

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम A C

Assets Recovery Management Branch : 21, Veena Chambers, Mezzanine

E-AUCTION SALE NOTICE

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS 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 to the Union Bank of India will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 13.03.2026 in between the 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 visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 13.03.2026.

Online E-Auction through website <https://baanknet.com> Date 13.03.2026

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) Mr. Farooque Abdul Sattar Dalvi & Mrs. Safinaz Farooque Dalvi. b) Asset Recovery Branch, Mumbai c) All that piece and parcel of land bearing Survey No. 932/1 admeasuring 1445 Sq. Mt. together with structure known as Dalvi Darbar Hotel bearing Gram Panchayat House No.1267 admeasuring 80 X 100 = 8000 Sq. Ft. (Built up) & Commercial Gala bearing Gram Panchayat House No. 1268 / 1, 2, 3, 4, & 5 total admeasuring 900 Sq. Ft. built up area standing thereon situated lying and being at Village Shirol, Taluka Shahapur, Dist. Thane on Thane Nasik highway, Maharashtra Pin 421602. d) Mr. Farooque Abdul Sattar Dalvi	a) ₹ 2,00,00,000.00 b) ₹ 20,00,000.00 c) ₹ 2,00,000.00	Rs. 1,74,32,020.64 (Rupees One Crore Seventy Four Lakhs Thirty Two Thousands Twenty & Paise Sixty Four Only) as on 30.09.2025 plus further interest thereon from 01.10.2025 at applicable rate of interest, cost and excluding legal and other charges till date. Kishor Chandra Kumar, Mo. No.7992466930	Not known to AO Symbolic Possession/ CJM Order Under Execution Process
2	a) M/s. Kairav Management Consultancy Pvt. Ltd. b) Asset Recovery Branch, Mumbai c) LOT 1: 3BHK Flat on 5th Floor of the Building at CTS 142, Juhu Church Road, Next to Iskcon Temple, Juhu, Vile Parle (W), Mumbai 400049 LOT 2: 3BHK Flat on 4th Floor of the Building at CTS 142, Juhu Church Road, Next to Iskcon Temple, Juhu, Vile Parle (W), Mumbai 400049. d) Mr. Madanlal Chaturvedi & Mr. Rasik Lal Chaturvedi	LOT1: a) ₹ 5,00,00,000/- b) ₹ 50,00,000/- c) ₹ 5,00,000/- LOT2: a) ₹ 5,00,00,000/- b) ₹ 50,00,000/- c) ₹ 5,00,000/-	Rs. 36,66,88,107.70 (Rupees Thirty Six Crore Sixty Six Lakh Eighty Eight Thousand One Hundred Seven and Paise Seventy Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026 due to Secured Creditor Mr. Amit Masram 7875832686 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession
3	a) Mr. Saurabh Nagarjun Rao b) Asset Recovery Branch, Mumbai c) Flat No. 3, 3rd floor, Shivaji Heights, Plot No 394-A, City Survey Nos E/268, Village Bandra west, 14th Road, Khar(W), Mumbai-400052 d) Mr. Saurabh Nagarjun Rao	a) ₹ 5,45,00,000/- b) ₹ 54,50,000/- c) ₹ 5,40,000/-	Rs. 7,47,44,538.18 (Rupees Seven Crore Forty Seven Lakh Forty Four Thousand Five Hundred and Thirty Eight and Paise Eighteen Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026 due to Secured Creditor Mr. Amit Masram 7875832686 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession

4 a) M/s. Beepee Enterprises Pvt. Ltd. b) Asset Recovery Management Branch c) All that piece and parcel of the immovable property known as Godown gala No. 1, admeasuring 3125.00 sq. feet (i.e., 290.32 Sq. Mtrs. Built up area) Ground floor along with land rights in building No. P-1, Complex known as 'Shubham Industrial Park' being and lying and constructed on the land bearing Survey No.37/1, Survey No.37/2, Survey No.36/1 palki 35/2A, Survey No.36/2, 37/5 palki, Survey No.39/2, Survey No.40/1, 53/2, 53/5 and Survey No.53/7, together with all common rights & access, interest, common approach, easement, facility thereto situated at within the limit of Revenue Village & Gram panchayat Kalwar, Taluka - Bhiwandi, District - Thane (Maharashtra) d) M/s. Beepee Enterprises Pvt. Ltd.	a) ₹ 61,00,000.00 b) ₹ 6,10,000.00 c) ₹ 1,00,000.00	Mr. Kishor Chandra Kumar 7992466930 Rs. 17,84,50,311/- (Rupees Seventeen Crore Eighty Four Lakh Eighty Eight Thousand Nine Hundred Thirty One and Ninety Paise only) as on 31.03.2025 plus further interest, cost & expenses Vikash Upadhyay-Mobile No. 7572002323	Not known to A.O. Symbolic Possession
5 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) ₹ 21,00,000.00 b) ₹ 2,10,000.00 c) ₹ 25,000.00	Rs. 32,00,648/- (Rupees Thirty Two Lakh Six Hundred Forty Eight Only) as on 31.03.2025 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobile No. 7572002323	Not known to A.O. Physical Possession
6 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) ₹ 23,50,000.00 b) ₹ 2,35,000.00 c) ₹ 25,000.00	Rs. 34,99,741/- (Rupees Thirty Four Lakh Ninety Nine Thousand Seven Hundred Forty One Only) as on 31.03.2025 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobile No. 7572002323	Not known to A.O. Symbolic Possession
7 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) ₹ 15,00,00,000.00 b) ₹ 1,50,00,000.00 c) ₹ 1,00,000.00	Rs. 22,39,40,051.95 (Rs. Twenty-Two Crore Thirty Nine Lacs Forty Thousand Fifty One and paise 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. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319	Not Known to Authorised - Officer Symbolic Possession
8 a) Mrs. Reshma Walawalkar b) Asset Recovery Management Branch c) All that piece and parcel of the Flat bearing No. 601, on the 6th Floor, 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	a) ₹ 1,37,00,000.00 b) ₹ 13,70,000.00 c) ₹ 1,00,000.00	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. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319	Not known to A.O. Symbolic Possession
9 a) M/s. Mahaveer Enterprises b) Asset Recovery Management Branch c) Description of immovable secured assets to be Sold 1. Godown Gala No. G/19, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. d) Mr. Dinesh Kumar / Mrs. Mamta Suresh Kumar	a) ₹ 19,90,000.00 b) ₹ 1,99,000.00 c) ₹ 25000	Rs. 1,80,48,479.09 (Rupees One Crore Eighty Lakhs Forty Eight Thousand Four Hundred Seventy Nine and paise Nine Only) as on 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 Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319	Not Known to Authorised Officer Symbolic Possession



Union Bank of India

Government of India Undertaking

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

SALE (UNDER SARFAESI ACT)

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

mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) on 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 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 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Date & Time of Auction : 13.03.2026 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
10	A) Mr. Prashant Dilip kadam & Mrs. Mayuri Prashant Kadam b) Asset Recovery Branch c) Flat No. 101, 1st Floor, Hill Crest Apartment, Plot No. 22, Survey No.175, Village, Mamdapur, Taluka Karjat, District Raigad, Pin-410101 d) Mr. Prashant Dilip kadam & Mrs. Mayuri Prashant Kadam	a) ₹ 15,00,000.00 b) ₹ 1,50,000.00 c) ₹ 25,000.00	Rs. 35,26,500.14 (Rupees Thirty Five Lakhs Twenty six Thousand Five Hundred Rupees and Fourteen Paise only) as on 09.07.2023 with further interest and charges at the contractual rate outstanding in your account. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Symbolic Possession
11	A) Mr. Prashant Dilip kadam & Mrs. Mayuri Prashant Kadam b) Asset Recovery Branch c) Flat No. 102, 1st Floor, Hill Crest Apartment, Plot No. 22, Survey No.175, Village, Mamdapur, Taluka Karjat, District Raigad, Pin-410101 d) Mr. Prashant Dilip kadam & Mrs. Mayuri Prashant Kadam	a) ₹ 15,00,000.00 b) ₹ 1,50,000.00 c) ₹ 25,000.00	Rs. 35,26,500.14 (Rupees Thirty Five Lakhs Twenty six Thousand Five Hundred Rupees and Fourteen Paise only) as on 09.07.2023 with further interest and charges at the contractual rate outstanding in your account. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not Known to Authorised Officer Symbolic Possession
12	a) Hanumantha Rathod, Kamliben Rathod. b) Asset Recovery Management branch. c) LOT -1 - All that piece and parcel of Flat No.205, 2nd floor, E wing, Momal Residency, Survey No.87, Hissa No.3, Star colony, Manpada road, Dombivli East, Village : Sagon, Dist: Thane 421201. Admeasuring 350 Sq. Ft. built up. d) Hanumantha Rathod.	a) ₹ 9,68,000.00 b) ₹ 96,800.00 c) ₹ 10,000.00	Rs. 26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees and paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of interest, cost and charge till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not known to AO. Physical possession.

