

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine F

Email: ubin0553352@un

E-AUCTION SALE NO

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL A (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 pro Union Bank of India (Secured Creditor) will be sold on **AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE** Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mer i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Or in the respective barrowers 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) M/s Madan Textiles (Prop. Mr. Madan Tarachand Jain) b) Asset Recovery Management Branch c) Lot No.1: Residential Flat No.1, Ground Floor, C Wing, Shri Devashish CHSL, Gokul Nagar, Bhiwandi, Thane- 421302 Lot No.2: Residential Flat No.7, 3rd Floor, C Wing, Shri Devashish CHSL, Gokul Nagar, Bhiwandi, Thane- 421302 d) Lot No.1: Mrs. Bhanwariben Madanlal Jain Lot No.2: Mrs. Jayeshri Vijay Jain	Lot No.1: a) Rs.18,10,000.00 b) Rs.1,81,000.00 c) Rs.18,100.00 Lot No.2: a) Rs.18,10,000.00 b) Rs.1,81,000.00 c) Rs.18,100.00	Rs.76,62,210.34 (Rupees Seventy Six lacs Sixty Two Thousand Two Hundred Ten & Paise Thirty Four Only) as on 31.12.2024 plus further interest there on w.e.f. 01.01.2025 at applicable rate and other cost, expenses, legal and other charges Jeetendra Natoo - 9483624036	Not known to A.O. Symbolic Possession CMM Order received
2	a) Mr. John Mathew Thampikutty & Othrs. b) Asset Recovery Management Branch c) Property at Flat No.5 on 2nd Floor, the building known as Sanjay Ashok Co-op Housing Society Ltd, situated at land bearing at C.S. No.1/384, lying being and situated at 16, Hansraj Lane, Byculla, Mumbai - 400027 d) Mr. John Mathew Thampikutty, Mr. Chathanattu Philip Thampikutty & Mrs. Sosamma Mathew & Mr. John Mathew Thampikutty, Mr. Philip Mathew Thampikutty & Mrs. Annamma Thampi (Legal Heirs of Mr. Chathanattu Philip Thampikutty)	a) Rs.1,65,00,000.00 b) Rs.16,50,000.00 c) Rs.1,00,000.00	Rs.95,35,344.94 (Rupees Ninty Five lacs Thirty Five Thousand Three Hundred Forty Four & Paise Ninty Four Only) as on 31.12.2024 plus further interest there on w.e.f. 01.01.2025 at applicable rate & other cost, expenses, legal & other charges Jeetendra Natoo - 9483624036	Not known to A.O. Symbolic Possession CMM Order received
3	a) M/s. Heritage Industries (Prop. Mr. Praful Subhash Dalvi) b) Asset Recovery Branch, Mumbai c) A RCC Godown No. A/30, area admeasuring 1300 sq. ft. equivalent to 120.82 sq. mtrs. (Built Up Area) on ground floor, in MADHUSUDHAN COMPUND, alongwith undivided common interest in land beneath the said Godown with rights upto ground floor only, constructed on all that piece and parcel of land area admeasuring 6868.16 sq. mtrs. bearing Survey No.257 Hissa No.1 lying being situated at Village Mouje Anjur, within Taluka limits of Bhiwandi and in the Registration District of Thane and Sub Registration District of Bhiwandi d) Mrs. Anita Bharat Kumar Soni	a) Rs.13,70,000.00 b) Rs.1,37,000.00 c) Rs.13,700.00	Rs.64,05,268.07 (Rupees Sixty Four Lakhs Five Thousand Two Hundred Sixty Eight and Paise Seven Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest & costs & charges till date. Mr. Jeetendra Natoo - 9483624036 Inspection Date: 16.03.2026	Not known to A.O. Physical Possession
4	a) Mrs. Sheetal Sushil Mishra b) Asset Recovery Management Branch c) Flat No. 403, 4th Floor, Shree Krupa Yash, Plot No.130, Sector-10, Kopar Node, Village: Kharghar, Tal: Panvel, Dist: Raigad, Maharashtra - 410210 d) Mrs. Sheetal Sushil Mishra	a) Rs.27,45,000.00 b) Rs.2,74,500.00 c) Rs.28,000.00	Rs.1,54,17,013.43 (Rupees One Croré Fifty Four Lakhs Seventeen Thousand Thirteen and Paise Forty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest & costs & charges till date. Mr. Jeetendra Natoo - 9483624036 Inspection Date: 18.03.2026	Not known to A.O. Physical Possession
5	a) M/s Aditya Enterprises (Prop. Mr. Hariprakash B. Singh) b) Asset Recovery Branch, Mumbai c) All that piece and parcel of Flat No.2 on Ground Floor, G-Wing in the Building known as Yashwant Vihar Complex adm.46 sq. mtrs. Built up area on land bearing Survey No./H. No. 191/2.3, Plot No.1,2,3 situate, lying and being at Village Bolinj, Tal: Vasai & District: Palghar - 401303 d) Mr. Sher Singh	a) Rs.34,20,000.00 b) Rs.3,42,000.00 c) Rs.34,200.00	Rs. 69,43,899.72 (Rupees Sixty Nine Lacs Forty Three Thousand Eight Hundred Ninety Nine & Paise Seventy Two Only) as on 30.06.2025 plus further interest there on w.e.f. 01.07.2025 at applicable rate & other cost, expenses, legal & other charges thereon Mr. Jeetendra Natoo, Mob-9483624036 Inspection Date: 23.03.2026	Not known to A.O. Physical Possession
6	a) Mr. Vivek Manohar Shetty &	a) Rs. 28,48,000/-	Rs. 37,34,000.00 (Thirty-Seven Lakhs Thirty Four	Not Known to

