

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@un

E-AUCTION SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS (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 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" (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be deposited on the website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold at the expenses in the respective borrowers accounts.

ONLINE E- AUCTION THROUGH WEBSITE : [HTTPS://BAANKNET.COM](https://BAANKNET.COM)

Lot No.	A) Name of the Borrower b) Name of the Branch C) Description of Property D) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit(EMD) in Rupees c) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
1	A). Kiran Agencies. B). Asset Recovery Management branch. C) More Particulars of the amalgamated property as below as per Mortgage deed.-Bearing house no 50, 51A, 52A & 53 first floor leased to UCO bank) The amalgamated property mentioned below is located at Mount Road,Sadar Nagpur is to be mentioned after the word Uco Bank... Ref Kiran agencies Flat No 50 A ,NIT plot No13,Mount Rd Extn, Sadar, House No 50,and balance 1/4th portion of House on the First floor portion of House no 0050 in Ward no 65, Built Up area of balance 1/4th share 215.40 Sq Ft total including undivided share in stair case Owned by Mr Vijay Wasudeo Somalwar as observed from Sale Deed Flat No 50 B, House No 50,and balance 1/4th portion of House on the First floor portion of House no 0050 in Ward no 65, Built Up area of balance 1/4th share 215.40 Sq Ft total including undivided share in stair case Owned by Mr Vijay Wasudeo Somalwar as observed from Sale Deed Flat No 50 C & D House No 50,and balance 1/4th portion of House on the First floor portion of House no 0050 in Ward no 65, Built Up area of balance 1/2 bearing Flat C 303 Sq Ft and Flat D ,351 Sq Ft. total Including undivided share in stair case Owned by Mr Vijay Wasudeo Somalwar as observed from Sale Deed Flat No. 51 A House No 51,and balance 1/4th portion of House on the First floor portion of House no 0051 in Ward no 65, Built Up area of balance 1/4 th share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed Flat No 51 B House No 51,and balance 1/4th portion of House on the First floor portion of House no 0051 in Ward no 65, Built Up area of balance 1/4 th share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed Flat No 51 (C & D) House No 51,and balance 1/4th portion of House on the First floor portion of House no 0051 in Ward no 65, Built Up area of balance 1/4 th share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed Flat No 52 A House No 52,and balance 1/4th portion of House on the First floor portion of House no 0052 in Ward no 65, Built Up area of balance 1/4 th share bearing 233 Sq Ft total Including undivided share in stair case Owned by Mr Kiran Wasudeo Somalwar as observed from Sale Deed	a).Rs.3,54,00,000.00 b). Rs. 35,40,000.00 c).Rs. 1,00,000000	Rs.16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) & interest costs, charges and expenses thereupon till date G.K. Deshpande - 9975038389 Rajesh Kumar- 8088980811	Not known to AD. But this amalgamated property is at present under lease and therefore occupied by UCO Bank and the lease is subsisting. Symbolic possession.

Flat No 51 House No 51, and balance 1/4th portion of House on the First floor portion of House no 0051 in Ward no 65, Built Up area of balance ¼ th share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed

Flat No 51 (C & D) House No 51, and balance 1/4th portion of House on the First floor portion of House no 0051 in Ward no 65, Built Up area of balance ¼ th share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed

Flat No 52 A House No 52, and balance 1/4th portion of House on the First floor portion of House no 0052 in Ward no 65, Built Up area of balance ¼ th share bearing 233 Sq Ft total Including undivided share in stair case Owned by Mr Kiran Wasudeo Somalwar as observed from Sale Deed

Flat No 52B, House No 52, and balance 1/4th portion of House on the First floor portion of House no 0052 in Ward no 65, Built Up area of balance ¼ th share bearing 233 Sq Ft total Including undivided share in stair case Owned by Mr Kiran Wasudeo Somalwar as observed from Sale Deed

Flat No 52 (c & D), House No 52, and balance 1/4th portion of House on the First floor portion of House no 0052 in Ward no 65, Built Up area of balance ¼ th share bearing 233 Sq Ft total Including undivided share in stair case Owned by Mr Kiran Wasudeo Somalwar as observed from Sale Deed