13	a) Hanumantha Rathod, Kamliben Rathod. b) Asset Recovery Management branch. c) LOT -2 -All that piece and parcel of Flat No.203, 2nd floor, E wing, Momal Residency, Survey No.87, Hissa No.3, Star colony, Manpada road, Dombivli East, Village : Sagaon, Dist: Thane 421201. Admeasuring 350 Sq. Ft. built up. d) Hanumantha Rathod.	a) ₹ 9,68,000.00 b) ₹ 96,800.00 c) ₹ 10,000.00	Rs. 26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees and paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of interest, cost and charge till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319	Not known to AO. Physical possession.
14	a) Sanjay Dayaram Jaiswal b) Asset Recovery Management branch. c) Flat No 305, 3rd Floor, AAYESHA PALACE, near BMC E South Ward Office, Adam Mistry Lane, Dr. Baba Saheb Ambedkar Road, Dadar Nalgaon Division, Parel, Mumbai 400 012 - admeasuring Rera Carpet Area 435.90 Sq. Ft d) Sanjay Dayaram Jaiswal	a) ₹ 93,00,000.00 b) ₹ 9,30,000.00 c) ₹ 1,00,000.00	Rs. 1,21,71,836.65 (Rupees One Crore Twenty-One Lakhs, Seventy One Thousand, Eight Hundred Thirty Six and Paise Sixty-Five only) as on 03.09.2024, plus further interest as per contractual rate, cost, charges and expenses. Mr. Rajesh Kumar - 8088980811	Not known to AO. Physical possession.
15	a) ARHS Clothing Pvt. Ltd. b) Asset Recovery Management Branch c) Residential House – Ground & First floor under used for semi commercial activity, Ground + 1st floor for used as hospital under the name of Amina Hospital & 2Nd Floor used as residential, House No 193/6, Dargah Road, Old Gauripada, Opp Bombay Ice factory, Bhiwandi, District- Thane 421302. d) Legal heirs of Abdul Salam Abdul Razzaq Ansari	a) ₹ 2,14,00,000.00 b) ₹ 21,40,000.00 c) ₹ 1,00,000.00	Rs. 4,52,09,386.83 (Rupees Four Crores Fifty Two Lakh Nine Thousand Three Hundred Eighty Six and paise Eighty Three Only) as on 31.05.2025 and further interest, penal interest, costs and charges etc w.e.f. 01.06.2025 onwards applicable from time to time. Shri Girish Deshpande : -9975038389 Ms Rajesh Kumar -8088980811	Not Known To A.O. Symbolic Possession.
16	a) Mrs. Radha Devi Hanumandas Sarda & others b) Asset Recovery Branch c) Municipal House no.2680, Basement+ Lower & Upper ground + 1to 3 upper floor & Part 4th Floor, Sarda Lane, kapda bazar, nalegaon, Ahmednagar, Tal & district Ahmednagar -414001 total admeasuring 4793 square feet Owned by Radhadevi Hanumandas Sarda, Sushil Hanumandas Sarda and Sanjay Hanumandas Sarda. d) Mrs. Radhadevi Hanumandas Sarda, Mr.Sushil Hanumandas Sarda and Mr. Sanjay Hanumandas Sarda.	a) ₹ 2,06,00,000.00/- b) ₹ 20,60,000.00/- c) ₹ 1,00,000/-	Rs. 3,15,56,785.52 (Rupees Three crore Fifteen lakh Fifty Six Thousand Seven hundred Eighty Five and Paise Fifty Two only) as on 31.12.2025 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mr. Rajesh Kumar - 8088980811 Mr. Mukesh Kumar - 977551993	Not Known to Authorised Officer Symbolic Possession
17	a) M/s. Godavari Impex b) Asset Recovery Branch c) Lot 1: 1) All that piece and parcel of Shop no./ 113adm.249sq.ft. on 1st floor, known as Hari Residency "A" wing, Building situated in Umbergaon Opp. Power House Raised on N.A land S.No. 278/Palkee 1, total adm.9105 sq.mtrs. After promulgation convert into new survey no. 3105 of village Umbergaon, tal - Umbergaon Dist - Valsad. Lot 2 : 2) All that piece and parcel of property bearing Residential Flat No.207, adm.1050 sq.ft. (97.58 sq.mtrs.) super built up area of 2nd Floor known as Raghuvir Krupa bearing Survey No. 166/ Palkee and after promulgation new survey No. 1674 in new village Ac 1442 adm. 810. sq.mtrs. Alongwith 10sq mtrs undivided share in land of village Solsumbia, Tal Umbergaon, Dist Valsad, Gujarat. d) Mr. Shankar Rajakant Jha	Lot 1: a) ₹ 12,70,000.00/- b) ₹ 1,27,000.00/- c) ₹ 12,000/- Lot 2: a) ₹ 16,07,000/- b) ₹ 1,60,700/- c) ₹ 16,000/-	Rs. 74,73,611.62 (Rupees Seventy Four lakh Seventy Three thousand Six hundred Eleven and Paise Sixty Two only) as on 31.12.2025 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - 8088980811 Mr. Mukesh Kumar - 977551993	Not Known to Authorised Officer Symbolic Possession

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 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.bank.in or baanknet.com