	d) Mr. Shri Singh		Inspection Date: 23.03.2026	
6	a) Mr. Vivek Manohar Shetty & Ms. Vidya Pradeep Palekar b) Asset Recovery Branch, Mumbai c) All that part and parcel of the property consisting of Flat no. 203, admeasuring built up area 670 Sq. Ft. 2nd Floor, Sai Harsh Apartment, situated at land bearing Survey no. 157 Hissa no. 12, behind Ashray Hotel, Village Virar & Taluka Vasai, District Palghar 401305. d) Mr. Vivek Manohar Shetty & Ms. Vidya Pradeep Palekar	a) Rs. 28,48,000/- b) Rs. 2,85,000/- c) Rs. 28,500/-	Rs. 37,34,000.00 (Thirty-Seven Lakhs Thirty Four Thousand Only) as on 30.09.2025 with further interest, cost & charges from 01.10.2025 Mr. Rajesh Kumar Mob:- 8088980811 Mr. Abhishek Takalkar Mob: 8897815935	Not Known to Authorised Officer Symbolic Possession
7	a) Mrs. Sujata Ravi Jogani & Mr. Ravi Rajana Jogani b) Asset Recovery Branch, Mumbai c) All that part and parcel of the property consisting of Flat No 203, Second Floor Wing B Sai Swapna Apartment No 2 CHSL, Survey No 175, Hissa No 1, situated at Manvel pada Gaon, Off Manvel Pada Road Virar East, Dist. Palghar-401305 Admeasuring super built-up area 53.44 Sq. Mtrs.	a) Rs. 19,69,000/- b) Rs. 1,96,900/- c) Rs. 20,000/-	Rs. 26,43,000.00 (Rupees Twenty Six Lakhs Forty Three Thousand Only) as on 30.09.2025 with further interest, cost & charges from 01.10.2025 Mr. Rajesh Kumar Mob:- 8088980811 Mr. Abhishek Takalkar Mob: 8897815935	Not Known to Authorised Officer Symbolic Possession
8	a) Ms. Priyanka Krishnakumar Shukla b) Asset Recovery Branch Mumbai c) All that piece & parcel of Flat No 1001, admeasuring carpet area 41.25 Sq. Mtrs. 10th Floor, B Wing, Gayatri Classic Village Fene, Taluka Bhiwandi, Dist. Thane 421302 belonging to Priyanka Shukla. d) Ms. Priyanka K Shukla	a) 22,67,000.00 b) 2,26,700.00 c) 23,000.00	Rs. 31,88,000.00 (Rupees Thirty One Lakhs Eighty Eight Thousand Only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest plus all other costs, Expenses and charges applicable. Mr. Rajesh Kumar Mob 8088980811 Mr. Abhishek Takalkar 8897815935	Not known to A.O. Symbolic possession
9	a) Nidhi Somnath Tripathi b) Asset Recovery Branch Mumbai c) Flat No 106, 1st Floor Adm 58.66 Sq. Mtr carpet area in wing B building Primo constructed on all that piece and parcel of land area Adm 1370 Sq. Mtrs bearing plot no A out of survey no 83 (pt) corresponding to CTS no 281 B/1 at near Shangrilla Biscuit factory OFF LBS Mrag , Bhandup west Dist Mumbai-400078 d) Nidhi Somnath Tripathi	a) Rs. 1,13,76,000.00 b) Rs. 11,37,600.00 c) Rs. 1,00,000.00	Rs. 1,50,70,000.00 (Rupees One Crore Fifty Lakhs Seventy Thousand Only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost & Charges till date. Mr. Rajesh Kumar Mobile No. 8088980811 Mr. Abhishek Takalkar 8897815935	Builder/Society dues may exist. Rs. 24,74,069/- As per letter dated 20.02.2026 received from builder Clear Land Developers (Though the Same is not verifiable at our end) Symbolic possession. CMM order received.
