

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 25.04.2025 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 : 25.04.2025, FROM 12:00 P. M. TO 05:00 P. M.

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. Veera Resources Pvt. Ltd.

Amount Due : Total Debt - ₹ 122,63,22,648.80. (M/S. AVENTURA COMPONENTS PVT. LTD. ₹ 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 ₹ 53,49,98,997.30 as per demand notice dated 20.05.2023 along with further interest, cost and expenses. (Subject to subsequent recovery, if any)

1. M/s. Joy Steel Impex, (A Proprietorship Firm of Mr. Tejal Yogesh Shah) 2. M/s. Mahavir Enterprises (A Proprietorship Firm of Mr. Tejal Yogesh Shah) 3. Mr. Tejal Yogesh Shah (Under Moratorium As Per Section 96 Of IBC, 2016) 4. Mrs. Manu Tejal Shah 5. Yogesh N. Shah (HUF) 6. Mr. Yogesh N. Shah 7. Mrs. Meena Yogesh Shah

Amount Due : ₹ 52,24,36,083.81 (A/c. Joys Steel Impex) & ₹ 3,49,27,381.60 (A/c. Mahavir Enterprises) as per demand notice dated 06.04.2021 & 26.07.2021 with further interest, cost & expenses. (Subject to subsequent recovery, if any)

Property No. 6 : - Flat No. A-203, 2nd Floor, Lodha Estella Building, A-Wing, New Cuffe Parade, Near Imax Dome, Off Eastern Freeway, Wadala (East), Mumbai-400 037 admeasuring 459 Sq. Fts. (Carpet Area) owned by Mrs. Manu T. Shah (PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 1,26,65,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.04.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer - Mr. Sidhartha S. Mhade - 8980518779

1. M/s. Vaishvik Food Pvt. Ltd. 2. M/s. Vivida Enterprises (A Partnership Firm) 3. M/s. V. N. Enterprises (A Partnership Firm) 4. M/s. Pranav Agencies (A Partnership Firm) 5. M/s. Vignahar Agencies (A Partnership Firm) 6. M/s. Pruthvish Enterprises (A Partnership Firm) 7. M/s. Mahalaxmi Enterprises (A Partnership Firm) 8. M/s. Dattaray Enterprises (A Partnership Firm) 9. Mr. Vikas Dattatray Dangat 10. Mrs. Vaishali Vikas Dangat 11. Mr. Vidula D. Ghodke 12. Mr. Rahul Shrikant Palange 13. Mr. Shekar Raghunath Kale 14. M/s. S. V. Robotics & Automation India Private Limited

Amount Due : ₹ 56,46,92,515.93 as on 28.02.2025 with further interest, cost & expenses (Subject to subsequent recovery, if any)

Property No. 7 : - All that piece and parcel Shop No. 1A having carpet area admeasuring of 29.26 Sq. Mtr./ 315 sq. ft. saleable built up plus Parking of 9.29 Sq. Mtr./100 Sq.Ft. (in the name of M/s Vaivida Enterprises), Shop No. 1B, having carpet area admeasuring of 29.26 Sq. Mtr./ 315 Sq. Ft. built up + 1.072% Undivided part (in the name of M/s V.N. Enterprises), Shop No. 1C having carpet area admeasuring of 27.87 Sq. Mtr./ 300 Sq. Ft. built up + Parking of 9.29 sq. mtrs./100 sq.ft + 1.072% Undivided part (in the name of M/s Pranav Agencies), Shop No. 1D having carpet area admeasuring of 27.87 Sq. Mtr./ 300 Sq. Ft. built up + 1.072% Undivided part and all other rights (in the name of M/s Vignahar Agencies), Shop No. 1E having carpet area admeasuring of 41.80 Sq. Mtr./ 450 Sq. Ft. Salable built up + 1.072% Undivided part and all other rights (in the name of M/s Pruthvish Enterprises), Shop No. 1F having carpet area admeasuring of 41.80 Sq. Mtr./ 450 Sq. Ft. built up + 1.608 % Undivided part and all other rights (in the name of M/s Mahalaxmi Agencies) & Shop No. 1G having carpet area admeasuring of 37.16 Sq. Mtr./ 400 Sq. Ft. built up + 1.430 % undivided part and all other rights (in the name of M/s Dattatray Enterprises), all situated on the Upper Ground floor in the Building of Millennium Plaza, on land bearing CTS S.No. 1216/2+3 corresponding Final Plot no.576/2+3 and all other rights, situated at Village -Mauje Shivajinagar (Bhamburda), Taluka : Haveli, Dist. Pune and within the local limits of Pune Municipal Corporation (UNDER SYMBOLIC POSSESSION, SECTION 14 ORDER RECEIVED, IN PROCESS TO TAKE PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 8,98,50,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

