

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम A Govt

Assets Recovery Management Branch : 21, Veena Chambers, Mezzanine Fl

E-AUCTION SALE NOTICE

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSE (ENFORCEMENT) RULES, 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 bank is "WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 25.04.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the borrower(s) as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. [www.unionbankofindia.com](https://baanknet.com) on 25.04.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com> Date

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees c) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) Kamlesh Mulchand Rupreja, Reema Kamlesh Rupreja. b) Asset Recovery Management Branch. c) Flat No.701, 7th Floor, Regency Galaxy Building., U.No.68 of Sheet No.66, CTS No.26874, Khata No.53, New Sai Chowk, Gandhi road, Ulhasnagar 5. Dist: Thane Admn. 975 Sq.Ft. BU. d) Mr. Kamlesh Mulchand Rupreja	a) Rs. 22,64,000.00 b) Rs. 2,26,400.00 c) Rs. 23,000.00	Rs. 21,13,715.50 (Rupees Twenty One Lakh, Thirteen Thousand, Seven Hundred Fifteen And Ps. Fifty Only) as on 15.06.2018 plus further interest thereon w.e.f. 16.06.2018 at applicable rate of interest, cost and charges till date. G.K. Deshpande - 9975038389 P.S. Mulik - 9769972090	Not known to A.O. PHYSICAL POSSESSION
2	a) Mr. Narsingh Awada Narayan Singh b) Asset Recovery Management Branch c) Flat No. 102 on the First Floor admeasuring about 633 sq. ft. Built up area in A wing of the building known as Royal Palms, at village Sopara, Tal- Vasai, Dist- Palghar. d) Mrs. Yamuna N singh	a) Rs. 24,84,000.00 b) Rs. 2,48,400.00 c) Rs. 25,000.00	Rs. 28,79,753.64 as on 30.04.2023 plus further interest thereon w.e.f. 01.05.2023 at applicable rate of interest, cost and charges till date. G.K. Deshpande - 9975038389 P.S. Mulik - 9769972090	Not known to A.O. PHYSICAL POSSESSION
3	a) Sweta Sachin Gosar. b) Asset recovery Management Branch. c) All that part of the property consisting of flat No.102, Girija Sadan, Babhai Naka, L.T. Road, Borivali West, Mumbai 400092, admeasuring 482 Sq. Ft. Built up area. d) Sweta Sachin Gosar.	a) Rs. 61,77,000.00 b) Rs. 6,17,700.00 c) Rs. 62,000.00	Rs. 62,70,467.06 (Rupees Sixty Two Lakh, Seventy Thousand, Four Hundred Sixty Seven And Paise Six Only) as of 31.10.2023 plus further interest thereon at applicable rate of interest, cost and charges till date. P.S. Mulik - 9769972090	Not known to A.O. SYMBOLIC POSSESSION. PHYSICAL POSSESSION order received.
4	a) Shri Sandeep Kisan Dandavate b) Asset Recovery Management Branch c) House No.805, [Nana], Net built up Area 6586.5 sq. fts. Near Adhyan Kendra, Dhodipada, Village Kurnze, Taluka-Vikramgad, Dist-Palghar, PIN-401403. d) Shri Sandeep Kisan Dandavate.	a) Rs. 51,30,000.00 b) Rs. 5,13,000.00 c) Rs. 52,000.00	Rs. 71,78,376.54 (Rupees Seventy one lakh Seventy Eight Thousand Three Hundred Seventy six and paise eighty only) as on 31.12.2024 plus further interest, cost & expenses Shri Rajesh Kumar - 8088980811 Shri Deepak Sinha - 9625172635	Not known to A.O. PHYSICAL POSSESSION
5	a) M/s. Aryan Healthcare b) Asset Recovery Management Branch c) Unit No. 27 & 28, 2nd Floor, Dwarka Industrial Estate Premises Co-op Society Ltd., Naik pada, Waliv, Vasai (E), Dist. Palghar-401208 admeasuring 1900 sq. ft. built up area d) Mrs. Purnima Akash Nayak, Mr. Akash N Nayak	a) Rs. 55,80,000.00 b) Rs. 5,58,000.00 c) Rs. 60,000.00	Rs. 92,32,337.80 (Rs. Ninety Two Lakhs Thirty Two Thousand Three Hundred Thirty Seven and Paise Eighty Only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh Kumar - 8088980811 Shri Deepak Sinha - 9625172635	Not known to A.O. SYMBOLIC POSSESSION CMM order Received
