

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम A Gov

STRESSED ASSET MANAGEMENT BRANCH-MUMBAI, Ground Floor, 104, Bharat Hou

SALE NOTICE FOR SALE OF IMMO

E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets (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 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" the respective Borrower(s) & Guarantor(s) as mentioned below. The Reserve Price and the Earnest Money Deposit are also mentioned her

DATE & TIME OF AUCTION : 26.09.20

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Bhadresh Agro Venture Ltd., 2. Mr. Bhadresh Vasantrai Mehta, 3. Mr. Parth Bhadresh Mehta, 4. M/S Britex Cotton International Ltd., 5. Estate Of The Deceased Alpeshkumar Pashabhai Amin Represented By: - Mrs. Anjanaben, Wife Of Late. Alpesh Pashabhai Amin, Ms. Amin Krina Alpeshbhai, Daughter Of Late. Alpesh Pashabhai Amin.

Amount Due : Total Secured Debt - Rs. 151,47,82,008.33 (Rupees One Hundred Fifty-One Crore Forty-Seven Lacs Eighty-Two Thousand Eight and Thirty-Three Paise Only) as on 31-07-2024 as per demand notice date 31-08-2024 plus further interest, cost & expenses thereon.

Property No. 1 :- All the part & parcel of immovable property being Residential and Commercial Use Non-Agricultural land bearing Revenue Survey No. 1013/1, 1013/2 and 1014 total admeasuring 19,222 sq. mtrs. of T.P.S. no. 3 (Dehgam) and Final Plot No. 60 land admeasuring 11487 sq. mtrs. along with construction will be built in present and future thereon i.e. (1) 46 Commercial Units on Ground Floor (Hollow Plinth) (2) 44 Residential Units on First Floor (3) 44 Residential Units on Second Floor (4) 44 Residential Units on Third Floor (5) 44 Residential Units on Fourth Floor (6) 44 Residential Units on Fifth Floor thus 46 commercial units and 220 residential units in Block No. A+B, C+D, E, F, H & I (As per plan and permission approved by AUDA on 30.10.2015) to be constructed in a scheme known as "Madina Heights" situate at Moje-Dehgam, Taluka-Dehgam, Dist. Gandhinagar in the name of Late. Amin Alpeshkumar Pashabhai.

(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 9,71,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Dhurandhar Ram at Mob No. 7800003631

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. B L A Power Private Limited., 2. M/s. B L A Power Holding Private Limited, 3. Mr. Anup Agarwalla

Amount Due : Total Debt - Rs. 124,33,17,535.09 as per demand notice dated 29-06-2024 with further interest, cost & expenses (Subject to subsequent recovery, if any)

Property No. 2 :- ALL THAT Office being No. 504 on the Fifth Floor, measuring about 2608 sq. ft. super built up area together with two Car Parking Spaces being Nos. 53 & 54 in the Upper Basement in the G+ 10 storied building (except entire 4th Floor) situated in the building known as "DIAMOND PRESTIGE" built and constructed at or upon the plot of land measuring about 2 Bighas 13 Cottahs 13 Chittacks 37 sq. ft. be the same a little more or less lying and situate at Municipal Premises No. 41A, Acharya Jagadish Chandra Bose Road, P.S. Park Street, Kolkata - 700 017, Ward No. 61, within the local limits of Kolkata Municipal Corporation in the name of Mr. Anup Agarwalla. Boundaries:- North: By filled up sewer ditch of Kolkata Municipal Corporation beyond which is Lower Circular Road Baptist Chappel at Premises Nos. 42 & 43, A.J.C. Bose Road; South: Partly by Elliot Road and partly Premises No. 95A, Elliot Road; East: By A.J.C. Bose Road; West: Partly by Premises No. 95A, Elliot Road and partly by the said filled up sewer ditch.