Property No. 8 : - All that piece and parcel of Flat No. 2 which admeasuring 44.87 Sq. Mtrs. (Built Up) on the Stilt Floor, parking Space 12 Sq. Mtrs. & Terrace 5.18 Sq Mtrs. (Carpet) in the building known as "Jaychandra Co-operative Housing Society Limited" which constructed on the land bearing Plot No. 5-C out of Survey no 13, Hissa No 1, having an area admeasuring of 688 Sq. Mtrs. situated

at Village -Mauje Shivajinagar (Bhamburda), Taluka : Haveli, Dist. Pune and within the local limits of Pune Municipal Corporation (UNDER SYMBOLIC POSSESSION, SECTION 14 ORDER RECEIVED, IN PROCESS TO TAKE PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 8,98,50,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

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 : 02.04.2025

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

1. M/s. B L A Power Private Limited 2. M/s. B L A Power Holding Private Limited 3. Mr. Anup Agarwalla

Amount Due : ₹ 124,33,17,535.09 as per demand notice dated 29.06.2024 with further interest, cost & expenses (Subject to subsequent recovery, if any)

Property No. 2 : - ALL THAT Office being No. 504 on the Fifth Floor, measuring about 2608 Sq. Ft. super built up area together with two Car Parking Spaces being Nos. 53 & 54 in the Upper Basement in the G+10 storied building (except entire 4th Floor) situated in the building known as "DIAMOND PRESTIGE" built and constructed at or upon the Plot of land measuring about 2 Bighas 13 Cottahs 13 Chittacks 37 Sq. Ft. be the same a little more or less lying and situate at Municipal Premises No. 41A, Acharya Jagadish Chandra Bose Road, P. S. Park Street, Kolkata-700 017, Ward No. 61, within the local limits of Kolkata Municipal Corporation in the name of Mr. Anup Agarwalla. **Boundaries**
:- North : By filled up sewer ditch of Kolkata Municipal Corporation beyond which is Lower Circular Road Baptist Chappel at Premises Nos. 42 & 43, A. J. C. Bose Road; South : Partly by Elliot Road and partly Premises No. 95A, Elliot Road; East : By A. J. C. Bose Road; West : Partly by Premises No. 95A, Elliot Road and partly by the said filled up sewer ditch (UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 3,78,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer-Mr. Milind Dhanorkar at Mobile No. 8550997794 & Authorized Officer- Mr. Aman Agarwal-9833913331.

1. M/s. Britex Cotton International Ltd. 2. Mr. Bhadesh Vasantrai Mehta 3. Mr. Parth Bhadesh Mehta 4. M/s. Pratibha Hotels Pvt. Ltd. 5. Mrs. Heena Bhadesh Mehta

Amount Due : ₹ 166,38,16,040.31 (Rs. One Hundred Sixty Six Crores Thirty Eight Lacs Sixteen Thousand Forty and Thirty One Paise Only) as per demand notice dated 25.07.2024 with further interest, cost & expenses

Property No. 3 : - 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)

For Further Details Contact : (During Office Hours) :- File Handling Officer-Mr. Milind Dhanorkar at Mobile No. 8550997794 & Authorized Officer- Mr. Aman Agarwal-9833913331.