Flat No 53 A, House No 53, and balance 1/4th portion of House on the First floor portion of House no 0053 in Ward no 65, Built Up area of balance ¼ th share bearing 288 Sq Ft total Including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed

Flat No 53 B, House No 53, and balance 1/4th portion of House on the First floor portion of House no 0053 in Ward no 65, Built Up area of balance ¼ th share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed

Flat No 53 C & D House No 53, and balance 1/4th portion of House on the First floor portion of House no 0053 in Ward no 65, Built Up area of balance ¼ th share bearing Flat C 408 Sq Ft and Flat D 562 Sq Ft total Including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed

d) Owners as mentioned above per property

a) Mrs. Radha Devi Hanumandas Sarda & others
b) Asset Recovey 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) Rs. 2,06,00,000.00/-
b) Rs. 20,60,000.00/-
c) Rs. 1,00,000/-

Rs.3,15,56,785.52 (Rupees Three crore Fifteen lakh Fifty Six Thousand Seven hundred Eighty Five & Paisa Fifty Two only) as on 31.12.2025 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost & charges till date.
Mr Rajesh Kumar - 8088980811
Mr. Mukesh Kumar - 977551993

Not Known to Authorised Officer Symbolic Possession

a) M/s Godavari Impex
b) Asset Recovey Branch
c) Lot1-All that piece & 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/Paikee 1, total adm.9105 sq.mtrs. After promulgation convert into new survey no. 3105 of village Umbergaon , tal - Umbergaon Dist- Valsad.
Lot2 All that piece & parcel of property bearing Residential Flat No.207,adm.1050sq.ft.(97.58sq.mtrs.) super built up area of 2nd Floor known as Raghuvir Krupa bearing Survey No.166/ Paikee & 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 , Diat Valsad , Gujarat.
d) Mr.Shankar Rajakant Jha

Lot 1:
a) Rs. 12,70,000.00/-
b) Rs. 1,27,000.00/-
c) Rs. 12,000/-
Lot2:
a) Rs. 16,07,000/-
b) Rs. 1,60,700/-
c) Rs. 16,000/-

Rs.74,73,611.62 (Rupees Seventy Four lakh Seventy Three thousand Six hundred Eleven and Paisa 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



Union Bank of India

A Government of India Undertaking

floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.
nionbankofindia.bank.in

TICE (UNDER SARFAESI ACT)

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

Property mortgaged / charged to the Secured Creditor, the **Symbolic /Physical Possession** of which has been taken by the Authorised Officer of **COURSE BASIS** on Dated **13.02.2026** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India as mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) sold by Online E- Auction through website : <https://baanknet.com> on **13.02.2026** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 13.02.2026 AT 12.00 PM TO 05.00 P.M.

Lot No.	A) Name of the Borrower b) Name of the Branch C) Description of Property D) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees c) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	
4	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) Rs. 88,63,000.00 b) Rs. 8,86,300.00 c) Rs. 50,000.00	Rs. 90,09,562.95(ninty lacs snine thousand five hundreds sixty two and ninety five paisa) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate and other cost, expenses, legal charge thereon hitesh patel -9050933331	Not Known to Authorised Officer Symbolic Possession
5	a) Mr. Firoz Ahmed Ansari & Mrs. Noorsha Khatoon Ansari b) Asset Recovery Branch c) Flat No.105, 1st floor, Building No. 25, Vijay Nagar Building, Vijay Nagar CHLS,Plot No. 24 & 25 CTS No. 181/ Paart Village-Dharavi,90ft. Road, Dharavi, Sion west, taluka & District Mumbai-400017. Built up Area: 313 sq.ft. d) Mr. Firoz Ahmed Ansari & Mrs.Noorsha Khatoon Ansari	a) Rs. 34,00,000.00 b) Rs. 3,40,000.00 c) Rs. 34,000.00	Rs. 28,11,098.48 (Rupees Twenty eight lakhs, eleven thousand, ninety eight and paise forty eight only) as on 31.05.2025 with further interest and charges at the contractual rate outstanding in your account Mr. Vikas Kumar Upadhyay - 7572002323 Mr. Nilesh Sharma - 7303299319	Not Known to Authorised Officer Symbolic Possession
6	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) Rs. 15,00,000.00 b) Rs. 1,50,000.00 c) Rs. 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 - 7572002323 Mr. Nilesh Sharma - 7303299319	Not Known to Authorised Officer Symbolic Possession
7	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) Rs. 15,00,000.00 b) Rs. 1,50,000.00 c) Rs. 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 - 7572002323 Mr. Nilesh Sharma - 7303299319	Not Known to Authorised Officer Symbolic Possession

