

ASSET RECOVERY BRANCH

Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004.

Email: ubin0578789@unionbankofindia.bank Mob.: 8169178780

15 days Sale Notice for E-Auction Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Rule 8 (6) 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 property mortgaged / charged to the Secured Creditor, the symbolic / physical Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the Earnest Money Deposit are also mentioned hereunder:

Sr. No	Name of the Branch & Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties
1.	ARB -PUNE (9913337155) Mr. Romeo Arokanathan Jokin (Symbolic Possession)	Rs. 61,70,050.68 (Rupees Sixty -One Lakhs Seventy Thousand Fifty and Paise Sixty Eight Only) as per Demand Notice dated 24.06.2024 plus further interest & expenses thereon.	All that Piece and parcel of the 2BHK Residential Flat No.204 on 2nd Floor admeasuring area 49.81 Sq.Mtrs Carpet Area along with balcony admeasuring 6.17 Sq. Mtr Architectural Projection admeasuring 3.22 Sq. Mtr. In the Project Known as Prabhavi Arcade situated at S.No.53/7,54/3,54/5/1,94/1,95,96/1/1,96/1/2,96/2,96/3,96/4,97,Mohan Nagar Co-Operative Housing Society Ltd. Village Baner, Taluka Haveli and District Pune-411045 within the limits of Sub Registrar Haveli Pune and Pune Municipal Corporation.
2.	ARB -PUNE 78780 (9967917032) M/s Mauli Construction (Symbolic Possession)	Rs.53,63,220.49 (Rupees Fifty-Three lakh Sixty-Three Thousand Two Hundred Twenty and Forty-Nine Paise only) as per Demand notice dated 29.06.2024 and further interest, cost and expenses thereafter.	All that piece and parcel of land bearing plot of land Southern Sub Plinth No. B/18/A, from out of plinth No. B/18, totally admeasuring about 1700 sq. ft., along with construction standing thereon situated in the society named and styled as "Ragvillas Co-op Housing society Ltd" from out of S. Nos. 374A, 373 C and D (Corresponding it's Final Plot no.302) lying and being at village Ghorpadi, Sangamwadi (Koregaon Park), Pune situate within the Registration District of Pune, Situate within the Registration Joint Sub-District of Haveli No. I to XXVII, Pune, Situate within the Revenue Limits of Tahsil Haveli, Pune and situate within the limits of Pune municipal corporation, Pune which Plot of land with construction
3.	ARB - Pune 78780 (9967917032) Mr. Vijay Prakash Mane (Symbolic Possession)	Rs.13,81,619.43 (Rupees Thirteen lakh Eighty-One Thousand Six Hundred Nineteen and Forty-Three Paise only) as per Demand notice dated 11.05.2023 and further interest, cost and expenses thereafter.	All that piece and parcel of the Flat No.206, 2nd Floor, Building 'B' admeasuring area 415 sq ft. i.e. 38.56 sq. mtrs (Built up) in the society known as 'ANJANA Apartment Co-operative Housing Society Ltd' constructed on the Survey No.175/2A (Old Survey No.147) Grampanchayat Property No.2/3061, Situated at Village Phursungi, Tal Haveli, Dist - Pune Pin:412308. Within the local limit of Zilla Parishad Pune and Panchayat Samiti Taluka Haveli and Gram Panchayat Samiti Taluka Haveli and Gram Panchayat Phursungi and also within the jurisdiction of Registrar Haveli Pune.