10	a) Mr. Lalsingh Udaysingh Chadana b) Asset Recovery Branch, Mumbai c) All that piece & parcel of property Flat No 302, 3rd Floor, Adm 426 Sq. Ft (carpet area) Anjali Apartment, Neral Badapur road, Village Mamdapur, Taluka Karjat, Dist Raigad-410101 d) Lalsingh Udaysingh Chadana	a) Rs. 17,35,000.00 b) Rs. 1,73,500.00 c) Rs. 17,500.00	Rs. 20,71,304.41 (Rupees Twenty Lakhs Seventy One Thousand Three Hundred Four & Paise Forty One Only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost & charges till date. Mr. Rajesh Kumar Mobile No. 8088980811 Mr. Abhishek Takalkar 8897815935	Not Known to A.O. Symbolic possession.
11	a) M/s. Amita Papers. b) Asset Recovery Management Branch c) All that piece and parcel of Residential Flat No. A1(One), admeasuring about 550 square feet built up area on the Ground Floor of the building known Gayatri Dham CHSL (Old name Amit Apartment) constructed in the year 1995 of Gayatri Dham Cooperative housing society limited registered under shahapur under regn.No. TNA/SPR/HSG/TC/13267 of 2005, Constructed on plot No. 2 out of S.No.91 Hissa No.1 (P) , Village-Asangaon, Taluka Shahapur, Thane, admeasuring 550 Sq Ft Built up Area d) Mrs. Mita Ashok Thakkar.	a) Rs. 10,50,000.00/- b) Rs. 1,05,000.00/- c) Rs. 10,000.00/-	Rs. 6,40,16,126.00/- (Rupees Six Crore Forty Lakhs Sixteen Thousand One Hundred Twenty Six and Paise Zero Only) as on 31.12.2026 with further interest, cost & charges from 01.01.2026 Mr. Kishor Chandra Kumar Mob-9466747894 Mr. Amit Masram Mob-7875832686	Not known to A.O. Physical Possession
12	a) M/s. United Agro Bioteek Pvt Ltd b) Asset Recovery Management Branch c) Gala No. F3 & F4, Ground Floor, Actual Industrial Complex, Village-Vadavali, Uchat Road, Off Bhiwandi-Wada Road, Post: Uchat, Taluka: Wada, District: Palghar admeasuring 3080 Sq. Ft. carpet area. d) M/s. United Agro Bioteek Pvt Ltd	a) Rs. 28,00,000.00/- b) Rs. 2,80,000.00/- c) Rs. 30,000.00/-	Rs. 1,99,03,420.00/- (Rupees One Crore Ninety Nine Lakh Three Thousand Four hundred Twenty and Zero Paise) as on 31.12.2025 plus further interest there on w.e.f 01.01.2026 at applicable rate of interest, cost & charges till date. Mr. Kishor Chandra Kumar Mob-9466747894 Mr. Amit Masram Mob- 7875832686	Not known to A.O. Physical Possession
13	a) Mrs. Chandrabai Uttamchand Bohara b) Asset Recovery Management Branch c) Shop No.09, Ground Floor, C wing, Building No:7, Matoshree Nagar , Matoshree Nagar Phase - I Building No. 7 CHSL , Plot No:26, Village: Kohojikhuntavali, Ambernath (W) Thane -421505. d) Mrs. Chandrabai Uttamchand Bohara	a) Rs. 24,00,000.00/- b) Rs. 2,40,000.00/- c) Rs. 25,000.00/-	Rs. 38,12,573.28/- (Rupees Thirty Eight Lakh Twelve thousand Five hundred & Seventy Three and paise Twenty Eight) as on 31.12.2025 plus further interest there on w.e.f 01.01.2026 at applicable rate of interest, cost & charges till date. Mr. Kishor Chandra Kumar Mob-9466747894 Mr. Amit Masram Mobile No. 7875832686	Not known to A.O. Physical Possession