6	a) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal b) Asset Recovery Management Branch c) Flat No.003, Ground Floor, Building No.4, Grace Colony Samruddhi Co-operative Housing Society Ltd, Near Balaji Mandir, Nanbhat Road, Vill- Bolinj, Virar (W) Tal.-Vasai, Dist-Palghar-401303 adm 920 sq. ft. built up area. d) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal	a) Rs. 19,50,000.00 b) Rs. 1,95,000.00 c) Rs. 20,000.00	Rs. 41,94,599.85 (Rupees Forty One Lakh Ninty four Thousand Five Hundred Ninety nine and paise Eighty five only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost & expenses Shri Rajesh Kumar - 8088980811 Mr. Deepak Sinha - 9625172635	Not known to A.O. SYMBOLIC POSSESSION CMM order Received
7	a) M/s. Vipat Lubricants b) Asset Recovery Management Branch c) Flat No.16, 3rd Floor, Building no.5, Shri Vivekananda CHS Ltd, Gurumandir Road, Saraswat Colony, Dombivali (East), Dist- Thane-421 201 admeasuring 503 sq. ft. Built up area d) Mr. Sharad M. Vipat	a) Rs. 22,05,000.00 b) Rs. 2,20,500.00 c) Rs. 23,000.00	Rs. 11,98,31,166.60 (Eleven Crore Ninety Eight Lakh Thirty One Thousand One Hundred Sixty Six And Sixty Paise Only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh Kumar - 8088980811 Shri Deepak Sinha - 9625172635	GST dues of Borrower Company SYMBOLIC POSSESSION
8	a) Smt. Sudha Harish Barot Shri Monal Barot & Monang Barot b) Asset Recovery Management Branch c) Flat No.201, 2nd Floor, Wing W 15, Cluster No.3, Lodha Amara, Dist-Thane-400608 adm 453 sq. ft. carpet area d) Smt. Sudha Harish Barot	a) Rs. 44,10,000.00 b) Rs. 4,41,000.00 c) Rs. 50,000.00	Rs. 47,21,835.59 (Rupees Forty Seven Lakh Twenty One Thousand Eight Hundred Thirty Five and paise Fifty Nine only) as on 31.12.2024 plus further interest, cost & expenses Shri Rajesh kumar - 8088980811 Mr Deepak Sinha - 9625172635	Encumbrance : Builder dues of Rs.12.00 lacs plus interest & Society dues SYMBOLIC POSSESSION
9	a) M/s. Akshay Dughdalay Prop. Hiranman R Roundhal b) Asset Recovery Management Branch c) Factory land & Building, Gut No. 110, Sopavasti, At post: Patit, Taluka - Khed, Dist- Pune, Maharashtra - 411019 land admeasuring area 00H 15 ARE out of total land admeasuring area 00H 45 ARE at Gat No. 110. d) Mr. Hiranman Raghu Roundhal	a) Rs. 38,58,000.00 b) Rs. 3,85,800.00 c) Rs. 38,900.00	Rs. 5,03,76,008.84 (Rupees Five Crore Three Lakhs Seventy Six Thousand Eight & Paise Eighty Four Only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date. Mrs. Pratibha S Mulik Mobile No.9769972090 Mr. Abhishek Takalkar 8897815935	Not known to A.O. PHYSICAL POSSESSION
10	a) M/s. Krishna Textile Industries b) Asset Recovery Management Branch c) Factory land & Building at Unit No.26(Part), Ground Floor, Street No.14, Near BK No. 957, Sukhdev Compound, Near Lal silk mill, Station Road, Ulhasnagar-3, Dist- Thane-421003 Admeasuring Built up area 2700 sq. ft. d) Mrs. Kaushalya Gurumukhdas Motwani, Mrs. Rima Motwani	a) Rs. 77,40,000.00 b) Rs. 7,74,000.00 c) Rs. 77,400.00	Rs. 1,44,58,038.06 (Rupees One Crore Forty Four Lakh Fifty Eight Thousand Thirty-Eight and paise Six Only) as on 30.04.2024 plus further interest thereon w.e.f. 01.05.2024 at applicable rate of interest, cost and charge till date. Ms. Pratibha Mulik, Mobile: 9769972090 Mr. Abhishek	Not known to A.O. SYMBOLIC POSSESSION. PHYSICAL POSSESSION