(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 3,41,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

For Further Details Contact : (During Office Hours) :- File Handling

Property No. 9 :- Shop Nos. 16, having area adm. 131.27 sq.ft (Area as per Valuation Report dated 06-01-2025), situated on the lower level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. (UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 7,33,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 10 :- Shop Nos. 17, having area adm. 103.30 sq.ft (Area as per Valuation Report dated 06-01-2025), situated on the lower level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. (UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 5,77,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 11 :- Shop Nos. 18, having area adm. 149.24 sq.ft (Area as per Valuation Report dated 06-01-2025), situated on the lower level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. (UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 8,33,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 12 :- Shop Nos. 2-A & 2-B, having area admeasuring 306.98 sq.ft. (Area as per Valuation Report dated 06-01-2025), situated on the upper level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. (UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 24,73,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 13 :- Shop Nos. 3-A & 3-B, having area admeasuring 181.52 sq.ft. (Area as per Valuation Report dated 06-01-2025), situated on the upper level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. (UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 14,63,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 14 :- Shop Nos. 4, having area admeasuring 103.30 sq.ft. (Area as per Valuation Report dated 06-01-2025), situated on the upper level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. (UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 8,33,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 15 :- Shop Nos. 5, having area admeasuring 131.27 sq.ft. (Area as per Valuation Report dated 06-01-2025), situated on the upper level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 3,41,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer - Mr. Milind Dhanorkar at Mobile No. 8550997794 & Authorized Officer- Mr. Aman Agarwal - 9833913331.

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Britex Cotton International Ltd., 2. Mr. Bhadrash Vasantrai Mehta 3. Mr. Parth Bhadrash Mehta 4. M/s. Pratibha Hotels Pvt. Ltd., 5. Mrs. Heena Bhadrash Mehta

Amount Due : Total Debt - Rs. 166,38,16,040.31 (Rupees One Hundred Sixty-Six Crores Thirty-Eight Lacs Sixteen Thousand Forty and Thirty-One Paise Only) as per demand notice dated 25-07-2024 with further interest, cost & expenses

Property No. 3 :- Immovable property i.e. Shop Nos. 11 & 12 having area adm. Sq. Ft. 520-00 situated on Ground Floor & 8 rooms and conference hall situated on Second Floor, 8 rooms situated on Third Floor, 8 rooms situated on Fourth Floor, 8 rooms situated on Fifth Floor, 8 rooms situated on Sixth Floor having area adm. Sq. Ft. 14177-00, Sq. Mts. 1317-09 of the building known as "HOTEL ADITYA" - part of Lakhani Commercial Complex situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2905 to 2922 in the area known as Bhupendra Road, Opp. Rajshri Cinema, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. Boundaries of Shop Nos. 11 & 12 - North: Property of Chaitanya Shopping Centre, South: Entry of both Shops & Common Passage, East: Stair of this Building & West: Shop No. 13. Boundaries of Second to Sixth Floor - North: Common Passage, Lift & Stair. Chaitanya Shopping Centre, South: Bhupendra Road, East: Other's Property & West: Tenanted Property & Public Road. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 3,08,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 4 :- Shop Nos. 11/A & 11/B, having area adm. 306.98 sq.ft (Area as per Valuation Report dated 06-01-2025), situated on the lower level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 17,20,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 5 :- Shop Nos. 12/A, 12/B & 13/A, having area adm. 305.48 sq.ft (Area as per Valuation Report dated 06-01-2025), situated on the lower level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 17,10,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 6 :- Shop Nos. 13/B, having area adm. 181.52 sq.ft (Area as per Valuation Report dated 06-01-2025), situated on the lower level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 10,20,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 7 :- Shop Nos. 14, having area adm. 103.30 sq.ft (Area as per Valuation Report dated 06-01-2025), situated on the lower level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 5,77,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 8 :- Shop Nos. 15, having area adm. 131.27 sq.ft (Area as per Valuation Report dated 06-01-2025), situated on the lower level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 7,33,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