Union Bank of India

A Government of India Undertaking

Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.

unionbankofindia.bank.in

NOTICE (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 **Union Bank of India** on **Dated 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) mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website <https://baanknet.com> on **27.03.2026** for recovery of respective amounts plus interest and other expenses

DATE & TIME OF AUCTION: 27.03.2026 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	Encumbrance Possession: Symbolic/Physical																		
14	a)M/s. Jagdamba Machine b) Asset Recovery Management Branch c)All Piece And Parcels Of Following Non- Agricultural Land Situated At Mauje: Katemaniwal, Talathi Saja-Katemaniwali, Taluka-Kalyan, Dist -Thane, Which Is Described Below <table><tr><th>Survey No</th><th>Hissa No</th><th>Area Sq.mtrs</th></tr><tr><td>57A</td><td>14PART</td><td>552</td></tr><tr><td>57A</td><td>15PART</td><td>649.5</td></tr><tr><td>58A</td><td>11PART</td><td>229.29</td></tr><tr><td>58A</td><td>10PART</td><td>239.3</td></tr><tr><td></td><td>Total</td><td>1670.09</td></tr></table> Boundaries: Towards its East is: Ganesh Apartment, Towards its West is: D Prabhag Office of Kalyan Dombivli Municipal Corporation, Towards its South is : Ganesh Temple, Towards its North is : Ayappa Temple, d)Mr.Jagdish Singh Kalu Singh Bhati	Survey No	Hissa No	Area Sq.mtrs	57A	14PART	552	57A	15PART	649.5	58A	11PART	229.29	58A	10PART	239.3		Total	1670.09	a) Rs. 1,50,00,000.00/- b) Rs. 15,00,000.00/- c) Rs. 1,50,000.00/-	Rs. 6,19,17,635.00 /- (Rupees Six Crore Nineteen Lakh Seventeen thousand Six hundred Thirty Five and paise Zero) as on 31.12.2025 plus further interest there on w.e.f 01.01.2026 at applicable rate of interest, cost and charges till date.. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not known to A.O. Symbolic Possession
Survey No	Hissa No	Area Sq.mtrs																				
57A	14PART	552																				
57A	15PART	649.5																				
58A	11PART	229.29																				
58A	10PART	239.3																				
	Total	1670.09																				
15	a) Mrs.Bharati Anil Zunjarrao b) Asset Recovery Branch c) Flat no. 1203, On the 12th Floor, B wing, adm.34.97 sq.mtrs.(Carpet area), Enclosed Balcony area 0.00sq.mtrs., Balcony area 3.75 sq.mtrs., C. B area 1.83 sq.mtrs., F.B. area 4.09 sq.mtrs., Service area adm. 1.86 sq.mtrs., Terrace area adm. 0.00 sq.mtrs., in the building known as MATESHWARI ALTURA, constructed on all that piece of parcel of land bearing survey No.144, Hissa No.2B and survey No.145 Hissa No. 2D, Totally adm. 6620 sq.mtrs., lying, being, and situated at village: Khidkali, Taluka & District Thane, in the registration district and subdistrict of thane and within the limits of Thane Municipal corporation d)Mrs. Bharati Anil Zunjarrao	a) Rs. 50,10,000.00/- b) Rs. 5,01,000.00/- c) Rs. 51,000.00/-	Rs. 45,92,358.64 (Forty Five Lakh Ninety Two Thousand Three hundred Fifty Eight and Paise Sixty Four Only) as on 30.09.2025 with further interest, cost and charges from 01.10.2025 at applicable rate of interest, Mr.Amit Masram-7875832686 Mr Kishor Chandra Kumar - 7992466930	Not Known to Authorised Officer Symbolic Possession																		
16	a)M/s. Dinesh Mundra & Associates (Prop. Mr. Dinesh Mundhra) b) Asset Recovery Branch c) LOT 1:Shop No.05, Ground Floor, Viva City A-2, admeasuring 159.40 sq.ft (carpet area), Boling Agashi Road, Near J P Nagar, Village -Boling , Taluka Vasai, Dist.-Palghar, Virar (West), Maharashtra-401303 LOT 2: Shop No.06, Ground Floor, Viva City A-2, admeasuring 161.6 sq.ft (carpet area), Boling Agashi Road, Near J P Nagar, Village -Boling , Taluka Vasai, Dist.-Palghar, Virar (West), Maharashtra-401303 d)Mr. Dinesh Mundhra	LOT1 a) Rs.27,10,000.00/- b) Rs. 2,71,000.00/- c) Rs. 30,000.00/- LOT2 a) Rs.27,50,000.00/- b) Rs. 2,75,000.00/- c) Rs. 30,000.00/-	Rs. 63,58,231.31 (Sixty Three Lakh Fifty Eight Thousand Two Hundred Thirty One and Paise Thirty One Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026 at applicable rate of interest, Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not Known to Authorised Officer Symbolic Possession																		

