

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 PROPERTY / IES

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 **11.03.2025 from 12:00 p. m. to 05:00 p. m.**, for recovery of respective amount, due to Union Bank of India (Secured 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 : 11.03.2025,
FROM 12:00 P. M. TO 05:00 P. M**

Name of the Borrower, Co-Applicant & Guarantor :- 1 M/s. Aventura Components Pvt. Ltd. (Presently, Under Liquidation Under The Provisions Of Ibc, 2016) 2. M/S Earth Water Limited (Already Sold As Going Concern Under The Provisions Of Ibc, 2016) 3. Mr. Sunil Ghorawat 4. The Legal Heirs Of Mr. Nimir Kishor Mehta 5. M/S Net Creations Pvt. Ltd. 6. M/S Gaylord Commercial Company Ltd. 7. M/s. Veera Resources Pvt. Ltd.

Amount Due : ₹ Total Debt – Rs. 122,63,22,648.80 (M/S. Aventura Components Pvt. Ltd. -Rs. 69,13,23,651.50 as per demand notice dated 20-05-2023 along with further interest, cost and expenses. M/S Earth Water Limited–Rs. 53,49,98,997.30 as per demand notice dated 20-05-2023 along with further interest, cost and expenses.)

Property No. 1 :- All that Piece and parcel of the Residential Property bearing Flat No.E-3 along-with 820 Sq.ft. of Undivided share, Property ID No.76-5/1-24, BBMP Khatha No.BMP/REV/2010-11-11/KE/575326, without attached Garden/Terrace on the Third Floor of the multistoried Building constructed over Property (All that Piece and parcel of the Residential Property bearing Corporation No.5/1-24, Property ID No.76-19-5/1-24, Situated at Richmond Road, Corporation Division No.61, Ward No.76, Bangalore, measuring 37,690 Sq.ft.) known as "RICH HOMES", measuring 2734 Sq. ft of super built up area and along with Two covered Car Parking area, Situated at Richmond Road, between Richmond Circle and Shooly Circle, Bangalore in the name of Mr. Sunil Ghorawat. (Under Physical Possession)

• **Encumbrances, if any known to the Bank : NIL**

• **Reserve Price : ₹ 2,55,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 17.02.2025**

Property No. 2 :- All that piece and parcel of Balance First Land admeasuring 283.90 sq.mtrs., forming part of land or ground bearing CTS No. 631, 631/1 to 3 along-with Building No.4 known as "Wilson House" standing on the property comprising of Basement admeasuring 923.86 sq.ft. (Carpet Area) with Ground Floor admeasuring 988.23 sq.ft. (Carpet Area) & Upper Two Floor, lying, being and situated at Village-Andheri in the Bombay Sub-Urban District, in the Registration Sub-District of Bandra in the name of Late. Nimir Kishor Mehta. (Under Symbolic Possession)

• **Encumbrances, if any known to the Bank : NIL**

• **Reserve Price : ₹ 5,30,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 17.02.2025**

Property No. 3 :- Entire Ground Floor admeasuring about 4,000 sq.ft. in Annex Building, "D.J. House" situated on land bearing Survey No. 29, Hissa No. 2 (A), 2(B), 3 & 4 (Part) & 7 (Part), CTS bearing No. 631, 631/1 to 3 of Andheri Village, Taluka Andheri & within the Registration District & Sub-District of Mumbai in the name of M/s. Gaylord Commercial Company. (Under Symbolic Possession)

• **Encumbrances, if any known to the Bank : NIL**

• **Reserve Price : ₹ 5,15,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 17.02.2025**

Property No. 4 :- Entire First Floor admeasuring about 4,000 sq.ft. in Annex Building, "D.J. House" situated on land bearing Survey No. 29, Hissa No. 2 (A), 2(B), 3 & 4 (Part) & 7 (Part), CTS bearing No. 631, 631/1 to 3 of Andheri Village, Taluka Andheri & within the Registration District & Sub-District of Mumbai in the name of M/s. Gaylord Commercial Company. (Under Symbolic Possession)

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• **Reserve Price : ₹ 5,65,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 17.02.2025**

