

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@un

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 RESERVE" (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be available 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) 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. Shivali Garden restaurant measuring 127 Sq. Ft., Mira Road (East), Taluka & district: Thane -401107, Maharashtra D) Mr. Bhagwatprashad R. Sharma & Mrs. Munnidevi B. Sharma	a) Rs. 24,30,000/- b) Rs. 2,43,000/- c) Rs. 50,000/-	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
2	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 measuring 460 Sq. Ft, Shanti Park, Mira Road (East), Taluka & district: Thane -401107, Maharashtra D) Mr. Bhagwatprashad R. Sharma	a) Rs. 42,23,000/- b) Rs. 4,22,300/- c) Rs. 50,000/-	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
3	a) M/s. Amita Papers. b) Asset Recovery Management Branch c) All that piece & parcel of Residential Flat No.A1 (One), admeasuring about 550 square feet built up area on the Ground Floor of the building known Gayatri Dham CHSL (Old name Amit Apartment) constructed in the year 1995 of Gayatri Dham Cooperative housing society limited registered under shahapur under regn.No.TNA/SPR/HSG/TC/ 13267 of 2005, Constructed on plot No.2 out of S.No.91 Hissa No.1 (P), Village-Asangaon, Taluka Shahapur, Thane, admeasuring 550 Sq Ft Built up Area d) Mrs. Mita Ashok Thakkar.	a) Rs. 10,50,000.00 b) Rs. 1,05,000.00 c) Rs. 10,000.00	Rs. 6,40,16,126.00/- (Rupees Six Crore Forty Lakhs Sixteen Thousand One Hundred Twenty Six & Paise Zero Only) as on 31.12.2026 with further interest, cost & charges from 01.01.2026 Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not known to A.O. Symbolic Possession
4	a) M/s. Mahin Manufacturing & Marketing b) Asset Recovery Management Branch c) Residential Flat No.204, on 2nd Floor of building M.H. NO.642/4, Mouje Nizampura, Patel Nagar, P.O Bhiwandi District Thane -421302 admeasuring built-up area 880Sq.ft. d) Mr. Halim Khan Mohd. Hanif Khan.	a) Rs. 18,35,000.00 b) Rs. 1,83,500.00 c) Rs. 20,000.00	Rs.93,58,080.00 (Rupees Ninety Three Lakhs Fifty Eight Thousand Eighty and Zero Paise Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not known to A.O. Symbolic Possession
5	a) M/s. United Agro Bioteek Pvt Ltd b) Asset Recovery Management Branch c) Gala No. F3 & F4, Ground Floor, Actual Industrial Complex, Village-Vadavali, Uchat Road, Off Bhiwandi Wada Road, Post: Uchat, Taluka: Wada, District: Palghar admeasuring 3080 Sq. Ft. carpet area. d) M/s. United Agro Bioteek Pvt Ltd	a) Rs. 28,00,000.00 b) Rs. 2,80,000.00 c) Rs. 30,000.00	Rs. 1,99,03,420.00/- (Rupees One Crore Ninety Nine Lakh Three Thousand Four hundred Twenty and Zero Paise) as on 31.12.2025 plus further interest there on w.e.f 01.01.2026 at applicable rate of interest, cost & charges till date. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not known to A.O. Symbolic Possession

