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Union Bank

of India

भारत सरकार का उपक्रम A Government of India Undertaking

Assets Recovery Management Branch :

21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE SECURITY INTEREST (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 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 IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 27.03.2026 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, 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 will be 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.bank.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 27.03.2026 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

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

Date & Time of Auction : 27.03.2026 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	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) M/s. Dirgh Diamond Pvt. Ltd. b) Asset Recovery Branch, Mumbai c) Flat No. 101 admeasuring Built up area 141.47 Sq. Mtrs. On the 1st Floor of Building No. 'B' of 'Marvel Luxuria' B/s Earth Residency, Opp. Shaligram Status, alongwith proportional undivided share on the land underneath the said building constructed on the land bearing Final Plot No. 24; T.P. Scheme No. 27 (Utran-Utran); Block No. 120; Revenue Survey No. 194/2/3A of Moje: Utran; City: Surat Taluk: City; District: Surat d) Mr. Alpesh Keshavbhai Bambhroliya	a) ₹ 1,10,00,000.00 b) ₹ 11,00,000.00 c) ₹ 1,00,000.00	Rs. 26,70,88,811.53 (Twenty Six Crores Seventy Lakhs Eighty Eight Thousands Eight Hundreds Eleven & Paise Fifty Three Only) as on 31.12.2025 plus further interest there on w.e.f. 01.01.2026 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Kishor Chandra Kumar 7992466930	Not known to AO Sybolic Possession, CJM order held to be executed
2	a) M/s. Dirgh Diamond Pvt. Ltd. b) Asset Recovery Branch, Mumbai c) Flat No. 103 admeasuring Built up area 141.27 Sq. Mtrs. On the 1st Floor of Building No. 'B' of 'Marvel Luxuria' B/s Earth Residency, Opp. Shaligram Status, alongwith proportional undivided share on the land underneath the said building constructed on the land bearing Final Plot No. 24; T.P. Scheme No. 27 (Utran-Utran); Block No. 120; Revenue Survey No. 194/2/3A of Moje: Utran; City: Surat Taluk: City; District: Surat d) Mr. Laxmidas Balubhai Vekariya	a) ₹ 1,10,00,000.00 b) ₹ 11,00,000.00 c) ₹ 1,00,000.00		
3	a) M/s Dirgh Diamond Pvt. Ltd. b) Asset Recovery Branch, Mumbai c) All the piece and parcel of the Farm House land bearing (1) Re-Survey Block No. 195 admeasuring area Hec. Area 0-01-30 sq. Mtrs and (2) Re-Survey Block No. 195 admeasuring area Hec. Area 0-21-38 sq. Mtrs of Khata No. 566; old Block No. 7; Revenue Sy. No. 6 of Moje: Village: Valan; Taluk: Kamrej District: Surat d) Mr. Navneetbhai Vajubhai Suhagiya	a) ₹ 2,25,00,000.00 b) ₹ 22,50,000.00 c) ₹ 1,00,000.00		