17	a) M/s. Eternity Globtex Pvt. Ltd. b) Asset Recovery Management Branch. c) Residential NA open plots bearing computerized revenue survey no 175/2 paiki plot nos. 1 to 79, three common open plots bearing computerized revenue survey no 175/2 paiki plot nos. 80 to 82 and one computerized revenue survey no. 175/2 paiky 83 for common Roads, Mahatma Gandhi College road, Bhutsad, Taluka Jalalpure, Navsari admeasuring 12303.00 Sq mtrs. d) Jagdishbhai Amrutbhai Kachhadiya, Mr. Pankajbhai Madhubhai Sheladia and Mr. Yogesh Govindbhai Dhorajia	a) Rs.3,14,00,000.00/- b) Rs.31,40,000.00/- c) Rs.3,14,000.00/-	Rs. 16,96,41,816.00/- (Rupees Sixteen Crore Ninety Six Lakh Forty One thousand Eight hundred Sixteen and paisa Zero) as on 31.12.2025 plus further interest there on w.e.f 01.01.2026 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not known to AO. Symbolic possession.
18	a) M/s.Pratik Industries b) Asset Recovery Branch c) Land and Building at Plot No. 11, Survey No. 7, Hissa No. 10, Admn:580.86 Sq Mtrs as Om Harihar Complex situated at Revenue Village Vadghar, Taluka Bhiwandi, District Thane Maharashtra. d) Mrs. Swati Pratap Mohite	a)Rs.1,43,20,000.00/- b)Rs.14,32,000.00/- c) Rs.1,50,000.00/-	Rs.72,58,120.62/- (Rupees Seventy Two lakhs Fifty Eight Thousands one hundred and Twenty & Paise Sixty Two Only) as on 31.12.2025 Plus interest, Incidental Expenses, Costs, charges etc. from 01.01.2026. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not Known to Authorised Officer Symbolic Possession
19	a) M/s. Shri Hari Enterprises b) Asset Recovery Branch c) Flat No.2, A Wing, On the ground floor in the Building Known as New Sunbeam Co-Operative Housing Society Ltd., adm.570 Sq.ft (Built Up area) i.e 52.97 Sq.Mtr (Built Up area), On land bearing Survey No.07 to 11, 15 to 17,19 to 25, Plot No.50, situate, lying and being at village More, Central Park, Nallasopara(East), Taluka Vasai & District Palghar-401209. d) Mrs. Reema Sushil Dubey	a)Rs. 29,10,000.00/- b)Rs.2,91,000.00/- c)Rs.30,000.00/-	Rs. 66,95,951.00 (Sixty Six Lakh Ninty Five Thousand Nine Hundred and Fifty One and Paise Zero Only) as on 31.12.2025 with further interest, cost & charges from 01.01.2026. Mr. Kishor Chandra Kumar Mob-9466747894 Mr.Amit Masram Mobile No. 7875832686	Not Known to Authorised Officer Symbolic Possession
