यूनियन बैंक ऑफ इंडिया **Union Bank** of India

STRESSED ASSET MANAGEMENT BRANCH-MUMBAI,
Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-400 001.
E-Mail : samvmumbai@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2) Of The Security Interest (Enforcement) Rule, 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/ movable properties mortgaged / charged / hypothecated to the Secured Creditor, the possession of which has been taken by the **Authorized Officer** of **Union Bank of India** (secured creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on **30.06.2025** from **12:00 p.m. to 05:00 p.m.,** for recovery of respective amount, due to Union Bank of India (Secued Creditor) from the respective Borrower(s) & Guarantor(s) as mentioned below. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE & TIME OF AUCTION : 30.06.2025, FROM 12:00 P. M. TO 05:00 P. M

Name of the Borrower, Co-Applicant & Guarantor :- M/s. JSK MARKETING LTD. (Presently, under Liquidation under the provisions of IBC, 2016) 2. MR. KUNAL JIWARJKA, (Under Personal Insolvency under the provisions of IBC, 2016) 3. MS. LAXMI DEVI JIWARJKA, 4. MS. SAKSHI JIWARJKA, (Under Personal Insolvency under the provisions of IBC, 2016) 5. M/S ASSOCIATED ELECTRICAL AGENCIES, 6. M/S. JSK PROPMART LLP, 7. M/s. JSK Distribution LLP

Amount Due : Total Debt – Rs. 272,18,22,929.11 (Rupees Two hundred Seventy-Two Crores Eighteen Lakhs Twenty-Two Thousand Nine Hundred Twenty-Nine and Eleven Paise only) as per Demand notices with further interest thereon, cost & expenses

Property No. 1 : - Flat No.1201, admeasuring 433 Sq. ft. Carpet area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s. Associated Electricals Agencies.
(Under Physical Possession)
• **Encumbrances, if any known to the Bank :** Society maintenance dues of Rs. 71,986/- as per their letter dated 15.05.2025
• **Reserve Price :** Rs. 22,96,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 09.06.2025

Property No. 2 : - Flat No.1202, admeasuring 686 Sq. Ft. Carpet Area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.
(Under Physical Possession)
• **Encumbrances, if any known to the Bank :** Society maintenance dues of Rs. 76,283/- as per their letter dated 15.05.2025
• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 09.06.2025

Property No. 3 : - Flat No.1203, admeasuring 686 Sq. Ft. Carpet Area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.
(Under Physical Possession)
• **Encumbrances, if any known to the Bank :** Society maintenance dues of Rs. 76,283/- as per their letter dated 15.05.2025
• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 09.06.2025

Property No. 4 : - Flat No.1206, admeasuring 686 Sq. Ft. Carpet Area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.
(Under Physical Possession)
• **Encumbrances, if any known to the Bank :** Society maintenance dues of Rs. 76,283/- as per their letter dated 15.05.2025
• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 09.06.2025

Property No. 5 : - Flat No.1207, admeasuring 686 Sq. Ft. Carpet Area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.
(Under Physical Possession)
• **Encumbrances, if any known to the Bank :** Society maintenance dues of Rs. 72,601/- as per their letter dated 15.05.2025
• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 09.06.2025

Property No. 6 : - Flat No.1206, admeasuring 686 Sq. Ft. Carpet Area, 12th Floor, Building No. D-2, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.
(Under Physical Possession)
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 09.06.2025

Property No. 7 : - Flat No.1207, admeasuring 686 Sq. Ft. Carpet Area, 12th Floor, Building No. D-2, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.
(Under Physical Possession)
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 09.06.2025

Property No. 8 : - Amalgamated Commercial Units No. 201 to 211, admeasuring 3336.80 Sq. Ft. Carpet Area, 2nd Floor, S.S. Tower, Plot No. B-2, Jaipur Nagar Chowkdi Havali Sahar, New Colony, Panch Batti, M.I. Road, Near Jayanti Market, Jaipur, Rajasthan 302001 in the name of M/s Associated Electricals Agencies.
(Under Physical Possession)
• **Encumbrances, if any known to the Bank :** Nil
• **Reserve Price :** Rs. 2,09,50,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 09.06.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer – Mr. Parmanand Yadav at Mobile No. 9987057810 & Authorized Officer- Mr. Jitendra Kamath M at Mobile No. 9323591525

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
30.06.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES
(FOR PROPERTY UNDER PHYSICAL POSSESSION)
20.06.2025

For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in & https://baanknet.com
The Online E-Auction will be held through https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes.

Sd/-
Place : Mumbai **Authorised Officer, Union Bank of India**

vibeshakti.com CC20045811