

यूनियन बैंक

ऑफ इंडिया

भारत सरकार का उपक्रम



Union Bank

of India

A Government of India Undertaking

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023. **Email:** ubin0553352@unionbankofindia.bank

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

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) 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 **Symbolic /Physical 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 **Dated 14.08.2025 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 **14.08.2025** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

ONLINE E- AUCTION THROUGH WEBSITE : [HTTPS://BAANKNET.COM](https://baanknet.com)

DATE & TIME OF AUCTION: 14.08.2025 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) Incremental Bid	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
1	a) M/s CTK ENTERPRISES PVT LTD b) Asset Recovery Management Branch c) Flat No S-1, on 02nd floor, Building Bearing Municipal H. No. 3772 with open terrace in the Govind villa residency CHS Ltd, plot no 25, Tolcal Catern, situated at Torsamzor Aquem with the Jurisdiction of Margaon Municipal Council, Tal & Dist. Salceta (South Goa). Admeasuring 145.10 Sq. mts including open terrace area of 45 Sq. Mts. d) Mr Roosevelt Theodore Gomes	a) Rs. 26,50,000.00 b) Rs. 2,65,000.00 c) Rs. 50,000.00	Rs. 1,75,12,222.92 (Rupees One Crore Seventy Five Lakh Twelve Thousand Two Hundred Twenty Two and Ninety Two Paise only) as on 31.03.2025 plus further interest, cost & expenses Vikash Upadhyay-Mobile No. 7572002323	Not known to A.O. Symbolic Possession
2	a) M/s CTK ENTERPRISES PVT LTD b) Asset Recovery Management Branch c) Open land bearing Survey No. 6, HissaNo. 3B, Village Wavanje, Tal Panvel, Dist Raigadh, Admeasuring 2030 sq.Mtr d) Mr Roosevelt Theodore Gomes	a) Rs. 85,00,000.00 b) Rs. 8,50,000.00 c) Rs. 1,00,000.00	Rs. 1,75,12,222.92 (Rupees One Crore Seventy Five Lakh Twelve Thousand Two Hundred Twenty Two and Ninety Two Paise only) as on 31.03.2025 plus further interest, cost & expenses Vikash Upadhyay-Mobile No. 7572002323	Not known to A.O. Symbolic Possession
3	a) M/s TOPMARK TECHNOLOGY b) Asset Recovery Management Branch c) Plot No. 43, Village Mauje Pundhe, Taluka Shahapur, Dist Thane. Plot area 682 sq. mtrs. d) Mrs. Sonita Sushil Jhavar	a) Rs. 20,50,000.00 b) Rs. 2,05,000.00 c) Rs. 25,000.00	Rs. 2,92,60,000/- (Rs. Two Crore Ninety Two Lakh Sixty Thousand Only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost and charge till date minus recovered amount. Vikash Upadhyay-Mobile No. 7572002323	Not known to A.O. Symbolic Possession
4	a) Mr Pankaj Bhashkar Thakur & Mrs. Pranita Pankaj Thakur b) Asset Recovery Management Branch c) Flat no. 401 admeasuring 538 sq. ft built up area on 4th floor in building known as CASCADE and now in the society known as CASCADE Apartment CO. OP. HSG. SOC. LTD., situated at Plot no. 343, CTS no. C/343, Perry Cross Road, Bandra West, Mumbai- 400050, Constructed on all that piece of Parcel Land bearing Plot no.343, CTS no. C/343, Lying, Being and Situated at VILLAGE: BANDRA in the Registration District of Mumbai City and Sub-District of Mumbai Suburban, Maharashtra d) Mr Pankaj Bhashkar Thakur & Mrs. Pranita Pankaj Thakur	a)Rs.2,90,00,000.00 b) Rs. 29,00,000.00 c) Rs. 1,00,000.00	Rs. 4,60,69,186.42 (Rupees Four Crore Sixty Lakh Sixty Nine Thousand One Hundred Eighty Six and Forty Two Paise only) as on 31.03.2025 plus further interest, cost & expenses. Vikash Upadhyay-Mobile No. 7572002323	Not known to A.O. Symbolic Possession
5	A) M/s Kaypan Vanijya Pvt Ltd. B) Asset Recovery Management Branch C) All that piece & parcel of Industrial Gala/Unit No 2, admeasuring 950 Sq. Ft. built up area Ground Floor in the A wing of Vardhaman Complex premises CHS Ltd on land admeasuring 5734 Sq. yards i.e. 4816 Sq Mts bearing survey number 96,99 and 112/part of Hariyali Village Taluka Kurla Dist. Mumbai, L.B.S Marg, Vikhroli West Mumbai. D) M/s Deepan Elastomer Prop. Chandani P Gathani	A) Rs.1,21,13,000.00 B) Rs.12,11,300.00 C) Rs.1,00,000.00	Rs.2,35,00,000.00 (Rupees Two Crores Thirty Five Lakhs Only) as on 31.03.2025 Plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost & Charges till date. Rajesh Kumar :- 8088980811 Abhishek Takalkar:- 8897815935	Not known to A.O. Symbolic Possession
6	A) Mr. Vivek Kisan Mazgaonkar & Mrs. Samita Vivek Mazgaonkar	A) Rs.72,00,000.00	Rs. 59,68,392.22 (Rupees Fifty Nine Lacs Sixty Eight Thousand Three	Not known to A.O.