9	c) Factory land & Building, Gu.No. 110, Sopavasti, At post: Pait, Taluka - Khed, Dist- Pune, Maharashtra - 411019 land admeasuring area 00H 15 ARE out of total land admeasuring area 00H 45 ARE at Gat No. 110. d) Mr. Hiranman Raghu Roundhal	a) Rs. 38,58,000.00 b) Rs. 3,85,800.00 c) Rs. 38,600.00	Eighty Four Only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date. Ms. Pratibha S Mulik Mobile No. 9769972090 Mr. Abhishek Takalkar 8897815935	to A.O. PHYSICAL POSSESSION
10	a) M/s. Krishna Textile Industries b) Asset Recovery Management Branch c) Factory land & Building at Unit No.26(Part), Ground Floor, Street No.14, Near BK No. 957, Sukhdev Compound, Near Lal silk mill, Station Road, Ulhasnagar-3, Dist- Thane-421003 Admeasuring Built up area 2700 sq. ft. d) Mrs. Kaushalya Gurumukhdas Motwani, Mrs. Rima Motiram Motwani, Mrs. Rekha Monaj Motwani	a) Rs. 77,40,000.00 b) Rs. 7,74,000.00 c) Rs. 77,400.00	Rs. 1,44,58,038.06 (Rupees One Crore Forty Four Lakh Fifty Eight Thousand Thirty-Eight and paise Six Only) as on 30.04.2024 plus further interest thereon w.e.f. 01.06.2024 at applicable rate of interest, cost and charge till date. Ms. Pratibha Mulik, Mobile: 9769972090 Mr. Abhishek Takalkar, Mobile No. 8897815935	Not known to A.O. SYMBOLIC POSSESSION. PHYSICAL POSSESSION order received.
11	a) M/s VRM Motors Pvt. Ltd. b) Asset Recovery Management Branch c) Shop No.1. Ground Floor, Omkar Premises CHSL, S.No.23-3, 24-B, 24-C, 26-1, 26-C (Part) and 129B, Pandit Dindayal Road, Opp. Railway Station, Dombivali (West), Taluka : Kalyan, Dist: Thane. Pin: 421202 d) Mr. Nityanand S. Nadar	a) Rs. 71,00,000.00 b) Rs. 7,10,000.00 c) Rs. 71,000.00	Rs. 3,98,88,685.78 (Three Crore Ninety Eight lakh Eighty Eight Thousand Six Hundred Eighty Five and Paise Seventy Eight only) as on 31.07.2015 plus further interest thereon w.e.f 01.08.2015 at applicable rate of interest, cost and charges till date. Ms. Pratibha Mulik - Mobile No. 9769972090 Mr. Girish Deshpande -9975038389	Not known to A.O. SYMBOLIC POSSESSION PHYSICAL POSSESSION Order recd.
12	a) M/s. Esseljay Steels Pvt. Ltd. b) Asset Recovery Management Branch c) Godown No. B-6, Basement Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 378 Sq Ft Built up Area d) M/s Solid Foods Pvt Ltd	a) Rs. 37,50,000.00 b) Rs. 3,75,000.00 c) Rs. 37,500.00	Rs. 16,23,37,069.63 (Rs Sixteen Crore Twenty Three Lakh Thirty Seven Thousand and Sixty Nine and Paise Sixty Three Only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charges till date. Mr. Shallesh Singh-Mobile No. 8052113909 Ms. Kashish Jain - Mobile No. 7718041070	Not known to A.O. PHYSICAL POSSESSION
13	a) M/s. Esseljay Steels Pvt. Ltd. b) Asset Recovery Management Branch c) Premises No. 115, Ground Floor, Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 106 Sq Ft Built up Area d) M/s. Solid Foods Pvt. Ltd.	a) Rs. 14,60,000.00 b) Rs. 1,46,000.00 c) Rs. 14,600.00	Rs. 16,23,37,069.63 (Rs Sixteen Crore Twenty Three Lakh Thirty Seven Thousand and Sixty Nine and Paise Sixty Three Only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charges till date. Mr. Shallesh Singh-Mobile No. 8052113909 Ms. Kashish Jain - Mobile No. 7718041070	Not known to A.O. PHYSICAL POSSESSION
14	a) M/s. Sai Shradha Garments b) Asset Recovery Management Branch c) Land and building constructed on S.No.29(P), H.No.2A, Near Sai Baba Temple, land area admeasuring about 4480 sq. mtrs, Village Sonale, Bhiwandi, Thane 421302 d) Mr. Gajanan Ragho Harad, Mr. Ragho P Harad, Mrs. Kalubal M Masane, Mr. Balliram P Harad, Mr. Laxman P Harad, Mr. Ram P. Harad, Mrs. Nagubal M Mhatre & Ms. Shilpa G Harad	a) Rs. 1,86,30,000.00 b) Rs. 18,63,000.00 c) Rs. 1,86,300.00	Rs. 98,89,660.01 (Rupees Ninety Eight Lakhs Eighty Nine Thousand Six Hundred Sixty And One Paise Only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charge till date. Mr. Shallesh Singh - Mobile No. 8052113909 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. SYMBOLIC POSSESSION
