

STRESSED ASSETS MANAGEMENT BRANCH : 104, Gr. Floor, Bharat House, Mumbai Samachar Marg, Fort, Mumbai-400023, MH.. • E-mail : samvmumbai@unionbankofindia.bar

MEGA E-AUCTION 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 9 (1) of the Security Interest (Enforcement) Rule, 2002
NOTICE of 15 days 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 **Constructive / 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 the dated mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposits are also mentioned hereunder :-

* DATE AND TIME OF E-AUCTION FOR ALL PROPERTIES : 26.05.2023 at 11.00 A. M. to 01.00 P. M. *

Name of the Borrower, Co-Applicant & Guarantor :- M/s. Cottstoun Fashions Limited
 Consortium account : Lead Bank is **Union Bank of India** 1. Mr. Sourabh Dilip Pradhan
 2. Mr. Dilip Vasant Pradhan 3. Mr. Sanjay Vyasa 4. Mrs. Snehal Vyasa 5. M/s. Cottstoun Properties
Amount due : ₹ 2,96,51,91,147.37 as per Demand notices with further interest thereon, cost & expenses

Property No. 1 :- Industrial Unit No 126, 1st Floor, Damji Shamji Industrial Estate, **Damji Shamji Industrial premises co-op Society Ltd**, Survey No. 96, 96 (B) (Part), Hissa No. 1 (Part) of Village Haryali, Opposite Raj Legacy Complex and Beside Jaquar and Land Rover Service Centre, L. B. S. Road, Vikhroli West, Mumbai-400 083, in the name of **Mr. Dilip V. Pradhan**. The property consists of Industrial Gala / Unit situated on First Floor. The premises are **totally admeasuring** 620 sq. ft. of Built up area.

• Reserve Price : ₹ 1,15,73,000/- • Earnest Money to be Deposited : ₹ 11,57,300/- • Date of Demand notice : As per annexure-1; • Date of Possession notice : 22.01.2019 (Under Physical Possession)

Annexure-1				
Name of Bank	Name of Branch	Date of Demand Notice	Ref. No. of Demand Notice	Amount Due mentioned in the Demand notice (in ₹)
Union Bank of India	IFB Branch, Mumbai	13.04.2016	IFB : ADV : MKK : 180 : 16-17	9,98,86,912.49
Bank of India	Andheri MID Corporate Branch	07.04.2016	AndMCB/SNS/2015-16/14	34,53,75,294.00
Canara Bank	Nariman Point Branch	05.05.2016	CBNPT/CR-516 /726/07/2016-16	36,13,70,872.32
Central Bank of India	Corporate Finance Branch, Nariman Point	19.05.2016	CFR/FP/2016-17/122	39,50,06,442.28
Indian Overseas Bank	Asset Recovery Management Branch, Cuff Parade	16.06.2016	ARMB/ /2016-17	28,47,56,152.00
Dena Bank	Maheshwari Udyan branch, Matunga	30.06.2016	DB MU /SARFAESI/2016	20,21,43,878.63
Bank of Maharashtra	Corporate Finance Branch, Andheri	05.07.2016	AF61 / SARFAESI / Cottstoun / 2016-17	22,95,72,912.39
Bank of Baroda	Asset Recovery Management Branch, Ballard Estate, Mumbai	01.02.2016	ARMB : SARFAESI : 765 : 2016	22,70,78,583.26

Name of the Borrower, Co-Applicant & Guarantor of :- 1. M/s. J. K. Surface Costings Pvt. Ltd. 2. Mr. Sanjay Thakur 3. Mr. Ajay Sagar
Amount due : ₹ 25,97,75,162/- as on **31.05.2021** with further Int., cost & expenses.

Property No. 2 :- All that part & parcel of the property consisting of land & Building situated at Plot No. 71, Office No. 607, 6th Floor, admeasuring 447 Square feet of Super built up area, Bldg. known as **Arenja Corner**, Near Vishwajyot Hotel, Off. Palm Beach Road, No. 71, Sector 17, Vashi Navi Mumbai-400 705 and Bounded by in the name of the Company : **Bounded as under** : ★ North : Road; ★ East : Road; ★ West : Plot No. 72; ★ South : Plot No. 70.

