

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 15.07.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 15.07.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

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

Date & Time of Auction : 15.07.2025 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) M/s. Ono Lifestyle Limited b) Asset Recovery Management Branch c) Unit No.137, 1st Floor F-Wing, Ansa Industrial Premises Co-operative Society Ltd., Saki Vihar Road, Sakinaka Andheri East Mumbai-400072. d) Admeasuring 835' sqft. And constructed on all that piece and parcel of land bearing Survey No. 37, Hissa No.1 and Survey No. 38, Hissa No. 3 lying, being situated at Village Marol and within the Taluka limits of Andheri and within the Registration District of Mumbai Suburban in Greater Mumbai. e) M/s. Ono Lifestyle Limited	a) Rs. 1,23,00,000.00 b) Rs. 12,30,000.00 c) Rs. 1,00,000.00	Rs. 4,32,12,965.03 (Four Crore Thirty Two Lakh Twelve Thousand Nine Hundred Sixty Five and Paise Three Only) as on 28.03.2023 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobile No. 7572002323	NOT KNOWN TO A.O. Symbolic Possession
2	a) M/s. Beepee Enterprises Pvt. Ltd. b) Asset Recovery Management Branch c) All that piece and parcel of the immovable property known as Plot No. C/1, admeasuring 3204.00 Sq Mtrs. & Plot No. C/2, admeasuring 1314.64 Sq Mtrs. Of block No. 498 (Present computerized Block) Survey No. 498/Paiki Plot No. C/1) Situated at village: Palsana, Taluka Palsana, District: Surat, together with common approach, access easement and future structure building to be constructed thereto. d) M/s. Beepee Enterprises Pvt. Ltd.	a) Rs. 67,50,000.00 b) Rs. 6,75,000.00 c) Rs. 1,00,000.00	Rs. 16,93,88,931.90 (Rupees Sixteen Crore Ninety Three Lacs Eighty Eight Thousand Nine Hundred Thirty One and Ninety Paise only) as on 31.03.2025 plus interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobile No. 7572002323	Not known to A.O. Symbolic Possession
3	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, Dombivli (West), Tal: Kalyan, Dist:Thane 421202. d) Mr Sonvir Singh	a) Rs. 35,00,000/- b) Rs. 3,50,000/- c) Rs. 35,000/-	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 - Mobile No. 8689822227 Mr. Kishor Chandra Kumar - Mobile No. 7992466930	Not known to A.O. Symbolic Possession
4	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: Ambarnath, Dist: Thane. 421202. d) Mr. Manoj Raghunath Badela, Mrs. Mamta Manoj Badela,	a) Rs. 25,00,000/- b) Rs. 2,50,000/- c) Rs. 25,000/-	Rs. 16,47,396.00 (Rupees Sixteen Lacs Forty Seven Thousand Three Hundred Ninety 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 - Mobile No. 8689822227 Mr. Kishor Chandra Kumar - Mobile No. 7992466930	Not known to A.O. Physical Possession.
5	a) M/s. Rakesh Metal Industries b) Asset Recovery Management Branch c) Flat No H-502 , 5 th floor, in H wing, Parmeshwar Homes , Nikol Ring Road, Nikol , Ahmedabad , Gujrat Pin 382350 Admeasuring 70.08 Sq. Mtrs. Super built-up area. d) Mr. Shyam Thakraram Solanki	a) Rs. 27,50,000/- b) Rs. 2,75,000/- c) Rs. 27,500/-	M/s Rakesh Metal Industries Prop. Shyam Thakraram Solanki Business Loan Rs. 34,40,223.70 (Rupees Thirty-Four Lakhs Forty Thousands Two Hundred Twenty Three & Paise Seventy Only) as on 30.09.2023 plus further interest thereon at applicable rate of interest, cost and excluding legal and other charges till date and excluding appropriation any recovery amount after 30/09/2023. Mr. Vijay Bhagwatkar - Mobile No. 8689822227 Mr. Kishor Chandra Kumar - Mobile No. 7992466930	Not known to A.O. Symbolic Possession