15	a) Mr. Nana Vasant Patil b) Asset Recovery Management Branch c) Flat No. 202, on the Second Floor, B-Wing admeasuring about Carpet area 429 Sq. Ft, built up area 515 Sq. Ft, Super built up area 600 Sq. Ft in the building known as Sai Raj Apartment Manvel Pada , at village Virar Taluka Vasai District Palghar, Land bearing survey number 169, Hissa No. 07, situated lying and being at Virar east within the area of sub-registrar of Vasai-3. d) Mr. Nana Vasant Patil	a) Rs. 20,66,000.00 b) Rs. 2,06,600.00 c) Rs. 20,660.00	Rs. 20,55,376.30 (Rupees Twenty Lakhs Fifty Five Thousand Three Hundred Seventy Six And Thirty Paise Only) as on date 31.03.2023 plus further interest thereon w.e.f. 01.04.2023 at applicable rate of interest, cost and charges till date. Mr. Vikas Anand -Mobile No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. SYMBOLIC POSSESSION
16	a) Mr. Pankaj Satyanarayan Kundu & Mrs. Sapna Pankaj Kundu b) Asset Recovery Management Branch c) Flat No. 101, 1st floor, Sai Harsh Apartments, Manvel Pada road bearing Survey no. 157, Hissa no. 12, Virar East, Dist Palghar 401305 admeasuring carpet area 54.83 sq. mtr, i.e. 590 sq. fts. d) Mr. Pankaj Satyanarayan Kundu & Mrs. Sapna Pankaj Kundu.	a) Rs. 18,96,000.00 b) Rs. 1,89,600.00 c) Rs. 18,960.00	Rs. 23,00,295.67 (Rupees Twenty Three Lakhs Two Hundred Ninety Five And Sixty Seven Paise Only) as on date 01.05.2022 plus further interest thereon w.e.f. 02.05.2022 at applicable rate of interest, cost and charges till date. Mr. Vikas Anand -Mobile No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. SYMBOLIC POSSESSION
17	a) Mrs. Sujata Ravi Jogani & Mr. Ravi Rajana Jogani b) Asset Recovery Management Branch c) Flat no. 203, Wing B, Sai Swapna Apartment No. 2 CHSL, behind Manali Hotel, Manvelpada Gaon Off. Manvelpada Road, Virar East, Dist Palghar 401305 d) Mrs. Sujata Ravi Jogani & Mr. Ravi Rajana Jogani	a) Rs. 17,73,000.00 b) Rs. 1,77,300.00 c) Rs. 17,730.00	Rs. 22,59,475.59 (Rupees Twenty Two Lakhs Fifty Nine Thousand Four Hundred Seventy Five & Fifty Nine Paise Only) as on date 30.06.2023 plus further interest thereon w.e.f. 01.07.2023 at applicable rate of interest, cost and charges till date. Mr. Vikas Anand -Mobile No. 7800003697 Ms. Kashish Jain - Mobile No. 7718041070	Not known to A.O. SYMBOLIC POSSESSION
18	a) Mr. Ravindra Kathor Patil b) Asset Recovery Management Branch c) Flat No.701, on 7th Floor, admeasuring about 1662.48 sq ft (built up area), along with 1 car parking No.1 admeasuring 120 Sq.Ft. in building known as Shashtri Housing Co-op Housing Society Ltd, situated at Plot No. 647, CTSNo.E-11, Khar West, Village Bandra, Mumbai d) Mrs. Parvati Ravindra Patil	a) Rs. 5,02,20,000.00 b) Rs. 50,22,000.00 c) Rs. 5,02,200.00	Rs. 14,83,53,000.47 (Rs. Fourteen Crore Eighty Three Lacs Fifty Three Thousand and paise Forty Seven Only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost and charge till date. Mr. Shallesh Singh - Mobile No. 8052113909 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. SYMBOLIC POSSESSION
19	a) M/s. Golden Threads b) Asset Recovery Management Branch c) Factory land and building at House No.1501, admeasuring 760 sq mtrs, S.No.30, Hissa 1 (p) at Village Sonale, Taluka Bhiwandi d) Mr. Ragho P Harad	a) Rs. 61,75,000.00 b) Rs. 6,17,500.00 c) Rs. 62,000.00	Rs.1,17,26,422.00 (Rupees One Crore Seventeen Lakh Twenty Six Thousand Four Hundred Twenty Two Only) as on date of issue of demand notice dated 03.07.2018 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Shallesh Kumar Singh - Mobile No. 8052113909 Mr. Sunil Kandulwar -Mobile No. 9820782964	Not known to A.O. SYMBOLIC POSSESSION
20	a) Avinash Prakash Tambe b) Asset Recovery Management Branch c) Flat no 103 1st Floor, Sai Harsh Apartment, Manvel Pada, Virar East- 401305. (Built up Area -670 Sq Ft.) d) Mr. Avinash Prakash Tambe	a) Rs. 31,33,000.00 b) Rs. 3,31,300.00 c) Rs. 31,500.00	Rs. 32,38,543.33 (Rupees Thirty Two Lacs Thirty Eight Thousand Five Hundred Forty Three and Paise Thirty Three Only) as on 31.03.2024 plus further interest thereon w.e.f 01.04.2024 at applicable rate of interest, cost and charges till date. Mr. Shallesh Kumar Singh - Mobile No. 8052113909 Mr. Sunil Kandulwar -Mobile No. 9820782964	Not known to A.O. SYMBOLIC POSSESSION