• Reserve Price : ₹ 72,00,000/- • Earnest Money to be Deposited : ₹ 7,20,000/- • Date of demand notice : 27.09.2017; • Date of possession notice : 08.02.2018 (Under Symbolic Possession)

Property No. 3 :- All that part and parcel of the property consisting of land and entire building Ground + 3 Upper Floors situated at Plot No. 48/9, known as **Neel Sidhi Enclave Co-Op Housing Society Ltd.**, Opp. City Center Shipping Mall, Sector-14, Vashi, Navi Mumbai-400 703 within Regn. sub-District & District Thane, Maharashtra-400 703 with super Built up area of 2467 sq. ft. and **Bounded as under** : ★ North : By Bldg. No. 19 & 20; ★ East : By Bldg. No. 21; ★ West : By 15 mtrs. wide road; ★ South : By 3 mtrs. wide pathway.

• Reserve Price : ₹ 3,00,00,000/- • Earnest Money to be Deposited : ₹ 30,00,000/- • Date of demand notice : 27.09.2017; • Date of possession notice : 08.02.2018 (Under Symbolic Possession)

Name of the Borrower, Co-Applicant & Guarantor/s :- 1. Mr. Kailash Khator 2. Mr. Ashok Khator 3. Mrs. Jasoda Kailash Khator 4. M/s. Maheshwari Fabtex Pvt. Ltd. 5. M/s. Goyal Creations Pvt. Ltd. 6. Khator Fiber & Fabrics Ltd.
Amount due : ₹ 13,29,93,539.80 as on **31.01.2021** with further interest, cost & expenses.

Property No. 4 :- Residential Flat No. 503 & 504, 5th Flr. Bldg. No. 25, **"Siddhachal Phase IV Co-op. HSL."**, Majiwade, Thane (W), Tal. & Dist. Thane-400 610. Area : 439 sq. ft. + 432 sq. ft. = 871 sq. ft. (Carpet Area) owned by **Mrs. Yashodadevi Kailash Khator & Mr. Satyanarayan Prahladri Khator**

• Reserve Price : ₹ 1,40,45,000/- • Earnest money to be deposited : ₹ 14,04,500/- • Date of Demand Notice : 02.12.2019 • Date of Possession Notice : 03.02.2020 (Under Symbolic Possession)

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Pandhe Infracons Pvt. Ltd. 2. Mr. Ankur Anil Pandhe 3. Mrs. Rohini Anil Pandhe 4. Mrs. Pooja Ankur pandhe 5. Mr. Vegesna Ravi Varma 6. M/s. Pandhe Construction Pvt. Ltd.
Amount due : ₹ 362,78,59,228 as on **30.09.2022** with further interest, cost & expenses.

Property No. 5 :- All Commercial & Residential vacant Plot Nos. 9 & 10 in Residential zone bearing Gut No. 262 (15 & 16) /4 of Vill. Kumbhari, Nr. Ashwini Hospital, Next to Highway, Kumbhari Tal. South Solapur & Dist. Solapur, MH. owned by **M/s. Pandhe Constructions Pvt. Ltd.**

• Reserve Price : ₹ 2,88,00,000/- • Earnest money to be deposited : ₹ 28,80,000/- • Date of Demand Notice : 02.02.2019; • Date of Possession Notice : 08.05.2019. (Under Physical Possession)

Property No. 6 :- All Commercial and Residential Vacant Plot Nos. 11 & 12 in Residential zone bearing Gut No. 262 (8 to 13) /2 of Village Kumbhari, Nr. Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, MH. **M/s. Pandhe Constructions Pvt. Ltd.**

• Reserve Price : ₹ 1,70,00,000/- • Earnest money to be deposited : ₹ 17,00,000/- • Date of Demand Notice : 02.02.2019; • Date of Possession Notice : 08.05.2019 (Under Physical Possession)

Date of Possession Notice : 00.05.2019. (Under Physical Possession)