4.	ARB -PUNE (7588358627) Mrs. Shital Prashant Patil (Symbolic Possession)	Rs.57,82,379.05 /- (Rupees Fifty-Seven Lakh Eighty-Two Thousand Three Hundred Seventy-Nine and Five Paise Only) plus further interest and charges	All that piece and parcel of Flat No. 03, on the stilt floor admeasuring area of about 50.65 sq.mtrs. i.e. 545 sq.ft. in the scheme known as Samarth Heights Apartment Condominium duly constructed on the land bearing S No. 249/1 within the limits of Pune Municipal Corporation, situated at village Baner, Taluka Haveli, District Pune
5.	ARB -PUNE 78780 (7588358627) Mr.Dattatray Arun Shinde (Physical Possession)	RS.25,51,784.95 (Rupees Twenty Five Lakh Fifty One Thousand Seven Hundred Eighty Four and Paise Ninty Five only)	All the piece and parcel of Flat No. F-02 (as per agreement to sale) and Flat No. S-02 (as per building sanction plan), second floor,CTS no 92 in Kamatipura satara area under satara municipality corporation limited Taluka and Dist Satara Pin 415002 admeasuring 825 sq feet i.e 76.64 Sq.meter super built up area
6.	ARB -PUNE 78780 (7588358627) Mr.Shridhar Vithal Ghorpade (Physical Possession)	RS.24,18,494.25 (Rupees Twenty Four Lakh Eighteen Thousand Four Hundred Ninty Four and Paise Twenty Five only)	All the piece and parcel of flat No. S-01,Second floor, Golden orchid building,at CTS no 92 ,Kamathipura Satara Tal Dist Satara Pin 415002 admeasuring 825 sq Feet I.E. 76.64 sq.meter super built up area
7.	ARB -PUNE 78780 (7588358627) Mr.Dipak Shivram Barge (Physical Possession)	Rs.18,55,355.82 (Rupees Eighteen Lakh Fifty Five Thousand Three Hundred Fifty Five and Paise Eighty Two only)	All and singular their development right in All that piece or parcel of Land admeasuring 100 sq mtrs and 81.31 sq.mtrs construction on it lying being situate at village sadar Bazar Peth Satara having CTS No.245/A1.
8.	ARB -PUNE 78780 (7588358627) Mr.Santosh Popat Chavan (Symbolic Possession)	Rs.14,70,902.00 (Rupees Forteen Lakh Seventy Thousand Nine Hundred Two only) as per demand notice date 12-09-2019 plus further interest and expenses thereafter.	Property No.1: Residential plot vide CTS No.259 and 260A,Municipal No.273/1 and 277/1,measuring 543.58 Sq.Ft.,situated near Laxmi Mata Temple and New English school,off pune Solapur highway,Hadapsar,Tal Haveli ,Pune 411028 Property No.2: Residential plot vide CTS No.301,Municipal No.273/1,measuring 251.87 Sq.Ft.situated near Laxmi Mata Temple and New English school,off pune Solapur highway,Hadapsar,Tal Haveli ,Pune 411028.
9.	ARB -PUNE 78780 (9860226777) Mrs. SHAMA HUSSEN PATHAN (Physical Possession)	Rs.31,95,282.08 (Rupees thirty One Lakh ninety Five Thousand Two Hundred Eighty Two and paise Eight Only) as per Demand notice dated 25-10-2018 and further interest, cost and expenses thereafter.	All that Piece and parcel of the Shop No. 101 and Shop No. 102 situated on 1st floor building known as, " AI - KARIM Complex", constructed on City Survey No. 789/1 situated at village Bhavani Peth, Taluka: Haveli, District- Pune which is situated within local limits of Pune Municipal Corporation and also situated within the jurisdiction of Sub Registrar Haveli Pune having admeasuring area about 1000 Sq. Fts. i.e 92.90 Sq. Mtrs. Built up along with loft.