6	a)M/s. Jagdamba Machine b) Asset Recovery Management Branch c)All Piece & Parcels Of Following Non- Agricultural Land Situated At Mauje: Katemanival, Talathi Saja- Katemanivali, Taluka-Kalyan, Dist - Thane, Which Is Described Below <table><tr><th>Survey No</th><th>Hissa No.</th><th>Area Sq.mtrs</th></tr><tr><td>57A</td><td>14PART</td><td>552</td></tr><tr><td>57A</td><td>15PART</td><td>649.5</td></tr><tr><td>58A</td><td>11PART</td><td>229.29</td></tr><tr><td>58A</td><td>10PART</td><td>239.3</td></tr><tr><td colspan="2">TOTAL :</td><td>1670.09</td></tr></table> Boundaries:Towards its East is: Ganesh Apartment Towards its West is: D Prabhag Office of Kalyan Dombivali Muncipal Corporation, Towards its South is : Ganesh Temple,Towards its North is : Ayappa Temple, d)Mr.Jagdish Singh Kalu Singh Bhati	Survey No	Hissa No.	Area Sq.mtrs	57A	14PART	552	57A	15PART	649.5	58A	11PART	229.29	58A	10PART	239.3	TOTAL :		1670.09	a) Rs. 1,50,00,000.00 b) Rs. 15,00,000.00 c) Rs. 1,50,000.00	Rs.6,19,17,635.00/- (Rupees Six Crore Nineteen Lakh Seventeen thousand Six hundred Thirty Five & paisa Zero) as on 31.12.2025 plus further interest there on w.e.f 01.01.2026 at applicable rate of interest, cost & charges till date.. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not known to A.O. Symbolic Possession
Survey No	Hissa No.	Area Sq.mtrs																				
57A	14PART	552																				
57A	15PART	649.5																				
58A	11PART	229.29																				
58A	10PART	239.3																				
TOTAL :		1670.09																				
7	a) Mrs. Chandrabai Uttamchand Bohara b) Asset Recovery Management Branch c) Shop No.09, Ground Floor, C wing, Building No:7, Matoshree Nagar, Matoshree Nagar Phase-I Building No. 7 CHSL ,Plot No:26, Village: Kohojikhuntavali, Ambernath (W) Thane -421505. d) Mrs. Chandrabai Uttamchand Bohara	a) Rs.25,65,000.00 b) Rs. 2,56,500.00 c) Rs.30,000.00	Rs.38,88,588.00/- (Rupees Thirty Eight Lakh Eighty Eight thousand Five hundred and Eighty Eight) as on 30.09.2025 plus further interest there on w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not known to A.O. Symbolic Possession																		
8	a) M/s. Eternity Globtex Pvt. Ltd B) Asset Recovery Management branch. C)Residential NA open plots bearing computerized revenue survey no 175/2 paiki plot nos.1 to 79, three common open plots bearing computerized revenue survey no 175/2 paiki plot nos. 80 to 82 and one computerized revenue survey no. 175/2 paiki 83 for common Roads, Mahatma Gandhi College road, Bhutsad, Taluka Jalalpore, Navsari admeasuring 12303.00 Sq mtrs. d)Jagdishbhai Amrutbhai Kachhadiya, Mr. Pankajbhai Madhubhai Sheladia and Mr. Yogesh Govindbhai Dhorajia	a) Rs.3,14,00,000.00 b) Rs.31,40,000.00 c)Rs.Rs.3,14,000.00	Rs.16,96,41,816.00/- (Rupees Sixteen Crore Ninety Six Lakh Forty One thousand Eight hundred Sixteen and paisa Zero) as on 31.12.2025 plus further interest there on w.e.f 01.01.2026 at applicable rate of interest, cost and charges till date.. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not known to AO. Symbolic possession.																		
9	a)Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal b)Asset Recovery Management Branch c)Flat No.003, Ground Floor, Building No.4, Grace Colony Samruddhi Co-operative Housing Society Ltd,Near Balaji Mandir,Nanbhat Road,Vill- Bolinj, Virar (W) Tal.-Vasai, Dist-Palghar-401303 adm 920 sq ft built up area d) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal	a) Rs. 15,80,000.00 b) Rs. 1,58,000.00 c)Rs. 16,000.00	Rs.44,59,497.69(Rupees Forty Four Lakhs Fifty Nine Thousand Four Hundred Ninety Seven and paisa Sixty Nine 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. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993	Not known to A.O. Physical possession																		
10	a)M/s. Aryan healthcare b)Asset Recovery Management Branch c)Unit No.27 & 28, 2nd Floor, Dwarka Industrial Estate Premises Co-op Society Ltd., Naik pada, Waliv, Vasai (E) ,Dist Palghar-401208 admeasuring 1900 sq ft built up area d)Mrs. Purnima Akash Nayak,Mr. Akash N Nayak	a) Rs. 40,91,000.00 b) Rs. 4,09,100.00 c) Rs. 41,000.00	Rs.9735130.99[Rs. Ninety-Seven Lakh Thirty Five Thousand One Hundred Thirty rupee and Ninety Nine paise only] as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost & charges till date. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received																		
11	a)All legal heirs of Ratnesh K Tiwari b) Asset Recovery Branch, Mumbai c) Flat No.1204,12th Floor,Mateshwari Altura,at Village Khidkali, Kalyan Shilphata Road, Dombivali (East), Dist Thane-421204 adm.35.42 sq.mtrs carpet area d) Mr. Ratnesh Kripashankar Tiwari.	a) Rs. 31,19,000.00 b) Rs. 3,11,900.00 c) Rs. 31,000.00	Rs.47,12,622.09 (Rupees Forty-Seven Lakhs Twelve Thousand Six Hundred Twenty Two and paisa Nine only) as on 31.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar-80889 80811 Mr.Mukesh Kumar - 9770551993	Not known to AO Symbolic Possession																		
12	a)Shri Sandeep Kisan Dandavate b)Asset Recovery Management Branch c)House No.805, [Nanai], Net built up Area 6586.5 Sq. fts. Near Adhyan Kendra, Dhodipada, Village Kurnze, Taluka-Vikramgad, Dist-Palghar, PIN-401403. d) Shri Sandeep Kisan Dandavate.	a) Rs. 41,55,300.00 b) Rs. 4,15,530.00 c)Rs. 42,000.00	Rs. 7691182.86 (Rupees Seventy six lakh SNinety one Thousand One Hundred Eighty Two and paise eighty six only) as on 30.09.2025 plus further interest w.e.f 01.10.2025 at applicable rate of interest, cost & expenses.. Shri Rajesh Kumar - 8088980811 Shri Mukesh Kumar - 9770551993	Not known to A.O. Physical Possession																		
13	a)Ashok Dayashankar pandey b) Asset Recovery Branch, Mumbai c) Flat No.1205,12 th Floor,Mateshwari Altura,at Village Khidkali, Kalyan Shilphata Road, Dombivali (east), Dist Thane-421204 adm. 485 sq ft carpet area (including Balcony) d) Mr. Ashok Dayashankar Pandey	a) Rs. 34,65,000.00 b) Rs. 3,46,500.00 c) Rs. 35,000.00	Rs.4568686.89(Rupees Forty-Five Lakhs Sixty Eight Thousand Six Hundred Eighty Six & paisa Eighty Nine only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost & charges till date. Mr Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh kumar 9770551993	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.
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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 **COURSE BASIS** on Dated 28.01.2026 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 28.01.2026 for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 28.01.2026 AT 12.00 PM 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) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
14	a) Keshav Ankush Lawate b) Asset Recovery Branch, Mumbai c) Flat No.202, 2nd Floor, E wing, CASA Fontana, Village Khoni, Talaja Bypass Road, Dombivali East, Dist Thane 421301 adm. 454 sq. ft. carpet Area d) Mr. Keshav Ankush lawate	a)Rs.32,40,000/- b) Rs.3,24,000/- c)Rs.32,000.00/-	Rs. 5486840.67 (Rupees Fifty Four lakh Eighty Six thousand Eight Hundred Forty and paisa Sixty Seven 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 Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh kumar 9770551993	Not known to AO Physical Possession
15	a)Hemant Ramchandra Jawale b) Asset Recovery Branch, Mumbai c) Flat No.402, 4th Floor, A wing, Amar Darshan CHSL, Village Belawali, taluka Ambernath, dist Thane -421503 d) Mr. Hemant Ramchandra Jawale	a) Rs. 19,26,000.00 b)Rs. 1,92,600.00 c)Rs.20,000.00	Rs. 2935577.73 (Rupees Twenty Nine lakh Thirty Five thousand Five hundred Seventy seven & paisa seventy three only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost & charges till date. Mr Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh Kumar - 9770551993	Not known to AO Physical Possession
16	a) Alok Shyam Narayan Singh b) Asset Recovery Management branch. C) Flat no105, 1st Floor, Building no 01, Vakratunda Apartment, Manvel pada survey no 359/2 & 156 / 2/2, Hissa no 2/2 of village Virar, Virar East, Palghar, Maharashtra -401305 admeasuring 600 Sqft 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 & Forty Four Paisa only) as on 18.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession.
17	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.
18	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 Sqft 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 Paisa only) as on 14.01.2025 plus further interest, cost & expenses Simranjit Singh-7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
19	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 Sqft 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 Paisa only) as on 18.12.2024 plus further interest, cost & expenses. Simranjit Singh-7889115379 vikas Upadhyay-7572002323	Not known to AO. Symbolic possession