8,33,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 15 :- Shop Nos. 5, having area admeasuring 131.27 sq.ft. (Area as per Valuation Report dated 06-01-2025), situated on the upper level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 10,58,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 16 :- Shop Nos. 6, having area admeasuring 131.27 sq.ft. (Area as per Valuation Report dated 06-01-2025), situated on the upper level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 10,58,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 17 :- Shop Nos. 7, having area admeasuring 103.30 sq.ft. (Area as per Valuation Report dated 06-01-2025), situated on the upper level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 8,33,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

Property No. 18 :- Shop Nos. 8A, 8B & 9A, having area admeasuring 307.95 sq.ft. (Area as per Valuation Report dated 06-01-2025), situated on the upper level floor of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikiee in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. **(UNDER PHYSICAL POSSESSION)**

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 24,81,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 02.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Dhurandhar Ram - 7800003631

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/S. Gokul Sugar Industries Ltd. (Currently Under Cirp As Per The Provisions Of Ibc,2016), 2. Shri Siddharam Satlingappa Mhetre, 3. Smt. Usha Bhagwan Shinde, 4. Smt. Laxmi Ganpat Shinde, 5. Estate Of Late. Bhagwan Dattatraya Shinde, Represented By: - (I) Smt. Usha Bhagwan Shinde (Wife) & Others, (ii) Smt. Geeta Sinde (Daughter) & Others., 6. Estate Of Late. Suvarna S. Mhetre, Represented By: - (I) Shri Siddharam Satlingappa Mhetre (Husband) & Others, (ii) Shri Shivraj Siddharam Mhetre (Son) & Others, 7. Estate Of Late. Anjanabai Dattatraya Shinde, Represented By: - (i) Shri Gokul Dattatraya Shinde (Son) & Others, (ii) Shri Ganpat Dattatraya Shinde (Son) & Others, 8. Shri Gokul Dattatraya Shinde, 9. Shri Datta @ Dattatraya Balbhim Shinde, 10. Shri Ganpat Dattatraya Shinde, 11. Shri Shivraj Siddharam Mhetre, 12. Smt. Kalpana Gokul Shinde, 13. Smt. Priti Datta Shinde, 14. Shri Dhiraj Gokul Shinde, 15. Shri Kapil Balbhim Shinde, 16. Estate Of Late. Balbhim Dattatraya Shinde, Represented By: - (I) Shri Kapil Balbhim Shinde & Others, (ii) Shri Datta @ Dattatraya Balbhim Shinde & Others

Amount Due : Total Secured Debt - Total Secured Debts - Rs. 132,43,47,232.26 (Rupees One Hundred Thirty-Two Crores Forty-Three Lacs Forty-Seven Thousand Two Hundred Thirty-Two and Twenty-Six Paise only) as per demand notices issued by the banks under consortium, details of which is mentioned below: -

(A) Union Bank of India - Rs. 28,57,66,447.55 (Rupees Twenty-Eight Crores Fifty-Seven Lacs Sixty-Six Thousand Four Hundred Forty-Seven and Fifty-Five Paise Only) as per demand notice dated 24-12-2024 with further interest, cost & expenses.

(B) Bank of Baroda (erstwhile Vijaya Bank) - Rs. 32,48,12,511.00 (Rupees Thirty-Two Crores Forty-Eight Lacs Twelve Lacs Five Hundred & Eleven only) as per demand notice dated 14-05-2018 with further interest, cost & expenses

(C) Punjab National Bank - Rs.43,96,09,292.71 (Rupees Forty-Three Crores Ninety-Six Lacs Nine Thousand Two Hundred Two and Seventy-One Paise only) as per demand notice dated 26-08-2024 with further interest, cost & expenses

(D) Indian Bank - Rs. 27,41,58,981.00 (Rupees Twenty-Seven Crores Forty-One Lacs Fifty-Eight Thousand Nine Hundred Eighty-One only) as per as per demand notice dated 03-04-2017 with further interest, cost & expenses