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Aman Agarwal at Mobile No. 9833913331

Name of The Borrower, Co-Applicant & Guarantor :- 1. M/s. U. Goenka Sons Pvt. Ltd. 2. Mr. Lokesh Sriprakash Goenka 3. Mrs Naina S. Goenka 4. Mr. Jai Prakash Goenka, 5. Mrs. Tasneem Lokesh Goenka

Amount Due : ₹ 45,14,46,988.75 (Rs. Forty Five Crores Fourteen Lakhs Forty Six Thousand Nine Hundred Eighty Eight and Seventy Five Paise) amount as on 20-12-2021 with further interest

RICH HOMES, measuring 2734 sq. ft. of super built up area along with Two covered Car Parking area, Situated at Richmond Road, between Richmond Circle and Shooly Circle, Bangalore in the name of Mr. Sunil Ghorawat. (Under Physical Possession)

• Encumbrances, if any known to the Bank : NIL

• Reserve Price : ₹ 2,55,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 17.02.2025

Property No. 2 : - All that piece and parcel of Balance First Land admeasuring 283.90 sq.mtrs., forming part of land or ground bearing CTS No. 631, 631/1 to 3 along-with Building No.4 known as "Wilson House" standing on the property comprising of Basement admeasuring 923.86 sq.ft. (Carpet Area) with Ground Floor admeasuring 988.23 sq.ft. (Carpet Area) & Upper Two Floor, lying, being and situated at Village-Andheri in the Bombay Sub-Urban District, in the Registration Sub-District of Bandra in the name of Late. Nimir Kishor Mehta. (Under Symbolic Possession)

• Encumbrances, if any known to the Bank : NIL

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Property No. 4 : - Entire First Floor admeasuring about 4,000 sq.ft. in Annex Building, "D.J. House" situated on land bearing Survey No. 29, Hissa No. 2 (A), 2(B), 3 & 4 (Part) & 7 (Part), CTS bearing No. 631, 631/1 to 3 of Andheri Village, Taluka Andheri & within the Registration District & Sub-District of Mumbai in the name of M/s. Gaylord Commercial Company. (Under Symbolic Possession)

• Encumbrances, if any known to the Bank : NIL

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For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer - Mr. Aman Agarwal at Mobile No. 9833913331

Name of The Borrower, Co-Applicant & Guarantor :-
1. M/s. U. Goenka Sons Pvt. Ltd. 2. Mr. Lokesh Sriprakash Goenka
3. Mrs Naina S. Goenka 4. Mr. Jai Prakash Goenka, 5. Mrs. Tasneem Lokesh Goenka

Amount Due : ₹ 45,14,46,988.75 (Rs. Forty Five Crores Fourteen Lakhs Forty Six Thousand Nine Hundred Eighty Eight and Seventy Five Paise) amount as on 20-12-2021 with further interest, cost & expenses from 01-12-2021.

Property No. 4 : - Industrial Unit No. 213 on the 2nd Floor adm. 792 sq.ft. built up area of the building known as "Shah & Nahar Industrial Premises Co-Operative Society Limited", Dr. E. Moses Road, constructed on all that piece and parcel of land adm. 3611.62 sq. mtrs. And registered in books of Collector of Land Revenue Under CPR No. 6923 and parts of 12182, 12280, New No. 17240, New Survey no. 338 and parts of 3139 C.S. No. 135 and 136 (P) of Lower Parel Division and in the District of Registration District of Mumbai City and within the limits of G Ward of BMC, Worli, Mumbai- 400018 in the name of Late. Sriprakash Goenka. Boundaries: - North - Apte Chawl, South - Kopran Limited, East - Indiabulls Blu Tower & West- Dr. E. Moses Road (Under Symbolic Possession, CMM Order Received, In Process of taking Physical Possession)

• Encumbrances, if any known to the Bank : NIL

• Reserve Price : ₹ 1,72,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 17.02.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer - Mr. Vikas Srivastava at Mob No. 9935387181

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
11.03.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES
(FOR PROPERTY UNDER PHYSICAL POSSESSION)
01.03.2025

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.