यूनियन बैंक ऑफ इंडिया

भारत सरकार का उपक्रम

Assets Recovery Management Branch : 21, Veena Chambers, Mezzanine

E-AUCTION SALE NOTICE

30 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FIN 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 mort will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS"** on **28.01.2026** in between Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below, For details terms and conditions of the s website **https://baanknet.com.** The under mentioned properties will be sold by Online E-Auction through **website : https://baanknet.com** on **28.01.**

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

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) Mrs. Roma Anthony Das & Mrs. Rama Gaikwad** **b) Asset Recovey Branch** c) All that piece and parcel of the Flat No. 402, 4th Floor, Building No. 10, H - Wing of Sector II in Phase III Viz Sentosa Park of Said Complex Ekta Parksville bearing Dongare Village, Vasai West, Maharashtra, Pin 401202 admeasuring carpet area 51.51 sq. mts. with additional limited use area of 7.23 Sq. Mts. **d) Mrs. Roma Anthony Das**	**a) Rs. 41,24,000/-** **b) Rs. 4,12,400/-** **c) Rs. 40,000/-**	**Rs. 36,82,277.88 (Rupees Thirty-Six Lakhs Eighty-Two Thousand Two Hundred Seventy-Seven and Paisa Eighty-Eight only) as on 30.11.2025) plus further interest thereon w.e.f., 01.12.2025 at applicable rate of interest, cost and charges till date.** **Mr. Kishor Chandra Kumar - 7992466930**	**Not Known to Authorised Officer Symbolic Possession**
2	**a) Mr. Vivek Manohar Shetty & Ms. Vidya Pradeep Palekar** **b) Asset Recovery Branch, Mumbai** c) All that part and parcel of the property consisting of Flat No. 203, admeasuring built up area 670 Sq. Ft. 2nd Floor, Sai Harsh Apartment, situated at land bearing Survey no. 157 Hissa no. 12, behind Ashray Hotel, Village Virar & Taluka Vasai, District Palghar 401305. **d) Mr. Vivek Manohar Shetty & Ms. Vidya Pradeep Palekar**	**a) Rs. 28,48,000/-** **b) Rs. 2,85,000/-** **c) Rs. 28,500/-**	**Rs. 37,34,000.00 (Thirty-Seven Lakhs Thirty-Four Thousand Only) as on 30.09.2025 with further interest, cost and charges from 01.10.2025** **Mr. Rajesh Kumar Mob:- 8088980811** **Mr. Abhishek Takalkar Mob: 8897815935**	**Not Known to Authorised Officer Symbolic Possession**
3	**a)Mrs. Sujata Ravi Jogani & Mr.Ravi Rajana Jogani** **b) Asset Recovery Branch, Mumbai** c) All that part and parcel of the property consisting of Flat No 203, Second Floor Wing B Sai Swapna Apartment No 2 CHSL, Survey No 175, Hissa No 1, situated at Manvel pada Gaon, Off Manvel Pada Road Virar East, Dist: Palghar-401305 Admeasuring super built-up area 53.44 Sq. Mtrs.	**a) Rs. 19,69,000/-** **b) Rs. 1,96,900/-** **c) Rs. 20,000/-**	**Rs. 26,43,000.00 (Rupees Twenty-Six Lakhs Forty-Three Thousand Only) as on 30.09.2025 with further interest, cost and charges from 01.10.2025** **Mr. Rajesh Kumar Mob:- 8088980811** **Mr. Abhishek Takalkar Mob: 8897815935**	**Not Known to Authorised Officer Symbolic Possession**
4	**a) K Poornachandra Rao & Kakarla Sri Laxmi** **b) Asset Recovery Branch, Mumbai** c) All that part and parcel of the property consisting of Flat No.605, 6th Floor, A-Wing, admeasuring 442 sq.ft (carpet area) in the building as Prima Co-operative Housing Society Ltd., Casa Bella Gold, Palava, Kalyan Shill Road, Dombivili (East), Taluka- Kalyan, District- Thane bearing land Survey & Hissa No. 11/12/1, 11/16/ 13/2, 8, Village- Nilje, Taluka- Kalyan **d) K Poornachandra Rao & Kakarla Sri Laxmi**	**a) Rs. 27,25,000/-** **b) Rs. 2,72,500/-** **c) Rs. 28,000/-**	**Rs. 35,23,074.50 (Thirty Five Lakh Twenty Three Thousand Seventy Four and Paise Fifty Only) as on 31.10.2022 with further interest, cost and charges from 01.11.2022.** **Mr. Vikash Anand-7800003697** **Mr. Vijay Bhagwatkar - 8689822227**	**Not Known to Authorised Officer Physical Possession**