Union Bank of India

Government of India Undertaking

1st Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

(UNDER SARFAESI ACT)

ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE SECURITY INTEREST

the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit on unionbankofindia.co.in. Bidder may also visit the website <https://banknet.com>. The under mentioned properties will be sold by Online E-Auction through website

Date & Time of Auction : 25.04.2025 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees c) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
21	a) M/s Ambrosia Restaurants Pvt. Ltd. b) Asset Recovery Management Branch c) Office No. 321, 3rd Floor, adm. 500 sq.ft. carpet area + open terrace adm. 1600 sq.ft. (built up area), Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101. Office No. 322, 3rd Floor, adm. 743 sq.ft. (carpet area) + open terrace adm. 200 sq.ft. (built up area), Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101. Office No. 303, 3rd Floor, adm. 128 sq.ft. carpet area, Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101 d) Mr. Harmesh Singh Chaddha	a) Rs. 4,43,00,000.00 b) Rs. 44,30,000.00 c) Rs. 1,00,000.00	Rs. 3,92,77,000.00 (Rupees Three Crore Ninety Two Lacs Seventy Seven Thousand Only) as on 30.04.2019 plus further interest thereon w.e.f 01.05.2019 at applicable rate of interest, cost and other charges till date. Mr. Shailesh Singh - Mob. 8052113909 Mr. Sunil R Kandulwar - Mob. 9820782964	Not Known to AO, except Society dues approx. Rs. 9,85,16,890.00 as on 16.12.2024 SYMBOLIC POSSESSION
22	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) All piece and parcel of Land and building and all infrastructure facilities at S.No.41/A/1, 41/1/2 & 41/1/3, Village Talegaon Taluka Ahmadpur District Latur (Total land area 39000 sq. mtrs. d) Mr. Jeevan Kumar Ramrao Maddewad & Late Hanmant Narsanna Chepure	a) Rs. 18,28,00,000.00 b) Rs. 1,82,80,000.00 c) Rs. 1,00,000.00		Not Known SYMBOLIC POSSESSION
23	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) Flat No. 301, 3rd Floor, Malvani Sagar Samrat Chsl, Plot No. 16 RSC-2, Survey No. 263(Part), CTS No. 6A (Part), Village- Malvani, Mhada Layout, Malvani, Malad West. Mumbai- 400095 (Built Up Area: 669 sq. ft. (As per Sale Agreement) Carpet Area: 577 sq. ft. (As per Measurement) d) Mr. Jeevan Kumar Ramrao Maddewad & Mrs. Soni Priya Jeevan Kumar Maddewad.	a) Rs. 51,30,000.00 b) Rs. 5,13,000.00 c) Rs. 51,300.00	Rs. 22,39,40,051.95 (Rs. Twenty-Two Crore Thirty Nine Lacs Forty Thousand Fifty One and paisa Ninety Five only) as on date of issue of demand notice dated 16.12.2022 plus further interest thereon at applicable rate of interest, cost and charges till date Mr. Shailesh Kumar Singh 8052113909 Mr. Sunil R Kandulwar 9820782964	Not Known SYMBOLIC POSSESSION
24	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) Flat No. 604, 6th Floor, Malvani Sai Darshan Chsl, Plot No. 45, RSC-5, CTS No. 3525, Village- Malvani, Mhada Layout, Malvani, Malad West Mumbai- 400095 (Built Up Area: 778.78 sq. ft. (As per Sale Agreement) Carpet Area: 595 sq. ft. (As per Measurement) d) Mrs. Santoshapriya Hari Prasad Naidu	a) Rs. 60,00,000.00 b) Rs. 6,00,000.00 c) Rs. 60,000.00		Not Known SYMBOLIC POSSESSION
25	a) Mr. Vishal Bharat Savartkar b) Asset Recovery Management Branch c) Flat No. 402, 4th Floor, B Wing, Gurav Bhawan, City Survey No 661, 665, 676, 678, 683, 685, 686 behind Ram Mandir, Belapur Village. Tal & Distt Thane, Navi Mumbai admesuring 480 Sq. Ft. built up area. d) Mr. Vishal Bharat Savartkar	a) Rs. 25,70,000.00 b) Rs. 2,57,000.00 c) Rs. 30,000.00	Rs. 29,27,654.33 (Rupees Twenty Nine Lakhs Twenty Seven Thousand Six Hundred Fifty Four and Thirty Three Paise Only) as on 03.01.2019 plus further interest thereon w.e.f 04.01.2019 at applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh -Mobile No. 8052113909	Not known to A.O. SYMBOLIC POSSESSION
26	a) M/s. Sadgurukrupa Bharat Gas b) Asset Recovery Management Branch c) Flat No. 101, 1st Floor, 'C' Wing, Prajakta Apartment No.3, Village Agashi, Near Chalpeth Jain Mandir, Mathedi Wadi, Virar(west), Taluka Vasai, Dist. Palghar. ADM 875.33 sq. ft. d) Mr. Vinod Govind Patil	a) Rs. 18,40,000.00 b) Rs. 1,84,000.00 c) Rs. 18,400.00	Rs. 40,27,000.00 (Rupees Forty Lakh Twenty Seven Thousand Only) as date of issue of demand notice dated 01.02.2020 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Shailesh Singh-Mobile No. 8052113909 Mr. Sunil Kandulwar-Mobile No. 9820782964	Not Known to Authorised Officer PHYSICAL POSSESSION
27	a) Mr. Bajirao Bhimrao Kadam b) Asset Recovery Management Branch c) Flat No. 201, adm. 705 Sq Ft carpet area on 2nd Floor, Building No.1, Landscape Heights CHSL, Near Kailash Colony, Ambarnath (East), Dist. Thane- 421005 d) Mr. Bajirao Bhimrao Kadam & Pushpa Bajirao Kadam	a) Rs. 24,27,000.00 b) Rs. 2,42,700.00 c) Rs. 25,000.00	Rs.28,96,456.00 (Rupees Twenty Eight Lakh Ninety Six Thousand Four Hundred Fifty Six Only) as on date of issue of demand notice dated 01.11.2019 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh -Mobile No. 8052113909 Mr. Sunil Kandulwar - Mobile No. 9820782964	Not known to A.O. SYMBOLIC POSSESSION
				Pending litigation Execution Application No. 469 of 2011 in Consent Award