6	A) Mr. Vivek Kisan Mazgaonkar & Mrs. Samita Vivek Mazgaonkar B) Asset Recovery Management Branch C) All that Flat No.101 on the first floor, admeasuring about 575 sq. Ft. built up area, in "C" Wing, of building known as "Shiv Veer" of Charkop Veer CHS Ltd., situated at Plot No.24, RSC-22, Charkop, Kandivali (West), Mumbai -400067, constructed on land bearing Survey No.41, at Village: Charkop, Kandivali (W), Mumbai Suburban Dist. D) Mr. Vivek Kisan Mazgaonkar & Mrs. Samita Vivek Mazgaonkar	A) Rs.72,000,000 B) Rs.7,20,000.00 C) Rs.72,000.00	Rs. 59,68,392.22 (Rupees Fifty Nine Lacs Sixty Eight Thousand Three Hundred Ninety Two & Paise Twenty Two 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 thereon Jeetendra Natoo - 9483624036	Not known to A.O. Physical Possession
6	A) M/s Rohit Infra Projects Pvt Ltd B) Asset Recovery Management Branch C) All that piece and Parcel of Flat No. 104,1st Floor, A wing, Orchid Plaza, R T Road, Dahisar (E), 400068 D) Ghanashyam Amarnath Dubey	A) Rs.1,10,00,000.00 B) Rs.11,00,000.00 C) Rs.1,10,000.00	Rs. 59,68,392.22 (Rupees Fifty Nine Lacs Sixty Eight Thousand Three Hundred Ninety Two & Paise Twenty Two 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 thereon Ms Pratibha S Mulik -9769972090 , Girish Deshpande-9975038389	Not known to A.O. Physical Possession
7	A) M/s Mahaveer Enterprises B) Asset Recovery Management Branch C) 3.Description of immovable secured assets to be Sold 1. Lot No 1:- .Godown Gala No. H/27, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. 2. Lot No. 2:- Godown Gala No. G/19, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. 3. Lot No. 3:- Godown Gala No. 8, Ground Floor, Building No. B, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane D) Mr.Dinesh Kumar	Lot 1 a) Rs.24,50,000.00 b) Rs. 2,45,000.00 c) Rs. 25,000.00 Lot 2 a) Rs.24,50,000.00 b) Rs. 2,45,000.00 c) Rs. 25,000.00 Lot 3 a) Rs.21,00,000.00 b) Rs. 2,10,000.00 c) Rs. 25,000.00	Rs.1,80,48,479.09 (Rupees One Crore Eighty Lakhs Forty Eight Thousand Four Hundred Seventy Nine and paise Nine Only) as on 31.03.2023 plus further interest thereon w.e.f 01.04.2023 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 Physical Possession
8	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	Not Known to Authorised Officer Physical Possession
9	a) M/s Vaibhav 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 Rupees and Twenty three paise only) as on 27.03.2024 plus further interest, cst and expenses.	Not Known to Authorised Officer Physical 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 30 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>.

Place : Mumbai
Date : 13.07.2025

Sd/-
Authorized Officer,
Union Bank of India