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Sun Acrylics Pvt. Ltd. (Borrower) 2. Mr. Jay Naresh Mehta S/o. Mr. Naresh J. Mehta (Borrower & Guarantor) 3. Mrs. Mrunal Mehta W/o Late Naresh J Mehta (Borrower & Guarantor) 4. Mr. Sajjan Kumar Poddar S/o. Mittanand Poddar (Borrower & Guarantor) 5. Mr. Mayur Bhatt S/o. Kanakrai Nagardas Bhatt (Guarantor) 6. Shri. Ganesh Vyapar Udyog (Guarantor)	Amount due : ₹ 12,83,48,219.09 Amount as on 31.12.2022 with further interest, cost & expenses.
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Property No. 7 :- EMG / First Charge on Land and Building situated at Plot No. 33, 34 & 35 Survey No. 66 (pt) Village Achhad, Achhad Industrial Estate, Tal. Talasari, Dist. Palghar 401 606, MH. **Admeasuring** Plot area 619 Sq. Mts & factory building of Ground and Part 1st floor, lean to roof shed, boiler House with Platform etc with a **Total land area** of 3939.00 Sq. Mts. In the name of **M/s. Sun Acrylics Pvt Ltd.** EMG / Regn. Mortgage of free hold land situated at Plot No. 33, 34 & 35 Survey No. 66 (pt) Vill. Achhad, Achhad Industrial Estate, Tal. Talasari, District Palghar-401 606 MH. **Admn.** Plot area 3320 Sq. Mts. and factory building of Ground and Part first floor, lean to roof shed, working Platform **Totally Admn.** built up area of 1660.00 Sq. Feet. in the name of **Shri. Ganesh Vyapar Udyog** (Guarantor)

• Reserve Price : ₹ 1,92,00,000/- • Earnest money to be deposited : ₹ 19,20,000/- • Date of Demand Notice : 04.07.2019;
• Date of Possession Notice : 30.11.2019. (Under Physical Possession)

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. U. Goenka Sons Pvt. Ltd. (Borrower) 2. Mr. Lokesh Sriprakash Goenka (Guarantor & Legal Heir of Late Mrs. Ilalchidevi Goenka and Sriprakash S. Goenka) 3. Mrs. Naina S. Goenka (Guarantor / Mortgagee / Legal Heir of Late Mrs. Ilalchidevi Goenka and Sriprakash S. Goenka) 4. Mr. Jai Prakash Goenka (Legal Heir of Late Mrs. Ilalchidevi Goenka and Sriprakash S. Goenka) 5. Mrs. Tasneem Lokesh Goenka (Guarantor / Legal Heir of Late Mrs. Ilalchidevi Goenka and Sriprakash S. Goenka) 6. Mr. Murari Lal Goenka (Legal Heir of Late Mrs. Ilalchidevi Goenka and Sriprakash S. Goenka)	Amount due : ₹ 45,14,46,988.75 as on 30.11.2021 with further interest, cost & expenses.
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Property No. 9 :- 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-400 018 in the name of **Mr. Sriprakash Goenka.**

• Reserve Price : ₹ 2,78,00,000/- • Earnest money to be deposited : ₹ 27,80,000/- • Date of Demand Notice : 20.12.2021;
• Date of possession notice : 23.05.2019. (Under Symbolic Possession)

Property No. 11 :- Flat No. 2003/2004 adm. 1270 sq. ft. situated at Windsor Tower Co-Operative Housing Society Limited, T28, Shastri Nagar, Andheri (W), Mumbai-400 053, constructed on the Plot of land bearing Survey No. 41, Oshiwara Taluka, South Salsette, Mumbai Suburban in the name of **Mrs Naina Sriprakash Goenka.**

• Reserve Price : ₹ 3,36,00,000/- • Earnest money to be deposited : ₹ 33,60,000/- • Date of Demand Notice : 20.12.2021;
• Date of possession notice : 23.05.2019. (Under Symbolic Possession)

For detailed terms and condition of the sale, Please refer to the link provided i. e.
<https://www.ibapi.in> OR www.mstcecommerce.com OR www.unionbankofindia.co.in

DATE OF INSPECTION OF ALL THE PROPERTY ON 24th MAY 2023 (With Prior Appointment)

For Registration & Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/Index.jsp>

For Further Details Contact : Mr. Vikas Srivastava, Authorised Officer, Mob. No. 9935387181

Date : 09.05.2023
Place : Mumbai, Maharashtra

sd/-
Authorised Officer,
Union Bank of India