 sq. mtrs. in Jai Mata Di Compound
constructed on Non-Agricultural Land, Survey No. 10, Hissa No.
1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi,
District – Thane in the name of M/s P. J. Exports.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,84,00,000.00 • Earnest money to be
deposited : 10% of the Reserve Price • Date of Sale Notice :
20.01.2026

Property No. 7 : - All the piece and parcel of PCC Plot No. J-10

20.01.2026

Property No. 7 : - All the piece and parcel of RCC Plinth No. J-10 adm. 1716 sq.ft., J-11 adm. 1950 sq.ft. & J-12 adm. 1950 sq.ft. on the Ground Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 87,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 20.01.2026

Property No. 8 : - All the piece and parcel of Godown No. J-206 adm. 1716 sq.ft., Godown No. J-207 adm. 1716 sq.ft., Godown No. J-208 adm. 1716 sq.ft., Godown No. J-209 adm. 1716 sq.ft., Godown No. J-210 adm. 1716 sq.ft., Godown No. J-211 adm. 1950 sq.ft., Godown No. J-212 adm. 1950 sq.ft. & Godown No. J-213 adm. 730 sq.ft. on the Second Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,84,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 20.01.2026

Property No. 9 : - All the piece and parcel of Unit No. 24 adm 1090 sq.ft (Built Up Area) & Unit No. 24-A adm. 570.00 sq.ft. (Built-Up Area) on the Second Floor, C-Wing in Raj Industrial Complex Premises Co-Operative Society Ltd., situated at Military Road, Marol, Andheri (East), Mumbai – 400059, constructed on land bearing CTS No. 306-D, lying and being at Village - Marol, Taluka – Andheri, Mumbai Sub-Urban District in the name of Mr. Jiten Jagdish Todi.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,36,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 20.01.2026

For Further Details Contact : (During Office Hours) :- File Handling Officer - Mr. Parmanand Yadav at Mobile No. 9987057810 & Authorized Officer- Mr. Jitendra Kamath M at Mobile No. 9323591525

DATE & TIME OF E-AUCTION FOR PROPERTY / IES

13.02.2026 AT 12.00 P. M. TO 05.00 P. M.

Interested bidders are requested to contact the respective File Handling Officer / Authorised Officer during working hours for any further details and for scheduling physical inspection of property(ies) under the Bank's Physical Possession.

For detailed terms and condition of the sale, please refer to the link provided in

<https://www.unionbankofindia.bank.in>

& <https://baanknet.com>

The Online E-Auction will be held through

<https://baanknet.com>

on the date and time mentioned above with unlimited extension of 10 minutes.

Sd/-

Place : Mumbai

Authorised Officer, Union Bank of India