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SALE NOTICE

E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under Security Interest (Enforcement) Rule, 2002.

NOTICE is hereby given to the public in general and in particular to the secured creditor taken by the **Authorized Officer of Union Bank of India** (secured creditor) from the respective Borrower(s) & Guarantor(s).

DATE & TIME

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. Gokul Sugar Industries Ltd. (Currently Under Liquidation 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 – 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 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)

Property No. 1 : - First Pari-Passu Charge on Flat No. 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 PHYSICAL POSSESSION)

- Encumbrances, if any known to the Bank : Nil
- Reserve Price : Rs. 76,50,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.02.2026

Property No. 2 : - First Pari-Passu Charge on Flat No. 702, 7th

Property No. 2 : - First Pari-Passu Charge on Flat No. 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 PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 99,10,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.02.2026

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer – Mr. Sidhartha S. Mhade at Mobile No. 8980518779

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 – 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 subject to subsequent recovery, if any

Property No. 3 : - 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. 3,13,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.02.2026

Property No. 4 : - 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. 31,70,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.02.2026

Property No. 5 : - 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. 63,30,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.02.2026

Property No. 6 : - 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. 63,30,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 04.02.2026

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer - Mr. Sidhartha Mhade at Mobile No. 8980518779.

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भारत सरकार का उपक्रम A G

STRESSED ASSET MANAG

Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-

TICE FOR SALE OF IMMO

Assets Under The Securitisation And Reconstruction Of Finance

lar to the Borrower(s) and Guarantor(s) that the below described in
ured creditor), will be sold on "As is where is", "As is what is" a
Guarantor(s) as mentioned below. The Reserve Price and the Earn

TIME OF AUCTION : 27.02.20

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 (Subject to subsequent recovery, if any)

Property No. 7 : - 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, Order under Section 14 has been obtained, In Process to take Physical Possession)
(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 29,16,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 03.02.2026

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. Jashank Impex Private Limited (currently under liquidation under the provisions of the Insolvency and Bankruptcy Code, 2016), 2. Mr. Anil Shivkumar Gupta, 3. Mr. Hitesh Kumar Desai

Amount Due : Total Debt – Rs. 15,12,84,779.35 (Rupees Fifteen Crores Twelve Lacs Eighty-Four Thousand Seven Hundred Seventy-Nine and Thirty-Five Paise Only) as per demand notice date 01-02-2025 plus further interest, cost & expenses thereon.

Property No. 8 : - All that Shop No. 5, on the Ground Floor, adm. 278 sq.fts. (Carpet Area) and Loft area adm. 139 sq.ft. (Carpet Area), Total Area adm. 417 sq.ft. (Carpet Area), in the Building known as "JEANS WORLD", constructed on Plot bearing U.No. 3 shown in Survey Sheet No. 69, Ulhasnagar – 421005. District – Thane, assessed under Ward No. 58, bearing City Survey No. 24805, Taluka & Sub-Registration Ulhasnagar, District & District Registration Thane situated within the limits of Ulhasnagar Municipal Corporation in the name of Mr. Anil Shivkumar Gupta.
(UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 11,90,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 07.02.2026

Property No. 9 : - All that Shop No. 1, on the Ground Floor, adm.

Property No. 9 : - All that Shop No. 1, on the Ground Floor, adm. 292 sq.ft. (Carpet Area) and Loft area adm. 146 sq.ft. (Carpet Area), Total Area adm. 438 sq.ft. (Carpet Area), in the Building known as "JEANS WORLD", constructed on Plot bearing U.No. 3 shown in Survey Sheet No. 69, Ulhasnagar - 421005. District - Thane, assessed under Ward No. 58, bearing City Survey No. 24805, Taluka & Sub-Registration Ulhasnagar, District & District Registration Thane situated within the limits of Ulhasnagar Municipal Corporation in the name of Mr. Anil Shivkumar Gupta.