1. M/s. Britex Cotton International Ltd. 2. Mr. Bhadrash Vasantra Mehta 3. Mr. Parth Bhadrash Mehta 4. M/s. Pratibha Hotels Pvt. Ltd. 5. Mrs. Heena Bhadrash Mehta

Amount Due : ₹ 166,38,16,040.31 (Rs. One Hundred Sixty Six Crores Thirty Eight Lacs Sixteen Thousand Forty and Thirty One Paise Only) as per demand notice dated 25.07.2024 with further interest, cost & expenses

Property No. 3 :- Immovable property i. e. Shop Nos. 11 & 12 having area adm. Sq. Ft. 520-00 situated on Ground Floor & 8 rooms and conference hall situated on Second Floor, 8 rooms situated on Third Floor, 8 rooms situated on Fourth Floor, 8 rooms situated on Fifth Floor, 8 rooms situated on Sixth Floor having area adm. Sq. Ft. 14177-00, Sq. Mts. 1317-09 of the building known as "HOTEL ADITYA" - part of Lakshmi Commercial Complex situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2905 to 2922 in the area known as Bhupendra Road, Opp. Rajshri Cinema, Rajkot city in the state of Gujarat in the name of M/s. Pratibha Hotels Private Limited. **Boundaries of Shop Nos. 11 & 12 :-** North: Property of Chaitanya Shopping Centre, South : Entry of both Shops & Common Passage, East: Stair of this Building & West : Shop No. 13. **Boundaries of Second to Sixth Floor :-** North: Common Passage, Lift & Stair, Chaitanya Shopping Centre, South : Bhupendra Road, East : Other's Property & West : Tenanted Property & Public Road **(UNDER SYMBOLIC POSSESSION)**
• Reserve Price : ₹ 3,79,35,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

Property No. 4 :- Immovable property i. e. Shop Nos. 11/A, 11/B, 12/A, 12/B, 13/A, 13/B, 14, 15, 16, 17 & 18 having area adm. Sq. Ft. 1949-40, Sq. Mts. 181-11 situated on the lower level floor and Shop Nos. 4 to 7-B, 8-A, 8-B, 9-A and Shop Nos. 2-A, 2-B, 3-A & 3-B North facing shops attached to Hotel Aditya Building with Mezz. R. C. C. (slab used as office and coffee shop) having super built-up area adm. Sq. Ft. 1821-90, Sq. Mts. 169-26 situated on the upper level floor, aggregate area of upper & lower level shops adm. Sq. Ft. 3770-50, Sq. Mts. 350-37 of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s. Pratibha Hotels Private Limited. **Boundaries of Shop Nos. 11/A, 11/B, 12/A, 12/B, 13/A & 13/B :-** North : Other's Property, South : Chaitanya Shopping Centre's Open Chowk, East : Chaitanya Shopping Centre's upper level Stair & West: Open Margin and Sangarva Chowk-Rajshri Cinema Road. **Boundaries of Shop Nos. 14, 15, 16 & 17 :-** North: Other's Property, South: Hotel Aditya, East: Other's Property & West: Chaitanya Shopping Centre's Open Chowk. **Boundaries of Shop No. 18 :-** North : Chaitanya Shopping Centre Open Chowk, South : Hotel Aditya, East : Chaitanya Shopping Centre's Open Space & West : Chaitanya Shopping Centre's Remp Part. **Boundaries of Shop Nos. 4 to 7 :-** North: Stair, South : Toilet, East : Other's Property & West : Common Passage. **Boundaries of Shop Nos. 8-A, 8-B, 9-A :-** North - Other's Property, South : Common Passage, East : Common Passage & West : Shop No. 9-B. **Boundaries of Shop Nos. 2-A, 2-B, 3-A & 3-B attached to Hotel Aditya Building :-** North : Common Passage, South : Hotel Aditya Building, East : Shop No. 4 & West Shop No. 1-B. **(UNDER SYMBOLIC POSSESSION)**
• Reserve Price : ₹ 2,23,20,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Dhurandhar Ram - 7800003631

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Farouk Sodagar Darvesh & Co. Pvt. Ltd.; 2 M/s. Associate Lumbers Pvt. Ltd.; 3. M/s. Associate Plywood Industries Pvt. Ltd.; 4. Mr. Mohd. Farouk S. Darvesh; 5. Mr. Torrab I. Darvesh; 6. Mr. Zakaria M. F. Darvesh; 7. Mr. Yahya M. F. Darvesh; 8. Mr. Ebrahim S. Darvesh; 9. Mr. Ebrahim Suleman Darvesh; 10. Mr. Torrab I. Darvesh; 11. Ms. Shabana Oosman Darvesh.