	U) Nishi Dinkar Nimbare			
20	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
21	a) Rajesh Panchdev Vishwakarma b) Asset Recovery Management Branch c) 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 Sqft 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
22	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 Sqft 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. Physical possession
23	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,Hno 2 ,village Virar East Tauka Vasai District Palghar Maharashtra-401303 admeasuring 610 Sqft. 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 & 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
24	a) Mr Ajit Suresh Nikam b) Asset Recovery Management Branch c) Flat no 303,3rd Floor Building no 9,Shree Ganesh apartment ,Survey no 157,Hissa no 11 Sno 359 Hno 2 Village Virar East Taluka Vasai District Palghar Maharashtra -401303 admeasuring 610 Sqft d) Mr Ajit Suresh Nikam	a) Rs 18,96,000/- b) Rs 1,89,600/- c) Rs 19,000/-	Rs. 30,83,989.96 (Rupees Thirty Lacs Eighty Three Thousand Nine Hundred Eighty Nine and Ninety Six Paise only) as on 19.12.2024 plus further interest, cost & expenses Simranjit Singh -7889115379 Vikas Upadhyay-7572002323	Not known to AO. Symbolic possession
25	(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 commerical 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 ,Maharashtra -401208 and 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) LRs 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. Simranjit Singh Bhatia - 7889115379 Vikash Upadhyay-Mobile no 7572002323	Not Known to AO Physical possession
26	a) M/s Sadgururupa Bharat Gas b) Asset Recovery Management Branch c) Flat No. 101, 1st Floor,super built-up Area 875 sq.ft 'C' Wing, Prajakta Apartment No.3, Village Agashi, Near Chalpeth Jain Mandir, Mathedi Wadi, Virar(west), Taluka Vasai, Dist. Palghar. ADM 875.33 sq. ft. d) Mr. Vinod Govind Patil	a) Rs.15,00,000.00 b) Rs.1,50,000.00 c) Rs.15,000.00	Rs.40,27,000.00(Rupees Forty Lakh Twenty Seven Thousand Only) as date of issue of demand notice dated 01.02.2020 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay- Mob- 7572002323 Mr. Nilesh Sharma -Mobie No. 7303299319	Not Known to Authorised Officer Physical Possession
27	a) Mr. Rajendra Prasad Kanojiya & Mrs. Bina Rajendraprasad Kanojiya B) Asset Recovery Management branch. C). 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.21,50,000.00 b). Rs. 2,15,000.00 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.

Email: ubin0553352@un

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
28	a) M/s Valbhav Chemicals b) Asset Recovery Management Branch c) All the piece and parcel in the name of Parul Kirtikumar Shah situated at Office No. 511, Fifth Floor, Yogeshwar Premises Cooperative Society Limited, 135-139, Kazi Syed Street, Masjid, Mumbai-400003, admeasuring about 187 sq.ft. d) Proprietor Parul Kirtikumar Shah	a) Rs. 30,21,000/- b) Rs. 3,02,100/- c) Rs. 31,000/-	Rs. 51,14,931.23/- (Rupees Fifty One Lakh Fourteen Thousand Nine Hundred Thirty One and Twenty Three Paise only) as on 27.03.2024 plus further interest, cost & expenses Mr. Vikas Kumar Upadhyay - Mob-7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Symbolic Possession
29	a)M/s Nikunj Sales Corporation Prop. b) Asset Recovery Management Branch c) Description of immovable secured assets to be Sold All that piece and parcel of the Flat No 209, 2nd Floor, C Wing, Building No. 2, Indraprastha CHSL, Near Raheja Township Plot No 1 Jitendra Road Malad East Mumbai - 400097 adm. 823 sq.ft. Built up area. d) Proprietor Nikunj Kothari	a) Rs. 1,65,00,000/- b) Rs. 16,50,000/- c) Rs. 1,00,000/-	Rs. 2,19,50,330.73 (Rupees Two Crores Nineteen lakhs Fifty Thousand Three Hundred and Thirty and seventy three Paise only) as on 31.03.2025 plus further interest, cost & Expenses. Mr. Vikas Kumar Upadhyay-Mob- 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Symbolic Possession
30	a) Ms. Priyanka Krishnakumar Shukla b) Asset Recovery Branch Mumbai c) All that piece & parcel of Flat No.1001, admeasuring carpet area 41.25 Sq. Mtrs. 10th Floor, B Wing, Gayatri Classic Village Fene, Taluka Bhiwandi, Dist. Thane 421302 belonging to Priyanka Shukla. d) Ms. Priyanka K Shukla	a) Rs 22,67,000.00 b) Rs 2,26,700.00 c) Rs 23,000.00	Rs.31,88,000.00 (Rupees Thirty One Lakhs Eighty Eight Thousand Only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest plus all other costs, Expenses and charges applicable. Mr. Rajesh Kumar Mob 8088980811 Mr. Abhishek Takalkar 8897815935	Not known to AO. Symbolic possession
31	a)M/s Akshay Dughdalay Prop. Hiranman R Roundhal b)Asset Recovery Management Branch c)Factory land & Building, Gut No. 110, Sopavasti, At post: Pat, Taluka - Khed, Dist- Pune, Maharashtra -411019 land admeasuring area 00H 15 ARE out of total land admeasuring area 00H 45 ARE at Gat No 110. d) Mr. Hiranman Raghu Roundhal	a)Rs. 31,26,000.00 b) Rs 3,13,000.00 c) Rs 31,300.00	Rs. 5,37,00,000.00 (Rupees Five Crore Thirty Seven Lakh 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. Rajesh Kumar Mobile No.8088980811 Mr. Abhishek Takalkar 8897815935	Not known to AO. Physical possession
32	a) Nidhi Somnath Tripathi b) Asset Recovery Branch Mumbai c) Flat No 106, 1st Floor Adm 58.66 Sq. Mtr carpet area in wing B building Primo constructed on all that piece and parcel of land area Adm 1370 Sq. Mtrs bearing plot no A out of survey no 83 (pt) corresponding to CTS no 281 B/1 at near Shangrilla Biscuit factory OFF LBS Mrag, Bhandup west Dist Mumbai-400078 d) Nidhi Somnath Tripathi	a) Rs. 1,13,76,000.00 b) Rs.11,37,600.00 c) Rs.1,00,000.00	Rs.1,50,70,000.00 (Rupees One Crore Fifty Lakhs Seventy Thousand Only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost & Charges till date. Mr. Rajesh Kumar Mob-.8088980811 Mr. Abhishek Takalkar 8897815935	Builder/Society dues may exist (Though Secure Creditor is not aware of such dues & not verifiable at our end) Symbolic possession.
33	a)Mr. Lalsingh Udaysingh Chadana b) Asset Recovery Branch, Mumbai c) All that piece & parcel of property Flat No 302,3rd Floor, Adm 426 Sq. Ft (carpet area) Anjali Apartment, Neral Badlapur road, Village Mamdapur, Taluka Karjat, Dist Raigad-410101 d) Lalsingh Udaysingh Chadana	a)Rs. 17,35,000.00 b) Rs.1,73,500.00 c) Rs.17,500.00	Rs.20,71,304.41(Rupees Twenty Lakhs Seventy-One Thousand Three Hundred Four & Paise Forty-One Only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost & charges till date. Mr. Rajesh Kumar Mobile No.8088980811 Mr. Abhishek Takalkar 8897815935	Not Known to AO. Symbolic possession.
34	a) Kiran Agencies	a) Rs 1,87,00,000.00	Rs 16,76,26,213.00 (Rupees Sixteen crores	Not known to AO