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	d) K Poornachandra Rao & Kakaria Sri Laxmi			
5	a) Ganesh Vasudev Shinde & Mahesh Vasudev Shinde b) Asset Recovery Branch, Mumbai c) All that piece & parcel of Flat no. 202, 2nd Floor, B Wing, Sai Swapna Apartment No. 2 Building, Near Anusuya High School, Behind Manali Hotel, Manvelpada, Virar East, Tal: Vasai, District: Palghar-401305, admeasuring 53.90 sq.mt. built up area, constructed on land bearing Survey No 175, Hissa No. 1 lying, being, situated at Village- Virar East, Taluka & Registration Sub- -District- Vasai- II, District & Registration District- Palghar d) Ganesh Vasudev Shinde & Mahesh Vasudev Shinde	a) Rs. 18,70,000/- b) Rs. 1,87,000/- c) Rs. 19,000/-	Rs. 23,91,938.21 (Rupees Twenty Three Lakh Ninety One Thousand Nine Hundred Thirty Eight & paise Twenty One Only) as on 31.05.2025 Plus interest, Incidental Expenses, Costs, charges etc. from 01.06.2025. Mr Vikash Anand-7800003697	Not Known to Authorised Officer Symbolic Possession
6	a) Mr. Deep Vinodkumar Tanna b) Asset Recovery Branch, Mumbai c) All that part and parcel of the property consisting of Flat No 802, B Wing, 8th Floor Admeasuring area 1207 Sq. Ft (Built Up) Goregaon Pearl CHSL CTS 27 (Part) Survey 7, Vill: Goregaon, Tal: Borivali, Dist. Mumbai ,400104. d) Mr. Deep Vinodkumar Tanna	a) ₹.1,93,00,000/- b) Rs19,30,000/- c)Rs.1,93,000/-.	Rs. 1,15,07,947.64 (Rupees One Crore Fifteen Lacs Seven Thousand Nine Hundred Forty Seven Paise Sixty Four Only) as on 31.07.2025, Plus interest, Incidental Expenses, Costs, charges etc from 01.08.2025. Mr. Vijay Bhagwatkar - 8689822227 Mr. Kishor Chandra Kumar - 7992466930	Not Known to Authorised Officer Symbolic Possession
7	a) Mr. Vivek Jayesh Tanna, Mrs. Heena Jayesh Tanna b) Asset Recovery Branch, Mumbai c) All that part and parcel of the property consisting of Flat No 804, B Wing, 8th Floor Admeasuring area 1207 Sq. Ft (Built Up) Goregaon Pearl CHSL CTS 27 (Part) Survey 7, Vill: Goregaon, Tal: Borivali, Dist. Mumbai, 400104. d)Mr Deep Vinodkumar Tanna	a) ₹.1,93,00,000/- b) Rs19,30,000/- c)Rs.1,93,000/-.	Rs. 1,13,24,392.28 (Rupees One Crore Thirteen Lacs Twenty Four Thousand Three Hundred Ninty Two Paise Twenty Eight Only) as on 31.07.2025,Plus interest, Incidental Expenses, Costs, charges etc from 01.08.2025 . Mr. Vijay Bhagwatkar - 8689822227 Mr Kishor Chandra Kumar 7992466930	Not Known to Authorised Officer Symbolic Possession