For detailed terms and condition of the sale, Branch contact detail. Registration and Login and Bidding Rules visit <https://baanknet.com> & <https://www.unionbankofindia.co.in>
Note : All bidders are requested to visit the above site & complete the registration, KYC Updation & payment 3 to 4 days before date of E-auction to a

Date & Time of E-Auction: 11.04.2025(12:00 Noon to 5:00 PM)

RECOVERY BRANCH

8, Jangali Maharaj Road, Pune-411 004.
 unionbankofindia.bank Mob.: 8169178780

**Mega E-auction For
 Sale of Movable / Immovable Properties**

**and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to
 Security Interest (Enforcement) Rule, 2002**

movable property mortgaged / charged to the Secured Creditor, the symbolic / physical possession of which has been taken by the Authorized Officer of Union Bank of India, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and

Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased
Residential Flat No.204 on 2nd Floor admeasuring area 49.81 Sq.Mtrs Carpet 17 Sq. Mtr Architectural Projection admeasuring 3.22 Sq. Mtr. In the Project No.53/7,54/3,54/5/1,94/1,95,96/1/1,96/1/2,96/2,96/3,96/4,97,Mohan Nagar, Baner, Taluka Haveli and District Pune-411045 within the limits of Sub Division Corporation.	Rs.55,00,000/- (Rupees Fifty-Five Lakhs Only)	10% of the Reserve Price mentioned above.	Rs.1,00,000/- (Rupees One lakh Only)
Plot of land Southern Sub Plinth No. B/18/A, from out of plinth No. B/18, totally with construction standing thereon situated in the society named and styled as Om out of S. Nos. 374A, 373 C and D (Corresponding it's Final Plot no.302) Karamwadi (Koregaon Park), Pune situate within the Registration District of Sub-District of Haveli No. 1 to XXVII, Pune, Situate within the Revenue within the limits of Pune municipal corporation, Pune which Plot of land with	Rs.2,00,00,000.00 (Rupees Two Crore only)	10% of the Reserve Price	Rs.1,00,000/- (Rupees One lakh Only)
206, 2nd Floor, Building 'B' admeasuring area 415 sq ft. i.e. 38.56 sq. mtrs. ANA Apartment Co-operative Housing Society Ltd' constructed on the Survey Panchayat Property No.2/3061, Situated at Village Phursungi, Tal Haveli, Tal limit of Zilla Parishad Pune and Panchayat Samiti Taluka Haveli and Gram Panchayat Phursungi and also within the jurisdiction of Registrar Haveli	Rs.12,45,000.00 (Rupees Twelve lakhs Forty Five Thousand only)	10% of reserve price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
on the stilt floor admeasuring area of about 50.65 sq.mtrs. i.e. 545 sq.ft. in the apartment Condominium duly constructed on the land bearing S No. 249/1 within Tal, situated at village Baner, Taluka Haveli, District Pune	Rs.31,96,000/- (Rupees Thirty One Lakh Ninety Six Thousand Only)	10% of the Reserve Price	Rs. 25000/- (Rupees Twenty Five Thousand Only)
2 (as per agreement to sale) and Flat No. S-02 (as per building sanction) Karamwadi area under satara municipality corporation limited Taluka Haveli having 825 sq feet i.e 76.64 Sq.meter super built up area	Rs.19,89,000/- (Rupees Nineteen Lakh Eighty-Nine Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
1, Second floor, Golden orchid building, at CTS no 92 Karamwadi Satara Tal 825 sq Feet i.e. 76.64 sq.meter super built up area	Rs.19,89,000/- (Rupees Nineteen Lakh Eighty-Nine Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
Plot in All that piece or parcel of Land admeasuring 100 sq mtrs and 81.31 sq.mtrs. village sadar Bazar Peth Satara having CTS No.245/A1.	Rs.17,44,000/- (Rupees Seventeen Lakh Forty Four Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
CTS No.259 and 260A, Municipal No.273/1 and 277/1, measuring 543.58 Sq. Ft. and New English school, off pune Solapur highway, Hadapsar, Tal Haveli, Pune	Property No.1 :- Rs.18,10,000/- (Rupees Eighteen Lakh Ten Thousand only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
CTS No.301, Municipal No.273/1, measuring 251.87 Sq.Ft. situated near Laxmi off pune Solapur highway, Hadapsar, Tal Haveli, Pune 411028.	Property No.2:- Rs.7,66,000/- (Rupees Seven Lakh Sixty-Six Thousand only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
No. 101 and Shop No. 102 situated on 1st floor building known as, "AI - KARIM" No. 789/1 situated at village Bhavani Peth, Taluka: Haveli, District- Pune which is within the limits of Pune Municipal Corporation and also situated within the jurisdiction of Sub Registrar Haveli, Pune about 1000 Sq. Fts. i.e 92.90 Sq. Mtrs. Built up along with loft.	Rs. 77,83,000/- Rupees Seventy Seven Lakhs Eighty Three Thousand Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)

Bidding Rules visit <https://baanknet.com> & <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>.
 Registration, KYC Updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Auction: 11.04.2025(12:00 Noon to 5:00 PM)

shall be final if any question of interpretation arises.

Authorized Officer,
 Union Bank of India