34	a) Kiran Agencies b) Asset Recovery Management branch. c) Flat No.102, 1st floor, Vicky Apartments situated at old Tata Press Road, Prabhadevi, Mumbai 400025 situated at plot bearing TPS IV and bearing Cadestral Survey No.1/43 of Mahim Division. Admeasuring 808 Sq. Ft. Built up area, in the name of Vijay Somalwar, Kiran Somalwar, Mrs. Achala V. somalwar and Mrs. Vandana K. Somalwar. d) Vijay Somalwar, Kiran Somalwar, Mrs. Achala V. somalwar and Mrs. Vandana K. Somalwar.	a) Rs.1,87,00,000.00 b) Rs.18,70,000.00 c)Rs 1,00,000.00	Rs.16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande (9975038389) Rajesh Kumar- (8088980811)	Not known to AO Except the dues of Vicky Apartment CHSL amounting to Rs.10,45,003/- towards Maintenance and other charges as on April 2025. Symbolic Possession Section 14 Order Received.
35	a) M/s Infonet IT Solutions (I) Limited b) Asset Recovery Management Branch c) Lot No.-1, Gala No. A-31 Second Floor, at Nand Dham Industrial Estate, Marol Bhavani Nagar, Marol-Maroshi Road, Andheri (east) Mumbai 400059	a)Rs.1,27,00,000.00 b) Rs.12,70,000.00 c)Rs 1,00,000.00	Rs.5,22,90,663.00 (Rupees Five Crores Twenty Two lakh Ninety Thousand Six Hundred SixtyThree only) plus further interest thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date. G.K. Deshpande (9975038389) Rajesh Kumar (8088980811)	Not know to AO except the following dues payable to Nand Dham Udyog Premises Co-Op Society Ltd. Rs 17,70,221.00 For Gala No A-31 as on 31.10.2024 Symbolic Possession Section 14 Order in process
36	a) M/s Infonet IT Solutions (I) Limited. b) Asset Recovery Management Branch c) Lot No.-2, Gala No. A-32 Second Floor, at Nand Dham Industrial Estate, Marol Bhavani Nagar, Marol-Maroshi Road, Andheri (east) Mumbai 400059	a)Rs.1,40,00,000.00 b).Rs.14,00,000.00 C)Rs 100,000.00	Rs.5,22,90,663.00 (Rupees Five Crores Twenty Two lakh Ninety Thousand Six Hundred SixtyThree only) plus further interest thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date. G.K. Deshpande (9975038389) Rajesh Kumar (8088980811)	Not know to AO Not know to AO except the following dues payable to Nand Dham Udyog Premises Co-Op Society Ltd. Rs 20,27,830.00 For Gala No A-32 as on 31.10.2024 Symbolic Possession Section 14 Order in process
37	a)M/s. First Choice Multi Ventures Pvt. Ltd B)Asset Recovery Management Branch c)All that piece & 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 8,63,00,000/ b).Rs.86,30,000.00 C)Rs 100,000.00	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 G.K. Deshpande (9975038389) Rajesh Kumar (8088980811)	Not Known to AO Symbolic possession.
38	a)M/s.Herald Multi Ventures Pvt. Ltd B)Asset Recovery Management Branch c)All that piece & 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 3,71,00,000/- b). Rs. 37,10,000.00 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. G.K. Deshpande (9975038389) Rajesh Kumar (8088980811)	Not Known to AO Symbolic possession
39	a)M/s Jyoti Polymers b)Asest Recovery Branch Mumbai c)Residential Flat No.02, Ground Floor, Gurumahima Apartment bearing on Sr.No.18/5E/2/2, Guru Nagar, Jayabai Colony, Nasik- 422101 admeasuring 931.00 sq. ft. Built up. d)Mr. Kacheshwar Keruji Kalunge	a)Rs.23,50,000/- b)Rs.2,35,000/- c)Rs 25,000/-	Rs. 4,67,22,393.42 (Rs. Four Crores Sixty Seven Lakh Twenty Two Thousand Three Hundred Ninety Three and Paise Fourty Two Only) as on 30.06.2023 plus further interest thereon w.e.f 01.07.2023 at applicable rate of interest, cost and charges till date. Rajesh Kumar -8088980811 Mr Girish Deshpande:-9975038389	Not Known To A O Symbolic possession
40	a)Mr.Vinod Khandu Dumbre b) Asset Recovery Branch, Mumbai c)Flat No 101,2Ndt Floor,, Meghana Building, Plot No 95, Sector 27, Sea woods, Nerul, Navi Mumbai-400706. d) Vinod Khandu Dumbre	a) Rs.1,05,00,000/- b) Rs.10,50,000/- C) Rs.1,00,000/-	Rs. 1,67,68,288.73 (Rs. One Crore Sixty-Seven Lakh Sixty Eight Lakh Two Hundred Eighty Eight and paise Seventy Three Only) as on 04.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Anand -7800003697 Mr Girish Deshpande:-9975038389	One Sale Transaction is observed top be registered for property post Mortgage without consent of secured creditor Symbolic Possession
41	a)Mr.Vinod Khandu Dumbre b) Asset Recovery Branch, Mumbai c)Flat No 201,2Ndt Floor,, Meghana Building, Plot No 95, Sector 27, Sea woods, Nerul, Navi Mumbai-400706. d) Vinod Khandu Dumbre	a) Rs.1,00,00,000/- b) Rs.10,00,000/- C) Rs.1,00,000/-	Rs. 1,67,68,288.73 (Rs. One Crore Sixty-Seven Lakh Sixty Eight Lakh Two Hundred Eighty Eight and paise Seventy Three Only) as on 04.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Anand -7800003697 Mr Girish Deshpande:-9975038389	One Sale Transaction is observed top be registered for property post Mortgage without consent of secured creditor Symbolic Possession



Union Bank of India

A Government of India Undertaking

1st floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.