Amount Due : ₹ 122,46,97,049.43 as per demand notice dated 13.11.2017 with further interest, cost & expenses that may accrue from 01.11.2017 till total repayment and settlement of dues. (Subject for subsequent recovery, if any)

Property No. 5 :- All that piece and parcel of Plot of land bearing Survey No. 116/1, 115/(Pt), 114/(Pt) admeasuring 11.13 acres situated at Village : Kunjathur in Manjeshwar Taluka, Kerala and within the Registration District of Manjeshwar in the M/s. Associate Plywood Industries Pvt. Ltd. **(PHYSICAL POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 8,40,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Dhurandhar Ram - 7800003631

situated at Village - Maaje Shivajinagar (Bhamburda), Taluka : Haveli, Dist. Pune and within the local limits of Pune Municipal Corporation **(UNDER SYMBOLIC POSSESSION, SECTION 14 ORDER RECEIVED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 8,98,50,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

Property No. 8 :- All that piece and parcel of Flat No. 2 which admeasuring 44.87 Sq. Mtrs. (Built Up) on the Stilt Floor, parking Space 12 Sq. Mtrs. & Terrace 5.18 Sq. Mtrs. (Carpet) in the building known as "Jaychandra Co-operative Housing Society Limited" which constructed on the land bearing Plot No. 5-C out of Survey no 13, Hissa No 1, having an area admeasuring of 688.Sq. Mtrs. situated at Village : Bavdhan Khurd, Taluka : Mulshi, Dist. Pune and within the local limits of Pune Municipal Corporation, Pune in the name of Mr. Vikas Dattatray Dangat **(UNDER SYMBOLIC POSSESSION, SECTION 14 ORDER RECEIVED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 32,30,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

Property No. 9 :- All that piece and parcel of Industrial Non Agricultural land bearing Gat No. 340/1, having an area admeasuring of 14338 Sq. Mtrs., assessed at Rs. 14=33 Paise along-with Plant & Machinery, Situated at Grampanchayat Wing, Tal. Khandala, Dist. Satara within the limits of Sub Registrar Class I, Khandala, Dist. Satara in the name of M/s. Valshvik Foods Pvt. Ltd. **(UNDER SYMBOLIC POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 16,29,45,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

Property No. 10 :- All that piece and parcel of land bearing S. No. 166 Hissa No. 1 area admeasuring 11.75 R and construction thereon 1021.85 Sq. Mtrs. situated at village Dhayari, Tal. Haveli, Dist. Pune and within the local limits of Pune Municipal Corporation, Pune in the name of Mr. Vikas Dattatray Dangat **(UNDER SYMBOLIC POSSESSION, SECTION 14 ORDER RECEIVED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 3,00,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

Property No. 11 :- All that piece and parcel of Flat No. 303 which admeasuring 41.62 Sq. Mtrs. (Salable Builtup inclusive of balcony) i.e. 32.00 sq. Mtr (carpet area) and adjacent terrace of 10.12 Sq. Mtrs. on the Third Floor, in the building known as "Venkatesh Villa" which constructed on the land, City Survey No. 1204/9, Final Plot No. 568/9, admeasuring about 689.98 Sq. Mtrs., situated at Shivaji Nagar (Bhamburda), Pune in the name of Mr. Vikas Dattatray Dangat **(UNDER SYMBOLIC POSSESSION, SECTION 14 ORDER RECEIVED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 51,85,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

Property No. 12 :- All that piece and parcel of Commercial Premises bearing unit No. 603 which admeasuring saleable area 1608 Sq. Ft. i. e. 149.39 Sq. Mtrs. on the Sixth Floor, together with two car parks & Four scooter parking in the building known as "Montreal Business Centre" which constructed on the land, Survey No. 272, Hissa No. 4-5-6-7, admeasuring about 2100 Sq. Mtrs., situated at village : Baner, Taluka : Haveli, Dist. Pune and within the local limits of Pune Municipal Corporation, Pune in the name of Mr. Vikas Dattatray Dangat. **(UNDER SYMBOLIC POSSESSION, SECTION 14 ORDER RECEIVED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**
• Encumbrances, if any known to the Bank : NIL
• Reserve Price : ₹ 1,94,65,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.04.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer - Mr. Sidhartha S. Mhade - 8980518779

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
25.04.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES
(FOR PROPERTY UNDER PHYSICAL POSSESSION)
16.04.2025

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.

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