4	a) Mr. Dinesh Mundhra b) Asset Recovery Branch, Mumbai c) Flat No.1902 admeasuring 636 Sq.ft Carpet area in the "A" wing-on the 19th Floor of the building known as "Hill View" along with rights attached to the flat situated on the land bearing CTS NO.149,149(Part),152/152/1 to 152/63,152/65 to 152/67, 152/112 to 152/119 of village Maravali Taluka Kurla , MSD , Near R.C. Marg, Chembur East Mumbai-400074. d) Mr. Dinesh Mundra	a) ₹ 1,01,00,000.00 b) ₹ 10,10,000.00 c) ₹ 1,10,000.00	Rs. 83,20,466.33 (Fifty Eighty Three Lakh Twenty Thousand Four hundred Sixty Six and Paise Thirty Three Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026 due to Secured Creditor Mr. Ameet Mesram - 78758 32686 and Mr. Kishor Chandra Kumar - 94667 47894	Not known to AO Symbolic Possession, CJM order held to be executed
5	a) Abdul Rajak Dawood Sheikh b) Asset Recovery Management Branch c) Description of immovable secured assets to be Sold: A flat bearing No.403, admeasuring 485 sq. ft super build up area on the 4th floor in "C" Wing in the building no. 1 known as "Ashok Nagar" of the society Known as "Ashok Nagar Co- Operative society Housing society limited" constructed on the pieces and parcels of land bearing survey no. 16 and CTS nos. 27, 27/1 to 18 , situate ,lying and being at Village Tungwa of Greater Mumbai in the registration District and Sub- district of Mumbai City and suburb d) Abdul Rajak Dawood Sheikh	a) ₹ 88,63,000.00 b) ₹ 8,86,300.00 c) ₹ 50,000.00	Rof Rs. 92,00,876.46 (Ninety-two lacs eight hundreds seventy six and forty six paise) as on 31.12.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate and other cost, expenses, legal charge Hitesh Patel -9050933331	Not Known to Authorised Officer Symbolic Possession
6	a) Mr. Ibrahim Shafi Shaikh b) Asset Recovery Branch, Mumbai c) 1103, 11th floor, D Wing, CASA Aurelia CHSL, Lakeshore Greens, Palava Phase – II, Village Khoni, Off Talaja Bypass Road, Dombivli East, Thane 421204 admeasuring 780 Sq Ft Built up area d) Mr. Ibrahim Shafi Shaikh	a) ₹ 43,00,000.00 b) ₹ 4,30,000.00 c) ₹ 50,000.00	Rs. 58,97,212.54 (Rs. Fifty Eight Lakhs Ninety Seven Thousand Two Hundred Twelve and Paise Fifty Four only) as on 31.12.2025 plus further interest thereon at applicable rate of interest, cost and charges till date (Rajesh Kumar - 8088980811)	Not known to AO Symbolic Possession, CJM order held to be executed
7	a) M/s. Aadidev Agro Industries Pvt. Ltd. b) Asset Recovery Branch, Mumbai c) Flat No. 202, at 2nd Floor at "SHIVALAY", Plot No. 81, Sector No. 35, Kamothe, Tal. Panvel, Dist. Raigad, Maharashtra- 410209 admeasuring 516 sq. ft d) M/s. Aadidev Agro Industries Private Limited	a) ₹ 53,00,000.00 b) ₹ 5,30,000.00 c) ₹ 50,000.00	Rs. 11,31,71,424.41 (Rs. Eleven Crores Thirty One Lakhs Seventy One Thousand Four Hundred Twenty Four and paise Forty One only) as on date of issue of demand notice dated 29.05.2025 plus further interest thereon at applicable rate of interest, cost and charges till date (Rajesh Kumar - 8088980811)	Not known to AO Symbolic Possession, CJM Order awaited
8	a) M/s. Tanjeeth Enterprises India OPC P Ltd. b) Asset Recovery Branch, Mumbai c) 1) Flat No. 301, at C Wing, 3rd Floor, building known as " Soomalhar Co-operative housing Society Ltd' Plot No. 43 Sector 36, Kamothe, Tal: Panvel, Dist. Raigad-410209 Maharashtra Area: 695.24 SFT (Built up area) d) Mr. Ratnakar Joisa	a) ₹ 83,00,000.00 b) ₹ 8,30,000.00 c) ₹ 80,000.00	Rs. 6,05,02,537.91 (Rs. Six Crores Five Lakhs Two Thousand Five Hundred Thirty Seven and Paise Ninety One only) as on date of issue of demand notice dated 19.04.2025 plus further interest thereon at applicable rate of interest, cost and charges till date (Rajesh Kumar - 8088980811)	Not known to AO Symbolic Possession, CJM Order awaited

Bidders are requested to visit the Bank's website www.unionbankofindia.bank.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 30 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.bank.in or <https://baanknet.com>

Date : 24.02.2026

Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India