27	<p>b) Asset Recovery Management Branch c) Flat No. 201, adm. 705 Sq Ft carpet area on 2nd Floor, Building No.1, Landscape Heights CHSL, Near Kailash Colony, Ambernath (East), Dist. Thane- 421005 d) Mr. Bajirao Bhimrao Kadam & Pushpa Bajirao Kadam</p>	<p>a) Rs. 24,27,000.00 b) Rs. 2,42,700.00 c) Rs. 25,000.00</p>	<p>Only) as on date of issue of demand notice dated 01.11.2019 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh -Mobile No. 8052113909 Mr. Sunil Kandulwar - Mobile No. 9820782964</p>	<p>Not known to A.O. SYMBOLIC POSSESSION</p>
28	<p>a) M/s. Premleela Developers. b) Asset Recovery Management Branch. c) Flat No.A-101, 1st floor, Plot No.36 and 37, Survey No.86, Hissa No.2, City Survey No.856,856/1 to 9, TPSV of Ville Parle East, situated at Royal Cooperative Housing Society Limited, Parthana Samaj road, Vile Parle East, Mumbai 400057. Built up area 780 Sq. Ft. in the name of Mr. Shailesh P. Rawal. d) Shailesh P. Rawal.</p>	<p>a) Rs. 2,44,50,000.00 b) Rs. 24,45,000.00 c) Rs. 1,00,000.00</p>	<p>Rs.86,00,267.50 (Rupees Eighty Six Lakh, Two Hundred Sixty Seven and Paise Fifty Only) till 31.07.2012 plus further interest thereon w.e.f. 01.08.2012 at applicable rate of interest, cost and charges till date. P S MULIK - 9769972090</p>	<p>Pending litigation Execution Application No. 469 of 2011 in Consent Award dated 13.09.2010 between Corolyn Construction Pvt. Ltd. And Premleela Developers and Union Bank of India (erstwhile Corporation Bank) is pending before The Honorable High Court of Judicature at Bombay O.O.C.J. PHYSICAL POSSESSION</p>
29	<p>a) Mrs. Reshma Walawalkar b) Asset Recovery Management Branch c) Flat bearing No. 601, on the 6th Floor, admeasuring about 701 sq. ft. Carpet area along with the terrace admeasuring about 112 sq. ft. carpet area in the building known as Shobha CHS Ltd, situated at Chhatrapati Shivaji Road, Opp. Sub Way, Dahisar (East) Mumbai - 400068, bearing CTS No. 1240 at village Dahisar, Taluka Borivali. d) Mrs. Reshma Walawalkar & Mr. Harshal N. Walawalkar</p>	<p>a) Rs. 1,52,00,000.00 b) Rs. 15,20,000.00 c) Rs. 1,52,000.00</p>	<p>Rs. 1,35,27,398.59 (Rupees One Crore Thirty-Five Lacs Twenty Seven Thousand Three Hundred Ninety Eight and Paise Fifty Nine Only) as on 02.07.2024 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Shailesh Kumar Singh-Mobile No. 8052113909 Mr. Sunil Kandulwar -Mobile No. 9820782964</p>	<p>Not known to A.O. SYMBOLIC POSSESSION</p>
30	<p>a) Mr. Sundar Prabhudeva b) Asset Recovery Branch, Mumbai c) Flat No. 3202, A-1 wing, Minerva J M Boricha Marg, off N M joshi Marg, G south Mahalaxmi, Mumbai-400011 d) Mr.Sundar Prabhudeva</p>	<p>a) Rs. 5,89,50,000.00 b) Rs. 58,95,000.00</p>	<p>Rs. 7,79,51,329.50/- (Rupees Seven Crores Seventy Nine Lacs Fifty One Thousand Three Hundred Twenty and paise fifty only) as on 30.11.2024 plus further interest thereon w.e.f., 01.12.2024 at applicable rate of interest, cost and charges till date. Mr Jeetendra Natoo - Mobile No. 9409237456 Mr. Mayank Pandey 9092351870</p>	<p>The Builder dues claimed- Rs. 5,97,38,723/- PHYSICAL POSSESSION</p>
31	<p>a) Mr. Sundar Prabhudeva b) Asset Recovery Branch, Mumbai c) flat no 3302, A-1 wing, Minerva J M Boricha Marg, off N M joshi Marg, G south Mahalaxmi, Mumbai-400011 d) Mr. Sundar Prabhudeva</p>	<p>a) Rs. 5,89,50,000.00 b) Rs. 58,95,000.00</p>	<p>Rs. 7,79,51,329.50/- (Rupees Seven Crores Seventy Nine Lacs Fifty One Thousand Three Hundred Twenty and paise fifty only) as on 30.11.2024 plus further interest thereon w.e.f., 01.12.2024 at applicable rate of interest, cost and charges till date. Mr Jeetendra Natoo - Mobile No. 9409237456 Mr. Mayank Pandey 9092351870</p>	<p>The Builder dues claimed- Rs. 5,97,38,723/- PHYSICAL POSSESSION</p>