20	a) M/s. Overseas Traders & M/s.Universal Traders b) Asset Recovery Branch c) Lot No:1. Office Premises No. 5 & 6 (Amalgamated), Green Filed Premises Co Operative Housing Society Limited, Raikar Marg, Mahim, Mumbai-400016 in the Name of M/s. Overseas Traders Lot No:2. Residential Flat No. 2204, 22nd floor, C Wing, RNA, Royal Park, M.G Road, Kandivali(W), Mumbai in the Name of M/s. Overseas Traders Lot No:3. Office No. 703, 7th floor, Satra Piazza, Palm Beach Road, Vashi, Navi Mumbai in the Name of M/s. Overseas Traders. d) M/s.Overseas Traders	LOT1: a)Rs.2,35,00,000.00 /- b)Rs.23,50,000.00/- c)Rs.2,50,000.00/- LOT2: a)Rs.1,40,00,000.00 /- b)Rs.14,00,000.00/- c)Rs.1,50,000.00/- LOT3: a)Rs.1,45,00,000.00/- b)Rs.14,50,000.00/- c)Rs.1,50,000.00.00/-	Rs. 23,83,08,426.00 (Twenty Three Crore Eighty Three Lakh Eight Thousand Four Hundred Twenty Six Paise Zero Only) as on 30.06.2025 with further interest, cost and charges from 01.7.2025 . Mr Kishor Chandra Kumar-9466747894 Mr.Amit Prakash Masram:7875832686	Not Known to Authorised Officer Symbolic Possession
21	a)Nana Vasant Patil b) Asset Recovery Branch, Mumbai c) All that piece and parcel of flat no 202 second floor, B Wing, Sai Raj Apartment, Survey No 169, Hissa No 7 , Virar East, Taluka Vasai, Dist Palghar 401305 having super built up area of 600 Sq.Ft d) Nana Vasant Patil	a)Rs.27,15,000/- b)Rs.2,71,500/- c)Rs.28,000/-	Rs.27,13,000.00 (Rupees Twenty Seven Lakhs Thirteen Thousand Only) as on 31.12.2025 with further interest, cost, and charges from 01.01.2026 Mr. Rajesh Kumar -8088980811 Mr.Abbhishek Takalkar 8897815935	Not Known to Authorised Officer Symbolic Possession. DM Order Received
22	A) M/s Kaypan Vanijya Pvt Ltd. B) Asset Recovery Management Branch C) All that piece & parcel of Industrial Gala/Unit No 2, admeasuring 950 Sq. Ft. built up area Ground Floor in the A wing of Vardhaman Complex premises CHS Ltd on land admeasuring 5734 Sq. yards i.e. 4816 Sq Mts bearing survey number 96,99 and 112/part of Hariyali Village Taluka Kurla Dist. Mumbai, L.B.S Marg, Vikhroli West Mumbai. D) M/s Deepan Elastomer Prop. Chandani P Gathani	A) Rs.1,21,13,000.00 B) Rs.12,11,300.00 C) Rs.1,00,000.00	Rs.2,35,00,000.00 (Rupees Two Crores Thirty Five Lakhs Only) as on 31.03.2025 Plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost & Charges till date. Rajesh Kumar :- 8088980811 Abhishek Takalkar:- 8897815935	Not known to A.O. Symbolic Possession
23	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 Nijje, 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. 5,04,700.00 c) Rs.50,500.00	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 Physical Possession

