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 **15.05.2025** 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 : 15.05.2025, FROM 12:00 P. M. TO 05:00 P. M

1. M/s. Cottstown Fashions Limited, (Under Liquidation), 2. Mr. Sourabh Dilip Pradhan, 3. Mr. Dilip Vasant Pradhan, 4. Mr. Sanjay Vyas, 5. Mrs. Snehal Vyas, 6. M/s. Cottstown Properties.

Amount Due : Total Debt – Rs. 2,96,51,91,147.37/- as per Demand notices with further interest thereon, cost & expenses **(Amount Due mentioned in the Demand notice)** with further interest, 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 Hariyali, Opposite Raj Legacy Complex and Beside Jaguar and Land Rover Service Centre, L.B.S. Road, Vikhroli West, Mumbai-400083 in the name of Mr Dilip V Pradhan. Bounded By: North- Shiv krupa industrial, South-Indraprastha Industrial, East- L.B.S. Road and West- Hill side. The property consists of Industrial Gala/Unit situated on First Floor. The premises are totally admeasuring 620 sq ft of Built up area.
(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : There is a Tax Liability of Rs. 2,86,91,744.00 of Sales Tax Department as per Notice dated 20-02-2018. However, banks being the secured creditor have first charge on the secured asset as per Section 26E of the SARFAESI Act, 2002.
• Reserve Price : Rs. 94,00,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.04.2025

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

1. M/s. Patoda Taluka Dudh Vyavsaik Sahkari Sansthans Dudh Utpadak & Purvatha Sangh Ltd., 2. Mr. Ramkrishna Bangar, 3. Mrs. Satyabhama Bangar, 4. Mr. Mahadeo Sripati Bangar, 5. The Legal Heirs Of Late. Kisanrao Yeshwant Kantale

Amount Due : Total Debt – Rs. 26,65,26,468.00 as per demand notice dated 10-11-2017 with further interest, cost & expenses

Property No. 2 : - All part, piece & parcel of Residential Bunglow admeasuring 60256.00 sq.ft. at Gut No. 876, Kasbe Patoda, Taluka-Patoda, District – Beed in the name of Mr. Ramkrishna M Bangar. Boundaries :- East – MSEB Compound, West – Pandurang Gawali, South – Patoda Parli Road & North – Remaining Land of this Gut. **(UNDER SYMBOLIC POSSESSION, ORDER UNDER SECTION 14 HAS BEEN OBTAINED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 7,05,00,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.04.2025

Property No. 3 : - All part, piece & parcel of Non-agricultural land Gut No. 723 admeasuring 81 R (8100 sq.mtrs.) along-with 10 constructed commercial shop thereon each having area 400 sq.ft. situated at Gut No. 723, Shivaji Nagar, Near ST Stand, Opp. Market Committee, Patoda, Tq. Patoda, District – Beed in the name of Mr. Kisanrao Yeshwant Kantale. Boundaries:- East – Land of Krusi Utpanna Bajar Samiti, West – Remaining Land of Survey No. 723, South – Narayan & Hamid Tailor & North – Baburao Tambore. **(UNDER SYMBOLIC POSSESSION, ORDER UNDER SECTION 14 HAS BEEN OBTAINED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 2,85,00,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 24.04.2025

Property No. 4 : - All the part & parcel of the property land in Gut No. 636 & 643, Village Bhayala, Tq. Pathoda, District – Beed admeasuring 1 Hectare 20 R & 27 R respectively in the name of Mrs. Satyabhama. Boundaries of the Gut No. 643 :- East – Govt. Road, West – Land

vibrantauction.com 9004066071

Property No. 2 : - All part, piece & parcel of Residential Bunglow admeasuring 60256.00 sq.ft. at Gut No. 876, Kasbe Patoda, Taluka-Patoda, District – Beed in the name of Mr. Ramkrishna M Bangar. Boundaries :- East – MSEB Compound, West – Pandurang Gawali, South – Patoda Parli Road & North – Remaining Land of this Gut. **(UNDER SYMBOLIC POSSESSION, ORDER UNDER SECTION 14 HAS BEEN OBTAINED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**

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

• **Reserve Price :** Rs. 7,05,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 24.04.2025

Property No. 3 : - All part, piece & parcel of Non-agricultural land Gut No. 723 admeasuring 81 R (8100 sq.mtrs.) along-with 10 constructed commercial shop thereon each having area 400 sq.ft. situated at Gut No. 723, Shivaji Nagar, Near ST Stand, Opp. Market Committee, Patoda, Tq. Patoda, District – Beed in the name of Mr. Kisanrao Yeshwant Kantale. Boundaries:- East – Land of Krusi Utpanna Bajar Samiti, West – Remaining Land of Survey No. 723, South – Narayan & Hamid Tailor & North – Baburao Tambore. **(UNDER SYMBOLIC POSSESSION, ORDER UNDER SECTION 14 HAS BEEN OBTAINED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**

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

• **Reserve Price :** Rs. 2,85,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 24.04.2025

Property No. 4 : - All the part & parcel of the property land in Gut No. 636 & 643, Village Bhayala, Tq. Pathoda, District – Beed admeasuring 1 Hectare 20 R & 27 R respectively in the name of Mrs. Satyabhama. Boundaries of the Gut No. 643 :- East – Govt. Road, West – Land of Bapurao Tatyaba Bangar, South – Babu Ganaji Bangar & North – Gundiba Kondiba Bangar & Boundaries of the Gut No. 636 :- East – Land of Bapu Tatyaba From Gut No. 636, West - Land of Bapu Tatyaba From Gut No. 636, South – Land of Dhindiba Rama from Gut No. 639 & North – Bhyala to Bansur Road. **(UNDER SYMBOLIC POSSESSION, ORDER UNDER SECTION 14 HAS BEEN OBTAINED, IN PROCESS TO TAKE PHYSICAL POSSESSION).**

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

• **Reserve Price :** Rs. 1,78,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 24.04.2025

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

DATE & TIME OF E-AUCTION FOR PROPERTY / IES 15.05.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES (FOR PROPERTY UNDER PHYSICAL POSSESSION) 05.05.2025

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**

Viewfinder Publication 9022010666