8	a) Mrs Heena Jayesh Tanna b) Asset Recovery Branch, Mumbai c) All that part and parcel of the property consisting of Flat No 803, B Wing, 8th Floor Admeasuring area 1207 Sq. Ft (Built Up) Goregaon Pearl CHSL CTS 27 (Part) Survey 7, Vill: Goregaon, Tal: Borivali, Dist. Mumbai, 400104. d) Mr. Deep Vinodkumar Tanna	a) ₹.1,93,00,000/- b) Rs19,30,000/- c)Rs.1,93,000/-.	Rs. 1,12,47,923.90 (Rupees One Crore Twelve Lacs Forty-Seven Thousand Nine Hundred Twenty-Three Paise Ninety Only) as on 31.07.2025 , Plus interest, Incidental Expenses, Costs, charges etc from 01.08.2025. Mr. Vijay Bhagwatkar - 8689822227 Mr. Kishor Chandra Kumar 7992466930	Not Known to Authorised Officer Symbolic Possession
9	a) Mrs. Bharati Anil Zunjarrao b) Asset Recovey Branch c) Flat no. 1203, On the 12th Floor, B wing, adm.34.97 sq.mtrs.(Carpet area), Enclosed Balcony area 0.00sq. mtrs., Balcony area 3.75 sq.mtrs., C. B area 1.83 sq.mtrs.,F.B. area 4.09 sq.mtrs., Service area adm. 1.86 sq.mtrs., Terrace area adm. 0.00 sq.mtrs., in the building known as MATESHWARI ALTURA, constructed on all that piece of parcel of land bearing survey No.144, Hissa No.2B and survey No.145 Hissa No. 2D, Totally adm. 6620 sq.mtrs., lying, being, and situated at village: Khidkali, Taluka & District Thane, in the registration district and subdistrict of thane and within the limits of Thane Municipal corporation d) Mrs. Bharati Anil Zunjarrao	a) Rs. 50,10,000/- b) Rs. 5,01,000/- c) Rs. 51,000/-	Rs. 45,92,358.64 (Forty Five Lakh Ninety Two Thousand Three hundred Fifty Eight and Paise Sixty Four Only) as on 30.09.2025 with further interest, cost and charges from 01.10.2025 at applicable rate of interest, Mr. Amit Masram-7875832686 Mr Kishor Chandra Kumar - 7992466930	Not Known to Authorised Officer Symbolic Possession
10	a) Mr. Dinesh Roshanlal Ostwal & Mrs. Mamta Dinesh Ostwal b) Asset Recovey Branch c) Room No. D/07, On Ground Floor, adm. 40.00 Sq.mtrs. Built up area of Gorai(I), Bhagyoday CHSL, at plot No.114, Road No.RSC 16, Gorai Road, Boravali West, Mumbai-400091, Land Bearing CTS No.19/75 of village Borivali, Taluka Borivali, Mumbai Suburban District. d) Mr. Roshanlal Ostwal and Mrs. Mamta Dinesh Ostwal	a) Rs. 72,55,000/- b) Rs. 7,25,500/- c) Rs. 75,000/-	Rs.1,09,98,245.06 (One Crore Nine Lakh Ninety Eight Thousand Two Hundred Forty Five and Paise Six Only) as on 30.09.2025 with further interest, cost and charges from 01.10.2025, Mr.Amit Masram-7875832686 Mr Kishor Chandra Kumar - 7992466930	Not Known to Authorised Officer Symbolic Possession