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ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@un

E-AUCTION SALE NOTICE

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

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
24	a) 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 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 - 8068980811 Mr. Abhishek Takalkar - 8897815935	Not Known to Authorised Officer Physical Possession
25	a) M/s Sadgururupa Bharat Gas b) Asset Recovery Management Branch c) Flat No. 101, 1st Floor, super built-up Area 875 sq.ft 'C' Wing, Prajakta Apartment No.3, Village Agashi, Near Chalipeth Jain Mandir, Mathedi Wadi, Virar(west), Taluka Vasai, Dist. Palghar. ADM 875.33 sq. ft. d) Mr. Vinod Govind Patil	a) Rs.15,00,000.00 b) Rs.1,50,000.00 c) Rs.15,000.00	Rs.40,27,000.00 (Rupees Forty Lakh Twenty Seven Thousand Only) as date of issue of demand notice dated 01.02.2020 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay, Mob-7572002323 Mr. Nilesh Sharma - Mobie No. 7303299319	Not Known to Authorised Officer Physical Possession
26	a) Mr. Rajendra Prasad Kanojiya & Mrs. Bina Rajendraprasad Kanojiya B) Asset Recovery Management Branch. C). A Flat bearing no. 106 admeasuring 700 Sq. Ft. built up area on the 1st Floor in the building known as Kusum Apartment Constructed on a piece and parcel of land bearing survey No. & Hissa No. 9 situate, lying and being at Kasheli, Taluka Bhiwandi, Dist. Thane. On the North by RCC Bhiwandi On the South by Road, On the East by Industrial Shed On the West by Open Land and Shed d) Mr. Rajendra Prasad Kanojiya & Mrs. Bina Rajendraprasad Kanojiya	a). Rs.21,50,000.00 b). Rs. 2,15,000.00 c). Rs. 25,000.00	Rs.44,39,381.69 (Fourty Four Lakhs Thirty Nine Thousand three Hundrend and Eighty ine Rupees and Sixty Nine Paise only) as on 30.04.2019 plus further interest thereon w.e.f. 01.05.2019 at applicable rate of interest, cost and charge till date. Nilesh Sharma - 7303299319 Vikas Anand - 7800003697	Society dues present. Physical possession.
27	a) M/s Ambrosia Restaurants Pvt. Ltd. b) Asset Recovery Management Branch c) Office No. 321, 3rd Floor, adm. 500 sq.ft. carpet area + open terrace, Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101. Office No. 322, 3rd Floor, adm. 743sq.ft. (carpet area) + open terrace adm, Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101. Office No. 303, 3rd Floor, adm. 128 sq.ft. carpet area, Dimple Arcade Premises CHS Ltd, Opp. V Mall, Asha Nagar, Off Western Mall, Kandivali E Mumbai 400101 (all above three office are connected to each other hence will be sold all together) d) Mr. Harmesh Singh Chaddha	a) Rs.4,43,00,000.00 b) Rs.44,30,000.00	Rs. 3,92,77,000.00 (Rupees Three Crore Ninety Two Lacs Seventy Seven Thousand Only) as on 30.04.2019 plus further interest thereon w.e.f 01.05.2019 at applicable rate of interest, cost and other charges till date. Mr. Vikas Kumar Upadhyay - Mob-7572002323 Mr. Nilesh Sharma - Mobie No. 7303299319	Society Dues : As claimed by society, not verifiable at our end.