(Subject to recovery subsequent to issuance of the above-mentioned demand notices by the banks, if any)



Union Bank of India

A Government of India Undertaking

at House, M. S. Marg, Fort, Mumbai-400 001. E-Mail : samvmumbai@unionbankofindia.bank

MOVABLE / MOVABLE PROPERTIES

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

movable/ movable properties mortgaged / charged / hypothecated to the Secured Creditor, the possession of which has been taken by the here is" on 26.09.2025 from 12:00 p.m. to 05:00 p.m., for recovery of respective amount, due to Union Bank of India (Secued Creditor) from ned hereunder.

2025, FROM 12:00 P. M. TO 05:00 P. M

Property No. 19 : - First Pari-Passu Charge on Flat No. A-701, 7th floor, Building B, Ovhal Spring, Survey No. 21/1/1/2/2, 21/1/1/2/1, 21/1/1/1/3, 21/1/1/1/2, 21/1/1/1/1 and 21/1/1 at village Pimple Nilakh, Taluka Haveli, District Pune in the name of Shri Shivraj Siddharam Mhetre (Under Symbolic Possession, Order under Section 14 of SARFAESI Act, 2002 for providing assistance in taking physical possession has been received, in process to take physical possession of the property)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 84,90,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 25.08.2025

Property No. 20 : - First Pari-Passu Charge on Flat No. A-702, 7th floor, Building B, Ovhal Spring, Survey No. 21/1/1/2/2, 21/1/1/2/1, 21/1/1/1/3, 21/1/1/1/2, 21/1/1/1/1 and 21/1/1 at village Pimple Nilakh, Taluka Haveli, District Pune in the name of Shri Shivraj Siddharam Mhetre (Under Symbolic Possession, Order under Section 14 of SARFAESI Act, 2002 for providing assistance in taking physical possession has been received, in process to take physical possession of the property)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,10,10,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 25.08.2025

Property No. 21 : - First Pari-Passu Charge on Row House No.3, Heramb Apartment, Survey No. 115/1, at village Pashan, Taluka Haveli, District Pune in the name of Shri Shivraj Siddharam Mhetre (Under Symbolic Possession, Order under Section 14 of SARFAESI Act, 2002 for providing assistance in taking physical possession has been received, in process to take physical possession of the property)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,46,32,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 25.08.2025

Property No. 22 : - First Pari-Passu Charge on Residential NA Plot C.S. No. 8391/4/4B2 admeasuring 713.90 sq.mtrs., Railway Lines, Solapur city in the name of Smt. Kalpana Gokul Shinde & Shri Dhiraj Gokul Shinde (UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 2,47,20,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 25.08.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer – Mr. Manish Kumar Sinha at Mob No. 8882527394.

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Gokul Sugar Industries Ltd, (Currently Under Cirp As Per The Provisions Of Ibc,2016) 2. Shri Siddharam Satlingappa Mhetre, 3. Smt. Usha Bhagwan Shinde, 4. Smt. Laxmi Ganpat Shinde, 5. Estate Of Late. Bhagwan Dattatraya Shinde, Represented By: - (i) Smt. Usha Bhagwan Shinde (Wife) & Others (ii) Smt. Geeta Sinde (Daughter) & Others. 6. Estate Of Late. Suvarna S. Mhetre, Represented By: - (i) Shri Siddharam Satlingappa Mhetre (Husband) & Others (ii) Shri Shivraj Siddharam Mhetre (Son) & Others, 7. Estate Of Late. Anjanabai Dattatraya Shinde, Represented By: - (i) Shri Gokul Dattatraya Shinde (Son) & Others, (ii) Shri Ganpat Dattatraya Shinde (Son) & Others, 8. Shri Gokul Dattatraya Shinde, 9. Shri Datta @ Dattatraya Balbhim Shinde, 10. Shri Ganpat Dattatraya Shinde, 11. Shri Shivraj Siddharam Mhetre, 12. Smt. Kalpana Gokul Shinde, 13. Smt. Priti Datta Shinde, 14. Shri Dhiraj Gokul Shinde, 15. Shri Kapil Balbhim Shinde, 16. Estate Of Late. Balbhim Dattatraya Shinde, Represented By: - (i) Shri Kapil Balbhim Shinde & Others, (ii) Shri Datta @ Dattatraya Balbhim Shinde & Others