(UNDER PHYSICAL POSSESSION)

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

• **Reserve Price :** Rs. 12,50,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 07.02.2026

For Further Details Contact : (During Office Hours) :- File Handling Officer - Mr. Milind Dhanorkar at Mobile No. 8550997794 & Authorized Officer- Mrs. Archana J.S. at Mob No. 8593937640

Name Of The Borrower, Co-Applicant & Guarantor :-

1. M/s. JSK Marketing Ltd. (Presently, Under Liquidation Under The Provisions Of Ibc, 2016) 2. Mr. Kunal Jiwarjka, (Under Personal Insolvency Under The Provisions Of Ibc, 2016) 3. Ms. Laxmi Devi Jiwarjka, 4. Ms. Sakshi Jiwarjka, (Under Personal Insolvency Under The Provisions Of Ibc, 2016) 5. M/s. Associated Electrical Agencies, 6. M/s. JSK Propmart Llp, 7. M/s. JSK Distribution LLP

Amount Due : Total Debt - Rs. 272,18,22,929.11 (Rupees Two hundred Seventy-Two Crores Eighteen Lakhs Twenty-Two Thousand Nine Hundred Twenty-Nine and Eleven Paise only) as per Demand notices with further interest thereon, cost & expenses

Property No. 10 : - Flat bearing No. 1201 admeasuring 433 sq. ft. equivalent to 40.22 sq. mtrs carpet area on the 12th Floor in the building No. D-1 on the housing complex known as "Arihant City" constructed on the pieces and parcels of land bearing Survey Nos. 116/1(P), 118/7, 118/11(P), 119/4 and 119/6 (First property), Survey Nos. 118/9 and 119/22(P) (Second property), Survey No. 116/2(P) admeasuring 2650 sq. mtrs (Third Property), Survey No. 116/2(P) admeasuring 2060 sq. mtrs (Fourth property), Survey No. 116/2(P) admeasuring 1840 sq. mtrs (Fifth property), Survey No. 119/1P (Sixth property), Survey No. 119/2(P) (Seventh property), Survey No. 119/8(P) (Eighth property), Survey No. 119/8(P) (Ninth property), Survey No. 119/1(P) (Tenth property) situate, lying and being at Village Temghar, Taluka Bhiwandi, District Thane, Registration District Thane and Sub-District Bhiwandi and within the limits of Bhiwandi Nizampur City Municipal Corporation in the name of M/s Associated Electricals Agencies.

(UNDER PHYSICAL POSSESSION)

• **Encumbrances, if any known to the Bank :** Outstanding Society Dues amounting Rs. 71,986/-, as intimated by the Society dated 15-05-2025

• **Reserve Price :** Rs. 22,96,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Property No. 11 : -Flat bearing No. 1202 admeasuring 686 sq. ft. equivalent to 63.73 sq. mtrs carpet area on the 12th Floor in the building No. D-1 on the housing complex known as "Arihant City" constructed on the pieces and parcels of land bearing Survey Nos. 116/1(P), 118/7, 118/11(P), 119/4 and 119/6 (First property), Survey Nos. 118/9 and 119/22(P) (Second property), Survey No. 116/2(P) admeasuring 2650 sq. mtrs (Third Property), Survey No. 116/2(P) admeasuring 2060 sq. mtrs (Fourth property), Survey No. 116/2(P) admeasuring 1840 sq. mtrs (Fifth property), Survey No. 119/1P (Sixth property), Survey No. 119/2(P) (Seventh property), Survey No. 119/8(P) (Eighth property), Survey No. 119/8(P) (Ninth property), Survey No. 119/1(P) (Tenth property) situate, lying and being at Village Temghar, Taluka Bhiwandi, District Thane, Registration District Thane and Sub-District Bhiwandi and within the limits of Bhiwandi Nizampur City Municipal Corporation in the name of M/s. Associated Electricals Agencies

(UNDER PHYSICAL POSSESSION)

• **Encumbrances, if any known to the Bank :** Outstanding Society Dues amounting Rs. 76,283/-, as intimated by the Society dated 15-05-2025

• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026



Union

Government of India Undertaking

CEMENT BRANCH-MUMBAI,

400 001. E-Mail : samvmumbai@unionbankofindia.bank.in

MOVABLE / MOVABLE PRO

Financial Assets and Enforcement Of Security Interest Act, 2002 Rea

immovable/ movable properties mortgaged / charged / hypothecated
and "Whatever there is" on 27.02.2026 from 12:00 p.m. to 05:00 p.m.
Fixed Deposit are also mentioned hereunder:

2026, FROM 12:00 P. M. TO 05:00 P. M.