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Union Bank of India

Government of India Undertaking

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

E (UNDER SARFAESI ACT)

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

ortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) en **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 e sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. **www.unionbankofindia.bank.in** Bidder may also visit the **1.2026** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

te & Time of Auction : 28.01.2026 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
11	**a) M/s. Dinesh Mundra & Associates (Prop. Mr. Dinesh Mundhra)** **b) Asset Recovey Branch** c) LOT 1:Shop No.05, Ground Floor, Viva City A-2, admeasuring 159.40 sq.ft (carpet area), Boling Agashi Road, Near J P Nagar, Village -Boling , Taluka Vasai, Dist.-Palghar, Virar (West), Maharashtra-401303 LOT 2: Shop No.06, Ground Floor, Viva City A-2, admeasuring 161.6 sq.ft (carpet area), Boling Agashi Road, Near J P Nagar, Village -Boling , Taluka Vasai, Dist.-Palghar, Virar (West), Maharashtra-401303 **d) Mr. Dinesh Mundhra**	LOT1 a) Rs. 27,10,000/- b) Rs. 2,71,000/- c) Rs. 30,000/- LOT2:a) Rs.27,50,000/- b) Rs. 2,75,000/- c) Rs. 30,000/-	**Rs. 45,92,358.64 (Forty Five Lakh Ninety Two Thousand Three hundred Fifty Eight and Paise Sixty Four Only) as on 30.09.2025 with further interest, cost and charges from 01.10.2025 at applicable rate of interest.** **Mr.Amit Masram-7875832686** **Mr Kishor Chandra Kumar - 7992466930**	**Not Known to Authorised Officer Symbolic Possession**
12	**a) Mr. Sumit Milind Songirkar** **b) Asset Recovey Branch** c) All piece and parcel of Flat No.102, admeasuring 37.90 Sq Mtrs (RERA Carpet Rea), on 1st floor in A Wing in the Building known as Nandai Residency, situated at Station road, Bhiwandi, Kamatghar, Thane constructed on land bearing Survey no. 155, Hissa no. 7, lying being and situated at Village Kamatghar, Taluka Bhiwandi & District Thane 421301, Maharashtra. **d) Mr. Sumit Milind Songirkar**	a) Rs. 19,10,000.00 b) Rs. 1,91,000.00 c) Rs. 20,000.00	**Rs. 44,19,991.72 (Forty four lakhs, nineteen thousand, nine hundred ninety one and paise seventy two only) as on 31.08.2025 plus further interest thereon w.e.f 01.09.2025 at applicable rate of interest, Plus all other costs, Expenses and charges applicable.** **Mr Vikash Anand-7800003697** **Mrs Kashish Jain - 7718041070**	**Not Known to Authorised Officer Symbolic Possession**
13	**a) Mr. Kusai Kaloiwala** **b) Asset Recovey Branch** c) Flat No. 807, 8th Floor, B Wing, Optima, Centrio by MJ Shah, P.L. Lokhande Marg, Govandi (E), Mumbai 400043, admeasuring an area 490.73 sq ft carpet constructed on land bearing CTS no. 7 (pt) of village – borla, Taluka Kurla, District Mumbai Suburban. **d) Mr. Kusai Kaloiwala**	a) ₹ 1,66,00,000.00 b) ₹ 16,60,000.00 c) ₹ 1,00,000.00	**Rs 1,73,96,931.25 (Rupees One crore seventy three lakhs ninety six thousand nine hundred thirty one and twenty five paise only) as on 11.02.2025 plus further interest thereon w.e.f 12.02.2025 at applicable rate of interest, Plus all other costs, Expenses and charges applicable.** **Mr Rajesh Kumar-8088980811** **Mrs Kashish Jain - 7718041070**	**Not Known to Authorised Officer Symbolic Possession**
14	**a) M/s. Guru Security Force Pvt. Ltd.** **b) Asset Recovey Branch** c) Amalgamted Flat No.301 & 302 3rd floor, having carpet area of 225 sq ft each, Falicon Court, Plot No.4, Millenium Park, Hari Om Nagar, Mulund(E), Mumbai 400 081. **d) Mrs. Asha Vijay Hind Singh**	a) ₹ 41,31,000.00 b) ₹ 4,14,000.00 c) ₹ 45,000.00	**Rs 55,87,95,512.89 (Rupees Fifty five crores eighty seven lakhs ninety five thousand five hundred twelve and eighty nine paise only) as on 30.11.2025 plus further interest thereon w.e.f 01.12.2025 at applicable rate of interest,Plus all other costs, Expenses and charges applicable** **Mr Vikash Anand-7800003697** **Mrs Kashish Jain - 7718041070**	**a) Pending Builder dues of Rs 82,64,633.00 as on 13.02.2021 b) Pending Society dues of Rs 7,29,303 till December 2025. Physical Possession**