Amount Due : Total Debt – Rs. 28,57,66,447.55 (Rupees Twenty-Eight Crores Fifty-Seven Lacs Sixty-Six Thousand Four Hundred Forty-Seven and Fifty-Five Paise Only) as per demand notice dated 24-12-2024 with further interest, cost & expenses

Property No. 23 : - Two Open Plots admeasuring 403

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

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Nicomet Industries Ltd. (Under liquidation under the provisions of the IBC, 2016), 2. Mr. Rajendra Prasad Agrawal, 3. Mr. Ankit Rajendra Prasad Agarwal., 4. Mr. Atul Rajendra Prasad Agarwal, 5. Mrs. Usha Agarwal.

Amount Due : Total Debt – Rs. 175,85,31,936/- (Rupees One Hundred Seventy-Five Crore Eighty-Five Lakhs Thirty-One Thousand Nine Hundred Thirty-Six only) Plus further interest thereon and other charges from 01.01.2018.

Property No. 31 : - Plot/Plinth No. 403 (as per final layout) i.e. Piece & Parcel of land or ground portion of land admeasuring 1555.00 sq.mtrs, or 0.1555 Hectare, bearing Survey/Gat No. 109 & 110 at Amby Valley City, Village: Deoghar, Taluka : Mulshi, Dist: Pune, Maharashtra, Owner: Mrs. Usha Agrawal. Boundaries of the property - North: Open Plot -Plinth No. 400, South : Residential Bungalow -Plinth No 406, East : Plot No 402 & 404, West : Open Plot

(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. Rs. 2,03,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

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

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Pandhe Infracons Pvt Ltd (Currently, under liquidation under the provisions of IBC, 2016), 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 : Total Debt – Rs. 341,51,30,068.26 as on 31.05.2025 with further interest, cost & expenses that may accrue from 01.06.2025 till total repayment and settlement of dues.

Property No. 32 : - All Commercial and Residential vacant plot nos 9 & 10 in residential zone bearing Gut no. 262 (15 & 16) /4 with Total area 6203.49 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra owned by M/s pandhe Constructions Pvt Ltd. Boundaries :- North -Agriculture Land, South- Ashwini rural Medical college Hospital, East-Kumbhari siddheshwar karkhana Road, New bypass Road & West – 18 Mtr wide proposed Road.

(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 1,63,70,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

Property No. 33 : - All Commercial and Residential vacant plot nos 11 & 12 in residential zone bearing Gut no. 262 (8 to 13) /2 Total area 3651.35 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s pandhe Constructions Pvt Ltd. Boundaries – North-Agriculture Land, South-Ashwini rural Medical college Hospital, East-Kumbhari siddheshwar karkhana Road, New bypass Road & West-18 Mtr wide proposed Road.

(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 96,39,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

Property No. 34 : - All the peace and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1A, 396/B/1, 398/A/1, 400/1, 401/1, 593/1/2/A, 387/1A, 386/1/A, 371/2A, 373/1, 594/1/2/A, 591/2/A, 591/1/1/A, 394/1, 385/1/1/2A, 385/1/1/1/1/A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr in the name of M/s Pandhe Construction Pvt Ltd.