Property No. 12 : -Flat bearing No. 1203 admeasuring 686 sq. ft. equivalent to 63.73 sq. mtrs carpet area on the 12th Floor in the building No. D-1 on the housing complex known as "Arihant City" constructed on the pieces and parcels of land bearing Survey Nos. 116/1(P), 118/7, 118/11(P), 119/4 and 119/6 (First property), Survey Nos. 118/9 and 119/22(P) (Second property), Survey No. 116/2(P) admeasuring 2650 sq. mtrs (Third Property), Survey No. 116/2(P) admeasuring 2060 sq. mtrs (Fourth property), Survey No. 116/2(P) admeasuring 1840 sq. mtrs (Fifth property), Survey No. 119/1P (Sixth property), Survey No. 119/2(P) (Seventh property), Survey No. 119/8(P) (Eighth property), Survey No. 119/8(P) (Ninth property), Survey No. 119/1(P) (Tenth property) situate, lying and being at Village Temghar, Taluka Bhiwandi, District Thane, Registration District Thane and Sub-District Bhiwandi and within the limits of Bhiwandi Nizampur City Municipal Corporation in the name of M/s Associated Electricals Agencies

(UNDER PHYSICAL POSSESSION)

• **Encumbrances, if any known to the Bank :** Outstanding Society Dues amounting Rs. 76,283/-, as intimated by the Society dated 15-05-2025

• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Property No. 13 : -Flat bearing No. 1206 admeasuring 686 sq. ft. equivalent to 63.23 sq. mtrs carpet area on the 12th Floor in the building No. D-1 on the housing complex known as "Arihant City" constructed on the pieces and parcels of land bearing Survey Nos. 116/1(P), 118/7, 118/11(P), 119/4 and 119/6 (First property), Survey Nos. 118/9 and 119/22(P) (Second property), Survey No. 116/2(P) admeasuring 2650 sq. mtrs (Third Property), Survey No. 116/2(P) admeasuring 2060 sq. mtrs (Fourth property), Survey No. 116/2(P) admeasuring 1840 sq. mtrs (Fifth property), Survey No. 119/1P (Sixth property), Survey No. 119/2(P) (Seventh property), Survey No. 119/8(P) (Eighth property), Survey No. 119/8(P) (Ninth property), Survey No. 119/1(P) (Tenth property) situate, lying and being at Village Temghar, Taluka Bhiwandi, District Thane, Registration District Thane and Sub-District Bhiwandi and within the limits of Bhiwandi Nizampur City Municipal Corporation in the name of M/s Associated Electricals Agencies.

(UNDER PHYSICAL POSSESSION)

• **Encumbrances, if any known to the Bank :** Outstanding Society Dues amounting Rs. 76,283/-, as intimated by the Society dated 15-05-2025

• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Property No. 14 : -Flat bearing No. 1207 admeasuring 686 sq. ft.

03.02.2026

Property No. 14 : -Flat bearing No. 1207 admeasuring 686 sq. ft. equivalent to 63.73 sq. mtrs carpet area on the 12th Floor in the building No. D-1 on the housing complex known as "Arihant City" constructed on the pieces and parcels of land bearing Survey Nos. 116/1(P), 118/7, 118/11(P), 119/4 and 119/6 (First property), Survey Nos. 118/9 and 119/22(P) (Second property), Survey No. 116/2(P) admeasuring 2650 sq. mtrs (Third Property), Survey No. 116/2(P) admeasuring 2060 sq. mtrs (Fourth property), Survey No. 116/2(P) admeasuring 1840 sq. mtrs (Fifth property), Survey No. 119/1P (Sixth property), Survey No. 119/2(P) (Seventh property), Survey No. 119/8(P) (Eighth property), Survey No. 119/8(P) (Ninth property), Survey No. 119/1(P) (Tenth property) situate, lying and being at Village Temghar, Taluka Bhiwandi, District Thane, Registration District Thane and Sub-District Bhiwandi and within the limits of Bhiwandi Nizampur City Municipal Corporation in the name of M/s Associated Electricals Agencies.

(UNDER PHYSICAL POSSESSION)

• **Encumbrances, if any known to the Bank :** Outstanding Society Dues amounting Rs. 72,601/-, as intimated by the Society dated 15-05-2025

• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Property No. 15 : -Flat bearing No. 1206 admeasuring 686 sq. ft. equivalent to 63.73 sq. mtrs carpet area on the 12th Floor in the building No. D-2 on the housing complex known as "Arihant City" constructed on the pieces and parcels of land bearing Survey Nos. 116/1(P), 118/7, 118/11(P), 119/4 and 119/6 (First property), Survey Nos. 118/9 and 119/22(P) (Second property), Survey No. 116/2(P) admeasuring 2650 sq. mtrs (Third Property), Survey No. 116/2(P) admeasuring 2060 sq. mtrs (Fourth property), Survey No. 116/2(P) admeasuring 1840 sq. mtrs (Fifth property), Survey No. 119/1P (Sixth property), Survey No. 119/2(P) (Seventh property), Survey No. 119/8(P) (Eighth property), Survey No. 119/8(P) (Ninth property), Survey No. 119/1(P) (Tenth property) situate, lying and being at Village Temghar, Taluka Bhiwandi, District Thane, Registration District Thane and Sub-District Bhiwandi and within the limits of Bhiwandi Nizampur City Municipal Corporation in the name of M/s Associated Electricals Agencies.