32	<p>a) M/s. Bhikhabhai Gordhandas & Co. b) Asset Recovery Management Branch Mumbai c) All that piece and parcel of land admeasuring 0-28-0-H.R.P.bearing survey/Gat No 70 Hissa No 19 at village Khandat, Taluka Chiplun Dist. Ratnagiri bounded by: North:Gat No. 80, South: Gat No.78, East :Gat No. 18, West: Gat No. 20 d) Mrs. Vandana Parekh and Hardik Parekh</p>	<p>a) Rs. 48,20,000.00 b) Rs. 4,82,000.00</p>	<p>Rs. 31,27,27,734.32 (Rs.Thirty One Crores Twenty Seven Lakhs Twenty Seven Thousand Seven Hundred Thirty Four and Paise Thirty Two Only) as on 31.03.2024 plus interest thereon wef from 01.04.2024 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra KUMar- 9466747894 Mr. Mayank Pandey - 9092351870</p>	<p>Not Known to Authorised Officer SYMBOLIC POSSESSION</p>
33	<p>a) M/s. United agro Bioteek Pvt. Ltd. b) Asset Recovery Management Branch c) Gala No. F3 & F4, Ground Floor, Actual Industrial Complex, Village-Vadavali, Uchat Road, Off Bhiwandi-Wada Road, Post: Uchat, Taluka: Wada, District: Palghar admeasuring 3080 Sq Ft. Constructure area, Total area 4582 Sq. Ft. salong with plant & machinery theron d) M/s. United agro Bioteek Pvt. Ltd.</p>	<p>a) Rs. 30,93,000.00 b) Rs. 3,09,300.00</p>	<p>Rs. 1,74,76,702.11 (Rs.One Crore Seventy Four Lakhs Seventy Six Thousand Seven Hundred Two and paise eleven only as on 31.12.2023) plus further interest thereon w.e.f 01.01.2024 at applicable rate of interest, cost and charges till date. Kishor chandra kumar - 9466747894 Mayank Pandey- 9092351870</p>	<p>Not known to A.O. PHYSICAL POSSESSION</p>
34	<p>a) Kiran Agencies b) Asset Recovery Management branch. c) Lot No. 1 - Flat No.101, 1st floor, Vicky Apartments situated at old Tata Press Road, Prabhadevi, Mumbai 400025 situated at plot bearing TPS IV and bearing Cadestral Survey No.1/43 of Mahim Division. Admeasuring 578 Sq. Ft. Built up area, in the name of Abhinav K. Somalwar and Vandana K. Somalwar. d) Abhinav K. Somalwar and Vandana K. Somalwar.</p>	<p>a) Rs. 1,34,00,000.00 b) Rs. 13,40,000.00</p>	<p>Rs. 16,76,26,213.00 (Rupees Sixteen Crores Seventy Six Lakh, Twenty Six Thousand, Two Hundred Thirteen Only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350 of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande (9975038389) P.S. Mulik (9769972090)</p>	<p>Not know to AO SYMBOLIC POSSESSION Section 14 Order Received.</p>
35	<p>a) Kiran Agencies b) Asset Recovery Management branch. c) Lot No.-2 - Flat No.102, 1st floor, Vicky Apartments situated at old Tata Press Road, Prabhadevi, Mumbai 400025 situated at plot bearing TPS IV and bearing Cadestral Survey No.1/43 of Mahim Division. Admeasuring 508 Sq. Ft. Built up area, in the name of Vijay Somalwar, Kiran Somalwar, Achala V. Somalwar and Vandana K. Somalwar. d) Vijay Somalwar, Kiran Somalwar, Achala V. Somalwar and Vandana K. Somalwar.</p>	<p>a) Rs. 1,87,00,000.00 b) Rs. 18,70,000.00</p>	<p>Rs. 16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande (9975038389) P.S. Mulik (9769972090)</p>	<p>Not know to AO SYMBOLIC POSSESSION Section 14 Order Received.</p>
36	<p>a) Rajesh Markandey Tripathi b) Asset Recovery Management Branch c) All the piece & parcel of Flat No. 1202, WESTEND HEIGHTS, Cemetry Lane, Dahanukarwadi, Kandivali West, Mumbai 400 067 admeasuring 809 sq. ft. built up area and 661 sq. ft. carpet area d) Rajesh Markandey Tripathi</p>	<p>a) Rs. 1,44,18,000/- b) Rs. 14,41,800/-</p>	<p>Rs. 1,65,19,494.80 (Rupees One Crore Sixty Five Lakh Nineteen Thousand Four Hundred Ninety Four And Paise Eighty Only) as on 07.04.2024 plus further interest thereon w.e.f. 07.04.2024 at applicable rate of interest, cost and charges till date Contact Details:- Mr. Rajesh Kumar - 8088980811</p>	<p>Not known to A.O. SYMBOLIC POSSESSION</p>