(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price :

Data @ Dattatraya Balbhim Shinde, 10. Shri Ganpat Dattatraya Shinde, 11. Shri Shivraj Siddharam Mhetre, 12. Smt. Kalpana Gokul Shinde, 13. Smt. Priti Datta Shinde, 14. Shri Dhiraj Gokul Shinde, 15. Shri Kapil Balbhim Shinde, 16. Estate Of Late. Balbhim Dattatraya Shinde, Represented By: - (i) Shri Kapil Balbhim Shinde & Others, (ii) Shri Datta @ Dattatraya Balbhim Shinde & Others

Amount Due : Total Debt – Rs. 28,57,66,447.55 (Rupees Twenty-Eight Crores Fifty-Seven Lacs Sixty-Six Thousand Four Hundred Forty-Seven and Fifty-Five Paise Only) as per demand notice dated 24-12-2024 with further interest, cost & expenses

Property No. 23 :- Two Open Plots admeasuring 463 sq. mtrs. each equivalent to 926 sq. yards situated at Plot No. 21 and 22, TP No. 4, Cross Road, Solapur, Maharashtra in the name of Shri Shivraj Siddharam Mhetre (UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 3,47,50,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

Property No. 24 :- Flat No.1 (in the name of Shri Kapil Balbhim Shinde) & Flat No. 2 (in the name of Shri Dhiraj Gokul Shinde) at Second floor of Moralisa Chambers, City Survey No. 8517/A/2 at Murarji Peth, near Luck Chowk, Solapur (UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,01,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

Property No. 25 :- Flat No. D-1, admeasuring 828.00 sq.ft., First floor, Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur in the name of Late. Balbhim Dattatraya Shinde (UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 35,20,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

Property No. 26 :- Flat No. D-5, admeasuring 828.00 sq.ft., Second floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur in the name of Smt. Priti Datta Shinde (UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 35,20,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

Property No. 27 :- Flat No. D-6 & Flat No. D-7, admeasuring 828.00 sq.ft. each at Second floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur in the name of Shri Datta @ Dattatraya Balbhim Shinde (UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 70,30,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

Property No. 28 :- Flat No. D-10 (in the name of Shri Gokul Dattatraya Shinde) & Flat No. D-11 (in the name of Shri Ganpat Dattatraya Shinde), admeasuring 828.00 sq.ft. each at Third floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur (UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 70,30,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer – Mr. Manish Kumar Sinha at Mob No. 8882527394

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Lok Enterprises (Borrower) (A Partnership Firm), 2. Estate of Deceased Late. Shri Sriprakash Goenka represented by: - (i) Mr. Lokesh S. Goenka, (Legal heir of Late. Shri Sriprakash Goenka) (ii) Mrs. Naina Goenka, (Legal heir of Late. Shri Sriprakash Goenka) 3. Mrs. Tasneem Lokesh Goenka (Guarantor) 4. Mrs. Naina Goenka (Guarantor)

Amount Due : Total Debt – Rs. 21,65,84,754.71 (Rupees Twenty-One Crores Sixty-Five Lacs Eighty-Four Thousand Seven Hundred Fifty-Four and Seventy-One Paise only) as per demand notice dated 27-09-2024 with further interest, cost & expenses

Property No. 29 :- Unit No. 404 on the 4th Floor, admeasuring 278 sq. ft. (built up area) of the building known as Fortune Plaza constructed on all that piece and parcel of land bearing Plot No. 29 & 30, Sector 19 A, Vashi, Taluka and District – Thane, Navi Mumbai in the Registration District & Sub-District of Thane in the name of M/s. Lok Enterprises (UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 32,40,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.08.2025

Property No. 30 :- Unit No. 106 (formerly also known as Unit No. 3D), admeasuring an area of 1020 square feet carpet or thereabout i.e. 94.7612 sq.mtrs. of thereabouts, on the first floor at the Cama Industrial Estate (D.J. Cama Cold Storage Building), Sun Mill Compound, Sun Mill Road, Lower Parel (West), Mumbai – 400013 constructed on the plot bearing Cadastral Survey Number 160 (part) of Lower Parel Division in Municipal G-Ward South in the registration District and Sub-District of Mumbai & Sub-Urban in the name of Mrs. Naina Goenka (UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 2,13,30,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.08.2025