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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 **COURSE BASIS** on Dated **28.01.2026** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India 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 **28.01.2026** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 28.01.2026 AT 12.00 PM 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) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
42	a) M/s Sai Shraddha Garments b) Asset Recovery Management Branch c) All the piece and parcel of land and structure there on S.No.29(P), H.No.2A, Near Sai Baba Temple, land area admeasuring about 4480 sq mtrs, Village Sonale, Bhiwandi, Thane 421302 d) Mr. Gajanan Ragho Harad, Mr. Ragho P Harad, Mrs. Kalubai M Masane, Mr. Baliram P Harad, Mr. Laxman P Harad, Mr. Ram P Harad, Mrs. Nagubai M Mhatre & Ms. Shilpa G Harad	a) Rs. 1,51,00,000.00 b) Rs. 15,10,000.00 c) Rs. 1,00,000.00	Rs 98,89,660.01 (Rupees Ninety eight lakhs eighty nine thousand six hundred sixty and one paise only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charge till date. Mr. Jeetendra Natoo - 9409237456 Ms. Kashish Jain - 7718041070	Not known to A.O. Physical Possession
43	a) M/s Esseljay Steels Pvt Ltd b) Asset Recovery Management Branch c) Lot No. 1 :- Godown No. B-6, Basement Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 378 Sq Ft Built up Area Lot No. 2 :- Unit No. 115, Ground Floor, Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 106 Sq Ft Built up Area d) M/s Solid Foods Pvt Ltd	Lot-1: a) Rs. 31,00,000.00 b) Rs. 3,10,000.00 c) Rs. 31,000.00 Lot-2: a) Rs. 12,00,000.00 b) Rs. 1,20,000.00 c) Rs. 12,000.00	Rs.16,23,37,069.63 (Rs Sixteen Crore Twenty Three Lakh Thirty Seven Thousand and Sixty Nine and Paise Sixty Three 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. Jeetendra Natoo - 9409237456 Ms. Kashish Jain - 7718041070	Lot-1: a. Society Maintenance Charges & Other Charges of Rs 25,19,583.00 as on June 2025. b. Society Beautification Charges & Other Charges of Rs 93,508.00 as on October 2024. Lot-2: Not known to A.O. Physical Possession
44	a) Mrs Shahin Salim Sayyad B) Asset Recovery Management branch. C) Lot no. 1 : 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. Lot no. 2 : 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	Lot no. 1 : a) Rs 17,74,000.00 b) Rs. 1,80,000.00 c) Rs. 20,000.00 Lot no. 2 : a) Rs 17,01,000.00 b) Rs. 1,71,000.00 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 Mr. Vikash Anand - Mobie No. 7800003697	Not Known to AO Symbolic possession.
45	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 18,18,000.00 b) Rs. 1,82,000.00 c) Rs. 20,000.00	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 Mr. Vikash Anand - 7800003697	Not Known to AO Symbolic possession (CMM Order received)
46	a) Mr. Ravindra Kather Patil	a) Rs 4,07,00,000.00	Rs. 14,83,53,000.47 (Rs Fourteen Crore Eighty	Not known to A.O.

	d) Mr Govind Jawanar Yadav			
46	a) Mr. Ravindra Kathor Patil b) Asset Recovery Management Branch c) Flat No.701 , on 7th Floor, admeasuring about 1662.48 sq ft (built up area), along with 1 car parking No.1 admeasuring 120 Sq.Ft. in building known as Shashtri Housing Co-op Housing Society Ltd, situated at Plot No.647, CTSNo.E-11, Khar West, Village Bandra, Mumbai d) Mrs. Parvati Ravindra Patil	a) Rs. 4,07,00,000.00 b) Rs.40,70,000.00 c) Rs. 1,00,000.00	Rs. 14,83,53,000.47 (Rs Fourteen Crore Eighty Three Lacs Fifty Three Thousand and paisa Forty Seven Only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost and charge till date. Mr. Vikash Anand - 7800003697 Ms. Kashish Jain - 7718041070	Not known to A.O. Symbolic Possession (CMM order received)
47	a).Dattatray Harichand Gaikwad. b).Asset Recovery Management branch. c) All that piece& parcel of Flat No.307 , 3rd floor, B wing, Vrindavan Residency, Near Sai Hospital, Opp. Hingad Society, Plot Nos. 7 & 8, Survey No.92, Village : Dhamote, Neral East, Taluka : Karjat, District : Raigad, Pin : 410101, admeasuring 630 Sq. Ft. Built up. d) Dattatray Harichand Gaikwad.	a)Rs.13,91,000.00 b).Rs.1,39,100.00 c)Rs.14,000.00	Rs.29,63,977.95 (Rupees Twenty nine lakh, sixty three thousand, nine hundred seventy seven and paise ninety five only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost and charge till date. Mr. Vikash Anand - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic possession.
48	a). Sikandar Gani Shikalgar. B). Asset Recovery Management branch. C). All that piece and parcel of Flat No.108 , 1st floor, B wing, Vrundavan Residency, Plot No. 7 & 8, Survey No.92, Near Sai Baba Mandir, Sai Hospital, Opp. Hingad Society, Village : Dhamote, Neral East, Taluka : Karjat, District : Raigad 410101, Admeasuring 630 Sq. Ft. built up. d). Sikandar Gani Shikalgar.	a)Rs.13,91,000.00 b).Rs.1,39,100.00 c)Rs.15,000.00	Rs.27,86,254.06 (Rupees Twenty seven lakh, eighty six thousand, two hundred fifty four and paise six only) as on 03.11.2023 plus further interest thereon at applicable rate of interest, cost and charge till date. Mr. Vikash Anand - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic possession.
49	a). Parag Suresh Shah, Pushpa Suresh Shah. B). Asset Recovery Management branch. C).All that piece and parcel of Flat No.303 , 3rd floor, D wing, Momai Residency, Star colony, Manpada road, Dombivli East, Village : Sagaon, Dist: Thane 421201. Admeasuring 580 Sq. Ft. built up. d). Parag Suresh Shah.	a).Rs.17,75,000.00 b).Rs.1,77,500.00 c). Rs.18,000.00	Rs.28,43,124.25 (Rupees Twenty eight lakh, forty three thousand, one hundred twenty four and paise twenty five only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost & charge till date. Mr. Vikash Anand - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic possession. (CMM order received)
50	a) M/s Madan Textiles (Prop. Mr. Madan Tarachand Jain) b) Asset Recovery Management Branch c) Lot No.1: Residential Flat No.1, Ground Floor, C Wing, Shri Devashish CHSL, Gokul Nagar, Bhiwandi, Thane-421302 Lot No.2: Residential Flat No.7, 3rd Floor, C Wing, Shri Devashish CHSL, Gokul Nagar, Bhiwandi, Thane -421302 d) Lot No.1: Mrs. Bhanwariben Madanlal Jain Lot No.2: Mrs. Jayeshri Vijay Jain	Lot No.1: a) Rs.18,10,000.00 b) Rs.1,81,000.00 c) Rs.18,100.00 Lot No.2: a) Rs.18,10,000.00 b) Rs.1,81,000.00 c) Rs.18,100.00	Rs.76,62,210.34 (Rupees Seventy Six lacs Sixty Two Thousand Two Hundred Ten & Paise Thirty Four Only) as on 31.12.2024 plus further interest there on w.e.f. 01.01.2025 at applicable rate and other cost, expenses, legal and other charges Jeetendra Natoo - 9483624036	Not known to A.O. Symbolic Possession CMM Order received
51	a) Mr. John Mathew Thampikutty & Othrs. b) Asset Recovery Management Branch c) Property at Flat No.5 on 2nd Floor, the building known as Sanjay Ashok Co-op Housing Society Ltd, situated at land bearing at C.S. No.1/384, lying being and situated at 16, Hansraj Lane, Byculla, Mumbai - 400027 d) Mr. John Mathew Thampikutty , Mr. Chathanattu Philip Thampikutty & Mrs. Sosamma Mathew and Mr. John Mathew Thampikutty , Mr. Philip Mathew Thampikutty & Mrs. Annamma Thampi (Legal Heirs of Mr. Chathanattu Philip Thampikutty)	a) Rs.1,65,00,000.00 b) Rs.16,50,000.00 c) Rs.1,00,000.00	Rs.95,35,344.94 (Rupees Ninty Five lacs Thirty Five Thousand Three Hundred Forty Four & Paise Ninty Four Only) as on 31.12.2024 plus further interest there on w.e.f. 01.01.2025 at applicable rate and other cost, expenses, legal and other charges Jeetendra Natoo - 9483624036	Not known to A.O. Symbolic Possession CMM Order received
52	a) M/s. Heritage Industries (Prop. Mr. Praful Subhash Dalvi) b) Asset Recovery Branch, Mumbai c) A RCC Godown No. A/30 , area admeasuring 1300 sq. ft. equivalent to 120.82 sq. mtrs. (Built Up Area) on ground floor, in MADHUSUDHAN COMPUND, alongwith undivided common interest in land beneath the said Godown with rights upto ground floor only, constructed on all that piece and parcel of land area admeasuring 6868.16 sq. mtrs. bearing Survey No.257 Hissa No.1 lying being situated at Village Mouje Anjur, within Taluka limits of Bhiwandi and in the Registration District of Thane and Sub Registration District of Bhiwandi d) Mrs. Anita Bharat Kumar Soni	a) Rs.15,22,000.00 b) Rs.1,52,200.00 c) Rs.15,220.00	Rs.64,05,268.07 (Rupees Sixty Four Lakhs Five Thousand Two Hundred Sixty Eight and Paise Seven Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Mr.Jeetendra Natoo - 9483624036 Inspection Date: 20.01.2026	Not known to A.O. Physical Possession