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
37	a) Mukesh Shahu Pol b) Asset Recovery Management Branch c) Flat No 803, 8th floor, N Wing, CASA Lake Side, Project Lakeshore Greens, Palava 2, Talaja Bypass Road, Dombivali East, Thane 421204 admeasuring Carpet area 586 Sq feet and Built up area 703 Sq. Feet along with one open car parking space d) Mukesh Shahu Pol	a) Rs. 32,48,100/- b) Rs. 3,24,810/-	Rs. 46,82,027.22 (Rupees Forty Six Lakhs Eighty Two Thousand Twenty Seven and Paise Twenty Two Only) as on 31.07.2023 plus further interest thereon w.e.f. 01.08.2023 at applicable rate of interest, cost and charges till date. Contact Details:- Mr. Rajesh Kumar - 808980811	Not known to A.O. PHYSICAL POSSESSION
38	a) Mr. Rahul Rajkumar Pathak b) Asset Recovery Management Branch c) Flat No. 301, 3rd Floor, EPITOME, Jtn. Of 29th & 16th Road, Final Plot No. 11, 10 and City Survey No. F/857 & F/858, Village Bandra, Opposite Guru Nanak Garden, Bandra (West), Mumbai- 400050, Admeasuring 1336.40 sq.ft. d) Mr. Rahul Rajkumar Pathak	a) Rs. 5,58,00,000.00 b) Rs. 55,80,000.00	Rs. 10,72,20,267.57 (Rupees Ten Crore Seventy Two Lakh Twenty Thousand Two hundred Sixty Seven and Fifty Seven Paise only) as on 31.12.2024 plus further interest, cost & expenses Vikash Kumar Upadhyay Mob No. : 7572002323	Not known to A.O. PHYSICAL POSSESSION
39	a) Mr. Rahul Rajkumar Pathak b) Asset Recovery Management Branch c) Flat No. 302, 3rd Floor, EPITOME, Jtn. Of 29 th & 16th Road, Final Plot No. 11, 10 and City Survey No. F/857 & F/858, Village Bandra, Opposite Guru Nanak Garden, Bandra (West), Mumbai- 400050, Admeasuring 1336.40 sq. ft. d) Mr. Rahul Rajkumar Pathak	a) Rs. 5,13,00,000.00 b) Rs. 51,30,000.00	Rs. 10,90,37,038.81 (Rupees Ten Crore Ninety Lakh Thirty Seven Thousand Thirty Eight and Eighty One Paise only) as on 31.12.2024 plus further interest, cost & expenses Vikash Kumar Upadhyay Mob No. : 7572002323	Not known to A.O. SYMBOLIC POSSESSION
40	a) Mr. Sanjay Sunil Pednekar b) Asset Recovery Management Branch c) Flat No. 102 A wing Sai Raj Apartment, First Floor, S No.169, Hissa No.7, Manvelpada Village, Virar E Palghar Maharashtra - 401305 admeasuring super built up area 600 Sq Ft. d) Mr. Sanjay Sunil Pednekar	a) Rs. 23,00,000.00 b) Rs. 2,30,000.00	Rs. 30,93,957.68 (Rupees Thirty Lacs Ninety Three Thousand Nine Hundred Fifty Seven and Sixty Eight Paise Only) as on date 30.09.2024 plus further interest thereon w.e.f. 01.10.2024 at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. PHYSICAL POSSESSION
41	a) Mr. Anil Channu Patil b) Asset Recovery Management Branch c) Flat No. 303, 3rd Floor Sai Harsh Apartment, Manvel Pada, Manvel Pada Virar East, Taluka-Vasai, Dist- Vasai, Dist-Palghar-401 305 admeasuring super built up area 670 Sq. Ft. d) Mr Anil Channu Patil	a) Rs. 26,10,000.00 b) Rs. 2,61,000.00	Rs. 32,99,980.61 (Rupees Thirty Two Lacs Ninety Nine Thousand Nine Hundred Eighty and Sixty One Paise Only) as on date 30.09.2024 plus further interest thereon w.e.f. 01.10.2024 at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. SYMBOLIC POSSESSION
42	a) Mrs. Neha Shyam Agarwal b) Asset Recovery Management Branch c) Residential flat A 402, Bhushan Heritage, Padmanagar, Chikuwadi Borivali West- Mumbai 400092 admeasuring carpet area 640 Sq. Ft. d) Mrs. Neha Shyam Agarwal	a) Rs. 1,45,00,000.00 b) Rs. 14,50,000.00	Rs. 1,40,45,553/- (Rs. One Crore Forty Lakh Forty Five Thousand Five hundred and Fifty Three only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date. Mr. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. SYMBOLIC POSSESSION
43	a) M/s. Vast india Pvt. Ltd. b) Asset Recovery Management Branch c) Unit No. 819,820,821,822 8th Floor, B wing, Pranik chambers Saki Vihar road, Andheri East 400072 d) Vivek chandel	a) Rs. 2,24,00,000.00 b) Rs. 22,40,000.00	Rs. 16,61,03,349.4 (Rs. Sixteen Crore Sixty One Lakh Three thousand Three hundred Forty nine and Forty Paise only) as on 30.09.2024 plus further interest thereon w.e.f. 01.10.2024 at applicable rate of interest, cost and charge till date. Vikash Upadhyay-Mobie No. 7572002323	PHYSICAL POSSESSION Society maintenance dues of amount approximately Rs. 20,55,158.00 pending, BMC Property tax dues of amount Rs 16,34,129.00 pending GST Demand notice of amount Rs 44,22,148.00 on asset.

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> Portal. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>

Date : 10.04.2025

Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India