

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 RECOVERY" (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. 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. & Hissa 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.24,00,000.00 b) Rs.2,40,000.00 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.
2	a)Mrs Shahin Salim Sayyad B)Asset Recovery Management branch. C)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. d))Mrs Shahin Salim Sayyad	a) Rs 19,71,000.00 b) Rs. 1,98,000.00 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 Vikash Anand - 7800003697	Not Known to AO Symbolic possession.
3	a)Mrs Shahin Salim Sayyad B)Asset Recovery Management branch. C) 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	a)Rs 18,90,000.00 b) Rs. 1,90,000.00 c) Rs.19,000.00	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 Vikash Anand - 7800003697	Not Known to AO Symbolic possession.
4	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 20,19,000.00 b) Rs. 2,02,000.00 c) Rs. 21,000.00	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 and charge till date. Kashish Jain - 7718041070 Vikash Anand - 7800003697	Not Known to AO Symbolic possession.

5	a) M/S Komal Plast Tech B) Asset Recovery Management branch. C) Flat No. C-802, on 8th Floor, admeasuring carpet area of 410 sq ft in a building known as Velentine Apartment-III (B-1) in a society known as Velentine Apartment III Co-op Hsg. Soc. Ltd, constructed on the plot of land bearing sub-plot 'B', C.T.S. nos. 692/A2/1, situated at Pimplipada, Goregaon Mulund Link Road, Gen. A.K. Vaidya Marg, Malad (East), Mumbai - 400097 d) Mr Somashekhar Vibhuti	a) Rs 66,92,000.00 b) Rs. 6,70,000.00 c) Rs. 70,000.00	Rs. 52,69,013.42 (Fifty Two Lakhs Sixty Nine Thousand Thirteen Rupees and Forty Two Paise only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost and charge till date. Kashish Jain - 7718041070 Vikash Anand - 7800003697	Not Known to AO Symbolic possession.
6	a) Mr. Girish Shambhulal Yaggi & Mrs. Alpa Girish Yaggi B) Asset Recovery Management branch. C) Flat No. 304, 3rd Floor, Type B-1, Building No - 8, Avenue B1, Agarwal Lifestyle Avenue B1 CHSL, Global City, Near Agarwal Lifestyle Circle, Global City Road, Virar West, Palghar - 401303 d) Mr Girish Shambhulal Yaggi & Mrs. Alpa Girish Yaggi	a) Rs 43,86,000.00 b) Rs. 4,38,600.00 c) Rs.40,000.00	Rs. 31,56,743.81 (Rupees Thirty One Lakhs Fifty Six Thousand Seven Hundred forty Three and Paise Eighty One only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charge till date. Rajesh Kumar - 80889 80811	Not Known to AO Symbolic possession.
7	a) M/s. First Choice Multi Ventures Pvt. Ltd B) Asset Recovery Management Branch c) All that piece and parcels of land Open N A Plot situated at Old Survey No.361, New Survey No.91/2B, Village : Achole, Nallasopara West, Taluka : Vasai, District : Palghar, admeasuring 2295 Sq. Mtrs. (Out of total plot area 3060 Sq. Mtrs.), without demarcation, D) jointly by Mr. Kiran Tukaram Thakur, Mr. Vishnu Pandurang Patil and Mr. Narayan Pandurang Patil	a) Rs 8,60,50,000/- b) Rs. 86,05,000/- c) Rs.1,00,000/-	Rs 19,30,45,874.85 (Rs Nineteen Crores Thirty Lakh Forty Five Thousand Eight hundred Seventy Four and Paise Eighty Five Only) as on 31/03/2021 and Interest, penal interest, Charges, and expenses thereupon till date	Not Known to AO Symbolic possession.
8	a) M/s. Herald Multi Ventures Pvt. Ltd B) Asset Recovery Management Branch c) All that piece and Parcel of free hold Non Agriculture Plot of land Area admeasuring 703.32 Sq Mtr & 704 Sq Mtrs (Total 1407.32 Sq Mtr) (Without Demarcation) lying being and situated at Survey No 91, Hissa No 2 A, at Village Achole, within the area of Nallasopara Municipal Council, taluka and Registration District Palghar, (Old district Thane), D) Mr. Pramod Kashinath Patil	a) Rs 3,65,00,000/- b) Rs. 36,50,000.00 c) Rs. 1,00,000.00	Rs 10,50,82,087.98 (Rs Ten Crores Fifty lakh eighty Two Thousand eighty Seven and Paise Ninety Eight Only) and interest , penal interest, Charges, and expenses thereupon w.e.f.01.12.2019 onwards till date.	Not Known to AO Symbolic possession



Union Bank of India

A Government of India Undertaking

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

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 **SECOURSE BASIS** on Dated **30.10.2025** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India. It 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) sold by Online E- Auction through website : <https://baanknet.com> on **30.10.2025** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 30.10.2025 AT 12.00 PM TO 05.00 P.M.