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Fl

Email: ubin0553352@un

E-AUCTION SALE NOT

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL AS (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 prop Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT REC (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will b website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be so 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
53	a) Mrs. Sheetal Sushil Mishra b) Asset Recovery Management Branch c) Lot No.1: Flat No.303, 3rd Floor, Shree Krupa Yash,Plot No.130, Sector-10, Kopar Node, Village: Kharghar, Tal: Panvel, Dist: Raigad, Maharashtra-410210 Lot No.2: Flat No.403, 4th Floor, Shree Krupa Yash ,Plot No.130, Sector-10, Kopar Node, Village: Kharghar, Tal: Panvel, Dist: Raigad, Maharashtra - 410210 d) Mrs. Sheetal Sushil Mishra	Lot No.1: a) Rs.27,45,000.00 b) Rs.2,74,500.00 c) Rs.28,000.00 Lot No.2: a) Rs.27,45,000.00 b) Rs.2,74,500.00 c) Rs.28,000.00	Rs.1,54,17,013.43 (Rupees One Crore Fifty Four Lakhs Seventeen Thousand Thirteen and Paise Forty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Mr. Jeetendra Natoo - 9483624036 Inspection Date: 21.01.2026	Not known to A.O. Physical Possession
54	a) M/s Aditya Enterprises (Prop. Mr. Hariprakash B. Singh) b) Asset Recovery Branch, Mumbai c) All that piece and parcel of Flat No.2 on Ground Floor, G-Wing in the Building known as Yashwant Vihar Complex adm.46 sq. mtrs. Built up area on land bearing Survey No./H. No. 191/2,3, Plot No.1,2,3 situate, lying and being at Village Bolinj, Tal: Vasai & District: Palghar - 401303 d) Mr. Sher Singh	a) Rs.37,90,000.00 b) Rs.3,79,000.00 c) Rs.37,900.00	Rs. 69,43,899.72 (Rupees Sixty Nine Lacs Forty Three Thousand Eight Hundred Ninety Nine & Paise Seventy Two Only) as on 30.06.2025 plus further interest there on w.e.f. 01.07.2025 at applicable rate and other cost, expenses, legal and other charges thereon Mr. Jeetendra Natoo, - 9483624036 Inspection Date: 22.01.2026	Not known to A.O. Physical Possession
55	a) Mr Govind Singh, b) Asset Recovery Branch, Mumbai c) Flat No:805, 8 th Floor, Wing B, Shiv Savali Complex, adm 550 Sq Ft. Survey No 79, Hissa No:16 & 17, Village Shivajinagar, Near Shankeshwar Palms, Dombivali (West), Tal: Kalyan. Dist:Thane 421202. adm. 550 Sq Ft carpet area d) Mr. Govind Singh	a)Rs.31,00,000.00 b)Rs.3,10,000.00 c)Rs 31,000.00	Rs. 43,22,994 (Rupees Forty Three Lacs Twenty Two Thousand Nine Hundred Ninty Four Only) as on 19.04.2023 plus further interest there on w.e.f. 20.04.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
56	a)Mr Mr Rahul Shivcharan Singh b) Asset Recovery Branch, Mumbai c) Twin Bungalow 127 A, Adm 1063 Sq Ft Carpet Area, Daisy, Elegant Phase1, Plot No 127, New Sr No 118/4, Village Jambrung, Sub District Karjat Dist: Raigad - 410201. d) Mr.Rahul Shivcharan Singh	a)Rs.48,00,000.00 b)Rs.4,80,000.00 c) Rs48,000.00	Rs. 88,08,398.70 (Rupees Eighty Eight Lacs Eight Thousand Three Hundred Ninety Eight & Paise Seventy Only) as on 21.04.2023 plus further interest there on w.e.f.22.04.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar-8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
57	a) Mr RAVI KISHOR KUMAR b) Asset Recovery Branch, Mumbai c) Flat No: 1903, 19th Floor D Wing, Versatile Valley, Carpet 400 Sq Ft, Near Nilje Talao, Kalyan Shil Road, Nilje Dombivali (East), Tal: Kalyan, Dist: Thane . 421204. d) Mr. RAVI KISHOR KUMAR	a)Rs.32,00,000/- b)Rs.3,20,000.00 c) Rs32,000/-	Rs 38,00,932.00 (Rupees Thirty Eight Lac Nine hundred Thirty Two only) together with interest as on 30.11.2023 plus further interest there on w.e.f.01.12.2023 at applicable rate of interest, cost & excluding legal & other charges till date.. Mr Vijay Bhagwatkar -8689822227 Mr. Kishor Chandra Kumar-7992466930	Not known to AO Symbolic Possession
58	a) Mr RAVI KISHOR KUMAR	a)Rs32,00,000/-	Rs 38,72,841.00 (Rupees Thirty Eight Lac	Not known to AO