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15	a) M/s. Jay Bhavani Aluminium Extrusion. b) Asset Recovery Management c) All that piece and parcel of the Flat No. B/2/A, 1st Floor, Matru Ashish Premises CHS Ltd., Opp. PDP Garden, 39 Neapean Sea Road, Mumbai – 400 034, Survey No.1A/7147,1/7144 admeasuring built up Area 440 sq.ft. d) Parag Pradhan and Prashant Kale	a) Rs. 1,74,00,000.00 b) Rs. 17,40,000.00 c) Rs. 1,00,000.00	Rs. 2,95,55,731.25 (Rupees Two Crores Ninety Five Lakhs Fifty Five Thousand Seven Hundred and Thirty One Rupees and Twenty five paise only) as on 30.09.2025 plus further interest, cost & expenses Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobie No. 7303299319	Not Known to Authorised Officer Symbolic Possession
16	a) M/s. Jay Bhavani Aluminium Extrusion, b) Asset Recovey Management Branch c) Lot No2 Commercial properties i.e Shop No. 14, Ground Floor, Matru Ashish Premises CHS Ltd., Opp. PDP Garden, 39 Neapean Sea Road, Mumbai – 400 034, admeasuring built up Area 250 sq.ft. d) Parag Pradhan and Prashant Kale	a)Rs.1,81,00,000.00 b)Rs.18,10,000.00 c) Rs. 1,00,000.00	Rs. 2,95,55,731.25 (Rupees Two Crores Ninety Five Lakhs Fifty Five Thousand Seven Hundred and Thirty One Rupees and Twenty five paise only) as on 30.09.2025 plus further interest, cost & expenses Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobie No. 7303299319	Not Known to Authorised Officer Symbolic Possession
17	a) Mr. Bharat Krishnanand Naik b) Asset Recovey Management Branch c) Flat No. 501, admeasuring abouut 491.62 sq.ft, 5th Floor, Siddhicity, S no. 81, H No. 1A, Near Tulsi Aahan, Neral Badlapur Road, Kharvai, Village Kharvai, Tal-Ambarnath & Dist Thane-421503. d) Mr. Bharat K Naik	a)Rs.21,15,000.00 b)Rs.2,11,500.00 c) Rs. 25,000.00	Rs.24,22,219.94 (Rupees Twenty Four Lakh Twenty Two Thousand Two Hundred and Nineteen Rupees and Ninety Four Paise only) as on date of issue of demand notice dated 11.11.2024 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobie No. 7303299319	Not Known to Authorised Officer Symbolic Possession
18	a) M/s. Palmon Impex Pvt. Ltd. b) Asset Recovey Management Branch c) .Description of immovable secured assets to be Sold: Flat No.1002,10th Floor, Building No. C, Isha Emarald, Isha Emarald Society Road, Phase-1, Ganga Dham, Survey No.612,Hissa No., 2,3,4&5,CTS No.383, Village Munjeri (Bibewadi), Taluka-haveli, Dist.-Pune-411037 admeasuring 995 sqft built up area d) Mr. Dharmendra N Agara	a) Rs. 98,66,800.00 b) Rs. 9,86,700.00 c) Rs. 1,00,000.00	Rs.16,30,62,356.74 (Rupees Sixteen crore Thirty lakh Sixty Two Thousand Three hundred Fifty Six and Paisa Seventy Four only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Mukesh Kumar - 9770551993. Mr Rajesh Kumar-8088980811	Not Known to Authorised Officer Symbolic Possession

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Bidders are requested to visit the Bank's website **www.unionbankofindia.bank.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 linkprovided i.e **www.unionbankofindia.bank.in** or **https://baanknet.com**

Date : 26.12.2025
Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India