9	(a) M/s Shree Shyam Consumer Products Pvt Ltd (b) Asset Recovery Management Branch (c) Lot 1: All that part & Partial of the property consisting commercial premise Gala (Shed) no 3a/3b, Ground floor Shree Shyam Estate Plot no 388 admeasuring 334.60 sq.mtrs situated at Near National highway no 8, Village Bhapane Taluka Vasai, distt Palghar, Maharastra -401208 Lot 2: Gala no 22 Ground Floor Shree Shyam Estate, Near Bapane Police Chowky, Mumbai Ahmedabad Highway, Bapane Phata, Vasai Road East Palghar-401208 (d) Nisha Rajesh sharma	Lot 1: a) Rs 1,59,00,000/- b) Rs 15,90,000/- c) Rs 1,59,000/- Lot 2: a) Rs 52,00,000/- b) Rs 5,20,000/- c) Rs 52,000/-	Rs.2,45,99,502.09/- (Rs. Two Crore Forty Five Lakh Ninty Nine Thousand Five Hundred Two and nine paise 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. Vikash Upadhyay-Mobile no 7572002323	Not Known to AO Symbolic possession
10	(a) M/s Neha Motors. (b) Asset Recovery Management Branch (c) Lot 1: Flat no 002, ground floor, Anant Krupa CHSL survey no 832,863,864 of village kalyan near par naka, bhuasaheb Phadake road, Kalyan west, Thane-421301 Lot 2: Flat no 003 ground floor, Anant Krupa CHSL survey no 832,863,864 of village kalyan near par naka, bhuasaheb Phadake road, Kalyan west, Thane-421301 Lot 3: shop no S3 Anant Krupa CHSL survey no 832, 863, 864 of village kalyan near Par naka, Bhuasaheb Phadake road kalyan west, Thane-421301 (d) Nirbhay N Ayare and Neelam N Ayare	Lot 1 a) Rs 9,51,000/- b) Rs 95,100/- c) Rs 9,600/- Lot 2: a) Rs 6,47,000/- b) Rs 64,700/- c) Rs 6,500/- Lot 3 a) Rs 26,84,000/- b) Rs 2,68,400/- c) 27,000/-	Rs 66,47,879.23/- (Rs Sixty six Lacs Forty Seven Thousand Eight Hundred Seventy Nine and twenty three paise only) as on 30.06.2025 plus interest thereon w.e.f 01.07.2025 at applicable rate of interest, cost and charges till date. Vikash Upadhyay-7572002323	Not Known to AO Symbolic possession
11	(a) Mukesh Ratilal Makwana. Hetal Mukesh Makwana. (b) Asset Recovery Management branch. (c) Flat No.501, 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.26,34,838.08 (Rupees Twenty six lakhs, thirty four thousand, eight hundred thirty eight and paise eight only) as on 31.05.2023 plus further interest thereon w.e.f. 01.06.2023 at applicable rate of interest, cost and charge till date. P S Mulik - 9769972090	Not known to AO. Symbolic possession.
12	(a) Mukesh Ratilal Makwana. Hetal Mukesh Makwana.	Lot 2	Rs 26,34,838.08 (Rupees Twenty six lakhs,	Not known to AO

12	d) Mukesh Ratilal Makwana. Hetal Mukesh Makwana. a) Mukesh Ratilal Makwana. Hetal Mukesh Makwana. B) Asset Recovery Management branch. C) Flat No.502, 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.26,34,838.08 (Rupees Twenty six lakhs, thirty four thousand, eight hundred thirty eight and paise eight only) as on 31.05.2023 plus further interest thereon w.e.f. 01.06.2023 at applicable rate of interest, cost & charge till date. P S Mulik - 9769972090	Not known to AO. Symbolic possession.
13	a) Mukesh Ratilal Makwana. Hetal Mukesh Makwana B) Asset Recovery Management branch. C) Flat No.503, 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 3. a) Rs.26,20,000.00 b) Rs.2,62,000.00 c) Rs.27,000.00	Rs.26,34,838.08 (Rupees Twenty six lakhs, thirty four thousand, eight hundred thirty eight and paise eight only) as on 31.05.2023 plus further interest thereon w.e.f. 01.06.2023 at applicable rate of interest, cost and charge till date. P S Mulik - 9769972090	Not known to AO. Symbolic possession.

Bidders are requested to visit the Bank's [website www.unionbankofindia.co.in](http://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](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 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>.

Place : Mumbai

Date : 29.09.2025

Sd/-
Authorized Officer,
Union Bank of India