58	a) Mr RAVI KISHOR KUMAR b) Asset Recovery Branch, Mumbai c) Flat No: 1904, 19th Floor D Wing, Versatile Valley, Carpet 400 Sq Ft, Near Nilje Talao, Kalyan Shil Road, Nilje Dombivali (East), Tal: Kalyan, Dist: Thane. 421204. d) Mr. RAVI KISHOR KUMAR	a)Rs32,00,000/- b)Rs.3,20,000.00 c) Rs32,000/-	Rs 38,72,841.00 (Rupees Thirty Eight Lac Seventy Two Thousand Eight hundred Forty One only) together with interest as on 30.11.2023, plus further interest there on w.e.f. 01.12.2023 at applicable rate of interest, cost and excluding legal & other charges till date. Mr Vijay Bhagwatkar -8689822227 Mr. Kishor Chandra Kumar-7992466930	Not known to AO Symbolic Possession
59	a)Mr NITIN RAJESHAM KODUR b) Asset Recovery Branch, Mumbai c) Flat no: 505, 5 th Floor, Carpet 625 Sq Ft, C Wing, Versatile Valley, Near Nilje Talao, Kalyan Shil Road, Nilje Dombivali (East), Tal: Kalyan, Dist: Thane. 421204. d) Mr. NITIN RAJESHAM KODUR	a)Rs45,00,000/- b)Rs.4,50,000/- c) Rs45,000/-	Rs 54,18,183.00 (Rupees Fifty Four Lacs Eighteen Thousand One Hundred Eighty Three only) together with interest as on 30.11.2023, plus further interest there on w.e.f. 01.12.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar -8689822227 Mr. Kishor Chandra Kumar-7992466930	Not known to AO Physical Possession
60	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:4, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 444 Sq Ft. (Build up) Carpet 317.15 Sq Ft (Near Tulsi Centre Point Building). d) Neets Electricals & Appliances Pvt Ltd	a)Rs.18,50,000.00 b)Rs.1,85,000.00 c) Rs.20,000.00	Rs.2,77,47,204.29 (Two Crores Seventy Seven Lac Fourty Seven Thousand Two Hundred Four Paise twenty Nine Only) as on 31.03.2024 plus further interest thereon w.e.f.01.04.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Vijay Bhagwatkar 8689822227. Mr Kishor Chandra Kumar - Mobile No. 9466747894	Not known to AO Physical Possession
61	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:5, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 461 Sq Ft (Build up) Carpet 328.11 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs.19,35,000.00 b)Rs.1,93,500.00 c) Rs.20,000.00		
62	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:6, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 543 Sq Ft (Build up) Carpet 384.78 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs.22,75,000.00 b)Rs.2,27,500.00 c) Rs.23,000.00		
63	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:7, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. 410101. Admeasuring 187 Sq Ft (Build up) Carpet 102.33 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs7,85,000.00 b)Rs.78,500.00 c) Rs.10,000.00		
64	a) Mr Sonvir Singh. b) Asset Recovery Management Branch c) Flat No:803, 8 th Floor, Wing B, Shiv Savali Complex, adm 550 Sq Ft, Survey No 79, Hissa No:16 & 17, Village Shivajinagar, Near Shankeshwar Palms, Property under KDMC, Dombivali (West), Tal: Kalyan. Dist:Thane 421202. d) Mr Sonvir Singh	a) Rs. 28,00,000/- b) Rs. 2,80,000/- c) Rs. 28,000/-	Rs. 45,25,078.00 (Rupees Forty Five Lacs Twenty Five Thousand Seventy Eight Only) as on 20.04.2023 plus further interest there on w.e.f. 21.04.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Vijay Bhagwatkar-8689822227 Mr.Kishor Chandra Kumar-7992466930	Not known to A.O. Symbolic Possession
65	a) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela,. b) Asset Recovery Management Branch c) Flat No. 402, 4 th Floor, Omkar Apartments, Plot No 12, Survey No 43 A, hissa No 10P, CTS No 8801-A, Village Vadavali, Tal: Ambernath, Dist: Thane. 421202. d) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela,.	a)Rs.20,00,000/- b)Rs.2,00,000/- c)Rs. 20,000/-	Rs. 16,47,396.00 (Rupees Sixteen Lacs Forty Seven Thousand Three Hundred Ninty Six Only) as on 28.02.2025 plus further interest there on w.e.f. 01.03.2025 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Vijay Bhagwatkar - 8689822227 Mr. Kishor Chandra Kumar-7992466930	Not known to A.O. Physical Possession



Union Bank of India

A Government of India Undertaking

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

TICE (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 "COURSE BASIS" on Dated 28.01.2026 in between 12.00 Pm to 5.00 Pm for recovery of respective amounts, due to the Union Bank of India 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 28.01.2026 for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 28.01.2026 AT 12.00 PM 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) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
66	a)1. M/s Mary Tea Company Prop. Mrs. Shirley Benno Sabastian & 2. M/s S B Tea Company Prop. Mr. Joseph Benno Sabastian. b) ARM Branch, Mumbai, c) Lot No 1 Shop No B/S/2, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078. d) Mrs. Shirley Benno Sabastian	a)Rs.41,50,000.00 b)Rs.4,15,000.00 c)Rs.50,000.00	M/s Mary Tea Company Prop. Mrs. Shirley Benno Sabastian & 2. M/s S B Tea Company Prop. Mr. Joseph Benno Sabastian Jointly Rs. 3,06,14,505.82 (Rupees Three Crores Six Lakhs Fourteen Thousand Five Hundred Five & Paise Eighty Two Only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and excluding legal and other charges till date . Mr. Kishor Chandra Kumar -7992466930	Not known to A.O. Physical Possession , Society Dues May Exist
67	a)1. M/s Mary Tea Company Prop. Mrs. Shirley Benno Sabastian & 2. M/s S B Tea Company Prop. Mr. Joseph Benno Sabastian. b) ARM Branch, Mumbai, c) Lot No 1 Shop No B/S/2, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078. d) Mr. Joseph Benno Sabastian	a)Rs.40,50,000.00 b)Rs.4,05,000.00 c)Rs.50,000.00		Not known to A.O. Physical Possession , Society Dues may Exist
68	A) M/s Unique Eco Stove. Prop. Mr. Zubair Usman Badra B) Asset Recovery Management Branch C) All that piece & parcel of Flat No. 203, A-Wing, 2nd Floor, Building No. 4, Type -F, Sankalp Dham Building, Opp. Sativali Nagar Parishad School, Sativali, Palghar -401404 admeasuring built-up 595 Sq. Ft. D) Mr. Zaid Usman Badra	A) Rs.22,50,000.00 B) Rs.2,25,000.00 C) Rs.25,000.00	Rs.56,42,866.48 (Rupees Fifty-Six Lakhs Forty-Two Thousand Eight Hundred Sixty Six & Paise Forty Eight Only) as on 30.06.2025 plus further interest thereon from 01.07.2025 at applicable rate of interest, cost and excluding legal and other charges till date & Excluding Union Mudra Term Loan Total Dues. Kishor Chandra Kumar -7992466930	Not known to A.O. Physical Possession
69	a)Mr. Jagdish Ganpat Budha & Mrs. Krutika Jagdish Budha b) ARM Branch, Mumbai, c)All that piece and parcel of the Flat No A-1003, (Combined by 1003/A & 1003/B), 10th Floor, A Wing, Arshie Complex Co-Operative Housing Society Ltd, Panch Marg, Sunderwadi Versova, Andheri(West), Mumbai -400061 adm. Total Super Built-up Area 1632 sq.ft. including one car parking space . d)Mr. Jagdish Ganpat Budha	a)Rs.3,87,00,000.00 b)Rs.38,70,000.00 c)Rs.2,00,000.00	Rs.3,63,36,744/- (Rs.Three Crore Sixty Three Lakhs Thirty Six Thousand Seven Hundred Forty Four and paise Zero only as on 15.05.2025) plus further interest thereon w.e.f., 16.05.2025 at applicable rate of interest, cost & charges till date. Kishor Chandra Kumar -7992466930	Not known to A.O. Symbolic Possession . CJM Possesin Application under process
70	a) Ms. Shikha Gupta b) Asset Recovery Branch, Mumbai c) Flat No 806, B-WING, Building D, Golden Isle CHSL, Royal Palms, Aarey Milk Colony, Unit No 6, CLUSTER-2, Goregaon East MUMBAI 400 065 admeasuring 370 Sq Ft. d) Ms. Shikha Gupta	a)Rs.37,50,000.00 b)Rs.3,75,000.00 c)Rs.40,000.00	Rs 47,40,740.31/-(Rupees Forty Seven lakhs Forty Thousand Seven Hundred Forty and Thirty One Paise only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest,Plus all other costs, Expenses and charges applicable. Mr Rajesh Kumar , Mobile 8088980811	Not known to AO Physical Possession