(UNDER PHYSICAL POSSESSION)

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

• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Property No. 16 : - Flat bearing No. 1207 admeasuring 686 sq. ft. equivalent to 63.73 sq. mtrs carpet area on the 12th Floor in the building No. D-2 on the housing complex known as "Arihant City" constructed on the pieces and parcels of land bearing Survey Nos. 116/1(P), 118/7, 118/11(P), 119/4 and 119/6 (First property), Survey Nos. 118/9 and 119/22(P) (Second property), Survey No. 116/2(P) admeasuring 2650 sq. mtrs (Third Property), Survey No. 116/2(P) admeasuring 2060 sq. mtrs (Fourth property), Survey No. 116/2(P) admeasuring 1840 sq. mtrs (Fifth property), Survey No. 119/1P (Sixth property), Survey No. 119/2(P) (Seventh property), Survey No. 119/8(P) (Eighth property), Survey No. 119/8(P) (Ninth property), Survey No. 119/1(P) (Tenth property) situate, lying and being at Village Temghar, Taluka Bhiwandi, District Thane, Registration District Thane and Sub-District Bhiwandi and within the limits of Bhiwandi Nizampur City Municipal Corporation in the name of M/s Associated Electricals Agencies.

(UNDER PHYSICAL POSSESSION)

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

• **Reserve Price :** Rs. 36,56,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Property No. 17 : -All that piece or parcel of office premises Nos. 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 and 211 admeasuring in aggregate 3336.6 sq. ft. or thereabouts on the 2nd Floor of building known as S S Towers, being, lying and situate at Plot No. B-2, Jaipur Nagar, Chokdi, Hawali City, New Colony, Panch Bhatti, M I Road, Near Jayanti Market, Jaipur – 302001 in the name of M/s. Associated Electricals Agencies.

(UNDER PHYSICAL POSSESSION)

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

• **Reserve Price :** Rs. 2,07,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Bank of India

PROPERTIES

Read With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2) Of The

ated to the Secured Creditor, the possession of which has been
5:00 p.m., for recovery of respective amount, due to Union Bank

05:00 P. M

Property No. 18 : -Office bearing No. 501, on the 5th Floor, admeasuring an area of 369.58 sq. mtrs. carpet area, in fifth floor in the building known as "Konark Epitome", with the exclusive right to use, occupy and enjoy the terrace admeasuring an area of 338.30 sq. mtrs carpet area adjoining the said office, together with exclusive right to use and occupy 14 No. basement scooter parking spaces admeasuring 2.00 sq. mtrs each, 4 numbers double car parking spaces admeasuring 16 sq. mtrs each, 3 numbers single stilt car parking admeasuring 10 sq. mtrs each and 1 number of car parking on the ground floor admeasuring 10.00 sq. mtrs, standing on the plot of land bearing CTS No. 220, Survey No. 230A, Hissa Nos. 1, 1/1 and 1/6, at Village Lohegaon, within the limits of Pune Municipal Corporation, Taluka - Haveli, District - Pune in the name of M/s Associated Electricals Agencies.

(UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 10,06,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 03.02.2026

Property No. 19 : -Flat No. 1002 on the 10th floor admeasuring an area of 159 Sq. mtrs in the building No. 1 known as BIANCA, constructed on the plot of land bearing New Survey No. 19/3/12, 19/3/3, 19/3/3/5, 19/3/3/6, 19/3/3/7, 19/3/3/8, 19/3/3/9, 19/3/3/10, 19/3/3/11, 19/3/3/2, 19/3/3/12, 19/3/3/13, 19/3/2B/1, 19/3/2B/1/4, 19/3/2B/1/2, lying being and situated at revenue village Undri, Taluka Haveli, Dist. Pune and within the limits of Grampanchayat Pune and within the jurisdiction of Sub-Registrar, Taluka-Haveli, Dist. Pune in the name of M/s. JSK Propmart LLP.

(UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,32,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 03.02.2026

Property No. 20 : -Residential Flat No. 1401 admeasuring an area of 990 sq. ft. equivalent to 91.973 sq. mtrs carpet area (approx.) together with the balcony, together with flowerbeds, dry balconies and niches admeasuring about 235 sq. ft. equivalent to 21.832 sq. mtrs. as useable area together with all the furniture and fixtures lying therein and attached to the said flat, on the 14th Floor in the building known as "Inez" of Inez Tower "A" CHSL, lying and being at Final Plot No. 840, TPS-III, 6 Mori Road, Mahim (West), Mumbai - 400 016, together with 10 fully paid-up shares of Rs. 50/- each bearing distinctive Nos. 121 to 130 (both inclusive) under Share Certificate No. 12 dated 05.01.2013, together with one stack parking facility bearing No. 5 on the 4th Floor (accommodating cars) in the compound of the said building, within the limits of Brihanmumbai Municipal Corporation and within the jurisdiction of Sub-Registrar, Mumbai in the name of M/s. Associated Electricals Agencies.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 5,06,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 03.02.2026

Property No. 21 : - All that piece or parcel of office premises No

Property No. 21 : -All that piece or parcel of office premises No. 403 admeasuring an area of 1915 sq. ft. (built-up) or thereabouts, office premises No. 404 admeasuring an area of 1570 sq. ft. (built-up) or thereabouts and part of Terrace admeasuring 350 sq. ft. area attached to the said office premises & office premises No. 405 admeasuring an area of 1050 sq. ft. (built-up) or thereabouts and part of Terrace admeasuring 350 sq. ft. area attached to the said office premises on the 4th Floor of building known as Sumer Kendra Premises Co-op. Society Ltd., Near Doordarshan Kendra, Behind Mahindra Tower, Pandurang Budhkar Marg, Shivramseeth Amrutwar Road, Worli, Mumbai - 400018 in the name of M/s Associated Electricals Agencies.

(UNDER SYMBOLIC POSSESSION)

• **Encumbrances, if any known to the Bank :** Nil
 • **Reserve Price :** Rs. 15,46,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Property No. 22 : -Flat No. 902 on the 9th Floor admeasuring an area of 1379 Sq. ft. (carpet area) equivalent to 128.15 Sq. mtrs and 2 car parking space in stack/podium in the building known as PALAZZO OPULENCE MANGAL NEVATIA CHSL, constructed on the plot of land bearing CTS No. G/597, Plot No. 10-B, lying being and situated at Sarojini Road, Santacruz (West), Mumbai - 400 054, Revenue Village of Bandra, Taluka - Andheri and within the area of Sub-Registration Office, Mumbai Suburban and within the jurisdiction of Brihanmumbai Municipal Corporation in the name of M/s. JSK Propmart LLP.

(UNDER SYMBOLIC POSSESSION)

• **Encumbrances, if any known to the Bank :** Nil
 • **Reserve Price :** Rs. 9,18,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

Property No. 23 : -Flat No. 1201 on the 12th Floor admeasuring an area of 2160 sq. ft. (built-up area) equivalent to 200.74 sq. mtrs, along with an open-to-sky terrace admeasuring 1300 sq. ft. and 2 stilt car parking spaces Nos. 20 and 21, in the building known as PALAZZO Gayatri of Gayatri CHSL, lying being and situated at E/32, Garden Scheme, 15th Road, Santacruz (West), constructed on the plot of land bearing CTS No. G- 607 of Revenue Village of Bandra, Taluka-Andheri and within the area of Sub-registration office, Mumbai Suburban and within the jurisdiction of Brihanmumbai Municipal Corporation in the name of M/s. Associated Electricals Agencies.

(UNDER SYMBOLIC POSSESSION)

• **Encumbrances, if any known to the Bank :** Nil
 • **Reserve Price :** Rs. 14,22,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 03.02.2026

For Further Details Contact : (During Office Hours) :- File Handling Officer - Mr. Ritesh Kumar at Mobile No. 6353085020 & Authorized Officer- Mr. Aman Agarwal at Mobile No. 9833913331

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
27.02.2026 AT 12.00 P. M. TO 05.00 P. M.

Interested bidders are requested to contact the respective File Handling Officer / Authorised Officer during working hours for any further details and for scheduling physical inspection of property(ies) under the Bank's Physical Possession.

For detailed terms and condition of the sale, please refer to the link provided in

<https://www.unionbankofindia.bank.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.