

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 / MOVEABLE 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 **11.04.2025** 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 : 11.04.2025,
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 : ₹ 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 Jaquar and Land Rover Service Centre, L. B. S. Road, Vikhroli West, Mumbai-400 083 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 ₹ 2,86,91,744/- of Sales Tax Department as per Notice dated 20.02.2018. **However, bank being the secured creditor have first charge on the secured asset as per Section 26E of the SARFAESI Act, 2002.**

• **Reserve Price : ₹ 94,00,000/-** • **Earnest money to be deposited : 10% of the Reserve Price** • **Date of Sale Notice : 20.03.2025**

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer - Mr. Vikas Srivastava at Mob. No. 9935 387181.

1. M/s. S. K. WHEELS PVT. LTD. (Presently, under CIRP under the provisions of IBC, 2016) 2. Mr. Akshit Anil Kumar 3. Mr. Sanjeev Kumar (Presently, under the moratorium of Section 96 of IBC, 2016) 4. Mrs. Manjusha Anil Kumar 5. Mr. Anil Kumar

Amount Due : ₹ 25,59,46,323.81 as per demand notice dated **26.07.2016** with further interest, cost & expenses.

Property No. 2 : - Amalgamated Shop No.2 & 3, Ground Floor of Full Stop Mall Sector-19, Sanpada, Navi Mumbai-400 705. BU Area 1214 Sq. Ft.. Owned by Mr. Akshit Kumar. Boundaries: North - Bhumirajirasaa Co-op. Hsg. Soc. Ltd., South : Service Road / Palm Beach Road; East : Mahavir Amrut Co-op. Hsg. Soc. Ltd. & West : Internal Road. **(UNDER SYMBOLIC POSSESSION, CMM ORDER RECEIVED, IN PROCESS TO TAKE PHYSICAL POSSESSION)**

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

• **Reserve Price : ₹ 1,48,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 20.03.2025**

Property No. 3 : - Shop No.16, Ground Floor of Full Stop Mall Sector-19, Sanpada, Navi Mumbai-400 705. Carpet Area 257.50 Sqr. Ft. owned by Mr. Akshit Kumar. Boundaries: North - Bhumirajirasaa Co-op. Hsg. Soc. Ltd., South - Service Road / Palm Beach Road; East : Mahavir Amrut Co-op. Hsg. Soc. Ltd. & West : Internal Road. **(UNDER PHYSICAL POSSESSION)**

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

• **Reserve Price : ₹ 37,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 20.03.2025**

Property No. 4 : - Shop No. 107, First Floor of Full Stop Mall Sector-19, Sanpada, Navi Mumbai-400 705. Carpet Area 627.50 Sqr. Ft. owned by Mrs Sheela Rani Nandpal and Mr. Akshit Kumar. Boundaries: North - Bhumirajirasaa Co-op. Hsg. Soc. Ltd., South : Service Road / Palm Beach Road; East : Mahavir Amrut Co-op. Hsg. Soc. Ltd. & West - Internal Road. **(UNDER PHYSICAL POSSESSION)**

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

• **Reserve Price : ₹ 69,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 20.03.2025**

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Aman Agarwal - 9833913331

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
11.04.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES
(FOR PROPERTY UNDER PHYSICAL POSSESSION)
02.04.2025

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.

Sd/-

Place : Mumbai

Authorised Officer, **Union Bank of India**