	D) Mr. Prashant Dhip Kadam & Mrs. Mayuri Prashant Kadam		Mr. Ritesh Sharma - 980255015	
8	a) Mrs. Mr. Pankaj Satyanarayan Kundu & Mrs. Sapna Pankaj Kundu b) Asset Recovery Branch c) All that piece & parcel of Flat No 101, 1st Floor, Sai Harsh Apartment, Hissa No 12, Survey No 157, Manvel Pada Road, Village Virar, Taluka Vasai, Dist. Palghar-401305 Owned By: - Mr. Pankaj Satyanarayan Kundu & Mrs. Sapna Pankaj Kundu. Admeasuring Built up area 590 Sq. Ft. d) Mrs. Mr. Pankaj Satyanarayan Kundu & Mrs. Sapna Pankaj Kundu	a) Rs.22,57,000.00 b) Rs.2,25,700.00 c) Rs. 22,600	Rs.30,31,000.00 (Rupees Thirty Lakhs Thirty One Thousand Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026. Rajesh Kumar - 8088980811 Mr. Abhishek Takalkar - 8897815935	Not Known to Authorised Officer Symbolic Possession
9	a) Mrs. Ketki Shantilal Desai b) Asset Recovery Branch c) All that piece & parcel of 2 BHK Flat No 1201 admeasuring about 63.05 Sq. Meter equivalent to 678.67 Sq. Ft. RERA Carpet area ,12th Floor, situated at Subh Heritage Society known as Tirandaz Subha Niketan CHSL. along with 01 car parking space in stilt stack, Plot No 24, & 41 CTS No 10/83 & 10/84, Padmavati Devi Road, Powai, Opp IIT market Mumbai 400076. Owned By: - Ketki Shantilal Desai d) Mrs. Ketki Shantilal Desai	a) Rs.1,89,22,000.00 b) Rs.18,92,200.00 c) Rs. 1,00,000.00	Rs. 2,12,50,000.00 (Rupees Two Crore Twelve Lakhs Fifty Thousand Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026. Rajesh Kumar - 8088980811 Mr. Abhishek Takalkar - 8897815935	Not Known to Authorised Officer Symbolic Possession
10	a) Mr. Shantaram Govind Parab (Borrower) b) Asset Recovery Branch c) All that part and parcel of the property consisting of Flat No 306,3rd Floor, B Wing, Versatile Valley, Village Nilje, Dombivli East, Taluka Kalyan, District Thane 421204. Admeasuring carpet area 58.09 Sq. Mtrs. d) Mr. Shantaram Govind Parab (Borrower)	a) Rs. 50,47,000.00 b) Rs. Rs 5,04,700.00 c) 150,500.00	Rs. 64,76,000.00 (Rupees Sixty-Four Lakhs Seventy-Six Thousand Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026 Rajesh Kumar - 8088980811 Mr. Abhishek Takalkar - 8897815935	Not Known to Authorised Officer Symbolic Possession
11	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) Rs. 2,14,00,000.00 b) Rs. 21,40,000.00 c) Rs. 1,00,000.00	Rs. 4,52,09,386.83 (Rupees Four Crores Fifty Two Lakh Nine Thousand Three Hundred Eighty Six and paisa 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.

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> of Service Provider Indian Banks Auction Properties Information baanknet 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.co.in or <https://baanknet.com>.

Place : Mumbai
Date :12.01.2026

Sd/-
Authorized Officer,
Union Bank of India