4	a) 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: Ambarnath, Dist: Thane, 421202. d) Mr. Manoj Raghunath Badela, Mrs. Mamta Manoj Badela,	a) Rs. 25,00,000/- b) Rs. 2,50,000/- c) Rs. 25,000/-	on 28.02.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Vijay Bhagwatkar - Mobile No. 8689822227 Mr. Kishor Chandra Kumar - Mobile No. 7992466930	to A.O. Physical Possession.
5	a) M/s. Rakesh Metal Industries b) Asset Recovery Management Branch c) Flat No H-502, 5 th floor, in H wing, Parmeshwar Homes, Nikol Ring Road, Nikol, Ahmedabad, Gujarat Pin 382350 Admeasuring 70.08 Sq. Mtrs. Super built-up area. d) Mr. Shyam Thakraram Solanki	a) Rs. 27,50,000/- b) Rs. 2,75,000/- c) Rs. 27,500/-	M/s Rakesh Metal Industries Prop. Shyam Thakraram Solanki Business Loan Rs. 34,40,223.70 (Rupees Thirty-Four Lakhs Forty Thousands Two Hundred Twenty Three & Paise Seventy Only) as on 30.09.2023 plus further interest thereon at applicable rate of interest, cost and excluding legal and other charges till date and excluding appropriation any recovery amount after 30/09/2023. Mr. Vijay Bhagwatkar - Mobile No. 8689822227 Mr. Kishor Chandra Kumar - Mobile No. 7992466930	Not known to A.O. Symbolic Possession
6	a) Naziya B. Khan. Faizan Khan. b) Asset Recovery Management Branch. c) All that part and parcel of the property consisting of A/806, Building No.20, Orchid Ozone, Mahajanwadi, Western Express Highway, Near Dahisar Check- Naka, Mira Road, East, CTS No.4509 to 4513, 4517,4572, Dist : Thane 401107. Built up area : 749 Sq. Ft. Carpet Area : 624.11 Sq. Ft. BOUNDED BY : NORTH : Building No.17, SOUTH : Building No. 29, EAST : Building No.21, WEST : Pantaloons Showroom / Western Express Highway. d) Naziya B. Khan.	a) Rs. 66,37,000.00 b) Rs. 6,63,700.00 c) Rs. 67,000.00	Rs. 29,49,852.00 (Rupees Twenty nine lakh, forty nine thousand, eight hundred fifty two only) as on 30.11.2017 plus further interest thereon w.e.f. 01.12.2017 at applicable rate of interest, cost and charge till date. P.S. Mulik - 9769972090.	Not known To A.O. Physical possession.
7	a) Dattatray Harichand Gaikwad. b) Asset Recovery Management Branch c) All that piece and 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. 17,15,000.00 b) Rs. 1,71,500.00 c) Rs. 18,000.00	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.	Not known to A.O. Symbolic possession.
8	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. 17,15,000.00 b) Rs. 1,71,500.00 c) Rs. 18,000.00	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. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
9	a) Sharad Shankar Gurav. Ashish Shankar Gurav. b) Asset Recovery Management branch. c) All that part and parcel of the property consisting of Flat No.004, Sai Harsh apartment, Manvel Pada No.157, H.No.125, Virar East, Palghar 401305. Admeasuring 510 Sq. Fts. Built up. d) Sharad Shankar Gurav.	a) Rs. 18,65,000.00 b) Rs. 1,86,500.00 c) Rs. 19,000.00	Rs. 20,92,600.48 (Rupees Twenty lakh, ninety two thousand, six hundred and paise forty eight only) plus interest as per contractual rate, cost, charges and expenses. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
10	a) Sofiya Tahir Hussain. Shaheed Ali, Shabbir Hussain. b) Asset Recovery Management Branch. c) Flat No.43, Building No.A-6 Known as Broadway Avenue A5 & A6 CHSL, Shanti Park, Mira road, East, Thane 401107, admeasuring 682 Sq. Ft. Built up. d) Sofiya Tahir Hussain.	a) Rs. 69,57,000.00 b) Rs. 6,95,700.00 c) Rs. 70,000.00	Rs. 38,57,488.63 (Rupees Thirty eight lakhs, fifty seven thousand, four hundred eighty eight and paise sixty three only) as on 28.02.2018 plus further interest thereon at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
11	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 : Sagona, Dist: Thane 421201. Admeasuring 580 Sq. Ft. built up. d) Parag Suresh Shah	a) Rs. 19,72,000.00 b) Rs. 1,97,200.00 c) Rs. 20,000.00	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 and charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
12	A) Noorjahan Abdul Gani Khan B) Asset Recovery Management Branch C) Flat No.103, C Wing, Skyball apartment, Building No.12, Prithvi srsti, Near Chanakya School, Chunabhati, Village : Shirgaon. Palghar, West. 401404 Built up area : 515 Sq. Ft. d) Noorjahan Abdul Gani Khan.	a) Rs. 13,14,000.00 b) Rs. 1,31,400.00 c) Rs. 14,000.00	Rs. 15,02,559.25 (Rupees Fifteen lakh, two thousand, five hundred fifty nine and paise twenty five only) as on 29.05.2022 plus further interest, cost, charges and expenses. P.S. Mulik. 97699720920	Not known to A.O. Symbolic possession.
13	A) Noorjahan Abdul Gani Khan. B) Asset Recovery Management Branch. C) Flat No.202, b Wing, Skyball apartment, Building No.12, Prithvi srsti, Near Chanakya School, Chunabhati, Village : Shirgaon. Palghar, West. 401404 Built up area : 695 Sq. Ft. d) Noorjahan Abdul Gani Khan.	a) Rs. 17,73,000.00 b) Rs. 1,77,300.00 c) Rs. 18,000.00	Rs. 19,35,673.83 (Rupees nineteen lakhs, thirty five thousand, six hundred seventy three and paise eighty three only) as on 29.05.2022 plus further interest, cost, charges and expenses. P.S. Mulik 9769972090	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> 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>

Date : 13.06.2025
Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India