71	a) Kamlesh Mulchand Rupreja. Reema Kamlesh Rupreja. b) Asset Recovery Management branch. c) Flat No.701, 7th floor, Regency Galaxy Building., U.No.68 of Sheet No.66, CTS No.26874, Khata No.53, New Sai Chowk, Gandhi road, Ulhasnagar 5. Dist: Thane Admn. 975 Sq.Ft. BU. d) Mr. Kamlesh Mulchand Rupreja.	a)Rs.20,38,000.00 b)Rs.2,03,800.00 c)Rs. 21,000.00	Rs.21,13,715.50 (Rupees twenty one lakh, thirteen thousand, seven hundred fifteen and ps. Fifty only) as on 15.06.2018 plus further interest thereon w.e.f. 16.06.2018 at applicable rate of interest, cost and charges till date. a) G.K. Deshpande -9975038389 b) Rajesh Kumar - 8088980811	Not known to A.O. Physical possession.
72	a) M/s Mahavir Cashew Industries & M/s Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece and parcel of N.A. land bearing survey No. 196, Hissa no.1, Admeasuring 45500 Sq Mtr, lying, being and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhudurg and outside limits of Municipal corporation, including Plant & Machinery installed on this land. d) Mr. Nilesh Niranjana Savla	a)Rs.6,00,00,000.00 b)Rs.60,00,000.00	Rs.36,11,52,967.74 as on 31.03.2024 plus further interest thereon w.e.f. 01.04.2024 at applicable rate of interest, cost and charges till date. Rajesh Kumar - 8088980811	Not known to A.O. Symbolic Possession
73	a) M/s Mahavir Cashew Industries & M/s Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece and parcel of land bearing survey No.301, Hissa No 35B, admeasuring plot of 3960 sq mtr lying and 1081.26 sq mtr construction, being and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhudurg d) Mr. Nilesh Niranjana Savla	a)Rs.1,24,00,000.00 b)Rs.12,40,000.00		Not known to A.O. Symbolic Possession
74	a) Rajesh Markandey Tripathi b) Asset Recovery Management Branch c) All the piece & parcel of Flat No 1202, WESTEND HEIGHTS, Cemetery Lane, Dahanukarwadi, Kandivali West, Mumbai 400 067 admeasuring 809 sq ft built up area and 661 sq. ft. carpet area d) Rajesh Markandey Tripathi	a)Rs.1,06,00,000/- b)Rs.10,60,000/-	Rs.1,65,19,494.80 (Rupees One Crore Sixty-Five lakh Nineteen thousand Four hundred Ninety Four and paise Eighty only) as on 07.04.2024 plus further interest thereon w.e.f. 07.04.2024 at applicable rate of interest, cost and charges till date Mr. Rajesh Kumar - 8088980811 ,	Not known to A.O. Physical Possession
75	a).AMUL M KHANDARE B).Asset Recovery Management branch. C). All that part of the property consisting of Flat No G-1106, G-Wing, CASA ADRIANA, Lakeshore Green Project, Phase-II, Cluster-2.06, Village Khoni, Off Taloja Bypass Road, Dombivali East, Thane 421 204 Bounded : On the North by Internal Road, On the South by Open Land, On the East by Internal Road, On the West by Wing F d) Amul M Khandare	a). Rs.28,30,000.00 b). Rs. 2,83,000.00 c). Rs. 30,000.00	Rs.49,62,835.27 (Rupees Forty Nine Lakhs, Sixty Two Thousand, Eight Hundred Thirty Five and paise Twenty Seven 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 - 8088980811	Rs.7.50 Lakhs Builder dues present. Symbolic possession. CMM Order received
76	a)1M/s Vanipriya Textiles Pvt Ltd & 2.M/s K S Yarn Synthetics LLP b) Asset Recovery Branch, Mumbai c) 1)All that piece and parcel of land bearing Survey no:38/1,38/2,38/3,38/4 and 39/2,39/3, Village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-62405 Admeasuring Plot area 123710 Sq Ft. and Construction area 37213 Sq Ft, in the name of Vanipriya Textiles Pvt Ltd. 2)All that piece and parcel of N.A. land bearing survey No. 58/7, village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-624005 admeasuring plot area 19358 Sq Ft in the name of Vanipriya Textiles Pvt Ltd. 3)Plant & Machinery situated on Survey no:38/1,38/2,38/3,38/4 and 39/2,39/3, Village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-62405. d) Mr. Sagar Kamal Birla (M/s Vanipriya Textiles Pvt Ltd) & Mrs. Uma Kamal Birla (M/s K S Yarn Synthetics LLP)	a)Lot-1:-Rs.6,84,00,000/- Lot-2 Rs.50,00,000/- Lot-3 Rs.1,51,00,000/- Lot-1 & Lot-2 will be sold together b)Lot-1:- Rs.68,40,000/- Lot-2 Rs.5,00,000/- Lot-3 Rs.15,10,000/- Lot-1 & Lot-2 will be sold together"	Rs.33,95,49,450.62 (Rs. Thirty Three Crores Ninety Five Lacs Forty Nine Thousand Four Hundred Fifty and paise Sixty Two only) as on date of issue of demand notice dated 30.03.2023 plus further interest thereon at applicable rate of interest, cost & charges till date Mr. Rajesh Kumar - 8088980811	Not known to A.O. 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> 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 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 link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>.

Place : Mumbai
Date :12.01.2026

Sd/-
Authorized Officer,
Union Bank of India