Price • Date of Sale Notice : 01.09.2025
Property No. 34 :- All the piece and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1A, 396/B/1, 398/A/1, 400/1, 401/1, 593/1/2/A, 387/1A, 386/1/A, 371/2A, 373/1, 594/1/2/A, 591/2/A, 591/1/1/A, 394/1, 385/1/1/2A, 385/1/1/1/1/A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr in the name of M/s Pandhe Construction Pvt Ltd.
(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 35,16,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 01.09.2025

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

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. P. J. Exports (A Partnership Firm) 2. Mr. Jiten Jagdish Todi, 3. Ms. Sulochna Jagdish Todi, 4. Ms. Anamika J Todi, 5. Mr. Jagdish Prasad Todi, 6. M/S. Akash Garments

Amount Due : Total Debt – Rs. 31,32,91,946.20 (Rupees Thirty-One Crores Thirty-Two Lacs Ninety-One Thousand Nine Hundred Forty-Six and Twenty Paise only) as on 30-04-2023 as per demand notice date 03-05-2023 plus further interest, cost & expenses thereon.

Property No. 35 :- All that piece & parcel of Plot No. J-106 admeasuring 159.47 sq.mtrs, Plot No. J-107 admeasuring 159.47 sq.mtrs, Plot No. J-108 admeasuring 67.84 sq.mtrs, Plot No. J-109 admeasuring 159.47 sq.mtrs, totally admeasuring 705.76 Sq. Mtrs., Plot No. J-113 (previously known as J-13) admeasuring 67.84 Sq. Mtrs, Plot No. J-112 admeasuring 181.22 Sq. Mtrs., Plot No. J-111 admeasuring 216.66 Sq. Mtrs., Plot No. J-110 admeasuring 190.66 sq. mtrs. in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 2,26,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.09.2025

Property No. 36 :- All the piece and parcel of RCC Plinth No. J-10 adm. 1716 sq.ft., J-11 adm. 1950 sq.ft. & J-12 adm. 1950 sq.ft. on the Ground Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 1,07,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.09.2025

Property No. 37 :- All the piece and parcel of Godown No. J-206 adm. 1716 sq.ft., Godown No. J-207 adm. 1716 sq.ft., Godown No. J-208 adm. 1716 sq.ft., Godown No. J-209 adm. 1716 sq.ft., Godown No. J-210 adm. 1716 sq.ft., Godown No. J-211 adm. 1950 sq.ft., Godown No. J-212 adm. 1950 sq.ft. & Godown No. J-213 adm. 730 sq.ft. on the Second Floor in Jai Mata Di Compound constructed on Non-Agricultural Land, Survey No. 10, Hissa No. 1/1/3 lying, being & situated at Village – Kalher, Taluka – Bhiwandi, District – Thane in the name of M/s P. J. Exports.
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 2,26,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.09.2025

Property No. 38 :- All the piece and parcel of Unit No. 24 adm 1090 sq.ft (Built Up Area) & Unit No. 24-A adm. 570.00 sq.ft. (Built-Up Area) on the Second Floor, C-Wing in Raj Industrial Complex Premises Co-Operative Society Ltd., situated at Military Road, Marol, Andheri (East), Mumbai – 400059, constructed on land bearing CTS No. 306-D, lying and being at Village - Marol, Taluka – Andheri, Mumbai Sub-Urban District in the name of Mr. Jiten Jagdish Todi.
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 1,67,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer Mr. Ritesh Kumar at Mob No. 6353085020 & Authorized Officer – Mr. Vikas Srivastava at Mob No. 9935387181

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
26.09.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES
(FOR PROPERTY UNDER PHYSICAL POSSESSION)
15.09.2025

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.