28	a) M/s Nikunj Sales Corporation Prop. b) Asset Recovery Management Branch c) .Description of immovable secured assets to be Sold All that piece and parcel of the Flat No 209, 2nd Floor, C Wing, Building No. 2, Indraprastha CHSL, Near Raheja Township Plot No 1 Jitendra Road Malad East Mumbai – 400097 adm. 823 sq.ft. Built up area. d) Proprietor Nikunj Kothari	a) Rs. 1,65,00,000/- b) Rs. 16,50,000/- c) Rs. 1,00,000/-	Rs. 2,19,50,330.73 – (Rupees Two Crores Nineteen lakhs Fifty Thousand Three Hundred and Thirty and seventy three Paise only) as on 31.03.2025 plus further interest, cost & Expenses. Mr. Vikas Kumar Upadhyay Mob. 7572002323 Mr. Nilesh Sharma - Mobie No. 7303299319	Not Known to Authorised Officer Symbolic Possession
29	A) M/s Mukesh Enterprise B) Asset Recovery Management Branch C) Shop No. 12 , Ground Floor, Building no B-38/39, Unique Vihar Co- Operative society housing society Ltd. , Shanti Park , Opp. Shivali Garden restaurant measuring 127 Sq. Ft. , Mira Road (East) , Taluka & district: Thane -401107, Maharashtra D) Mr. Bhagwatprashad R. Sharma & Mrs. Munnidevi B. Sharma	a)Rs.24,30,000/- b)Rs.2,43,000/- c) Rs.50,000/-	Rs. 1,24,19,517.15 (one crore twenty-four lacs nineteen thousand five hundreds seventeen and fifteen paise) as on 30.09.2025 and interest thereafter Hitesh Patel -9050933331 Jeetender Natoo - 9483624036	Not known to AO. Symbolic possession
30	a) M/s Esseljay Steels Pvt Ltd b) Asset Recovery Management Branch c) Lot No. 1 :- Godown No. B-6, Basement Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 378 Sq Ft Built up Area Lot No. 2 :- Unit No. 115, Ground Floor, Ashirwad Premises Co Operative Soc Ltd, 64/E, Ahmedabad Street, Carnac Bunder, Survey No. 80/1178 of Princess Dock Division, Mumbai-40009 admeasuring 106 Sq Ft Built up Area d) M/s Solid Foods Pvt Ltd	Lot-1: a) Rs. 31,00,000.00 b) Rs.3,10,000.00 c) Rs.31,000.00 Lot-2: a) Rs.12,00,000.00 b)Rs.1,20,000.00 c) Rs.12,000.00	Rs.16.23,37,069.63 (Rs Sixteen Crore Twenty Three Lakh Thirty Seven Thousand and Sixty Nine and Paise Sixty Three Only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charges till date. Mr. Jeetendra Natoo - Mob- 9409237456 Ms. Kashish Jain - Mob-.7718041070	Lot-1: a. Society Maintenance Charges & Other Charges of Rs 25,19,583.00 as on June 2025. b. Society Beautification Charges & Other Charges of Rs 93,508.00 as on October 2024. Lot-2: Not known to A.O. Physical Possession
31	a)Mrs Shahin Salim Sayyad B).Asset Recovery Management branch. C).Lot no. 1 : Flat no. 106 admeasuring 610 sq ft built up area on 1st floor in B-wing of building known as Vrundavan Residency, lying, being & situated on the land bearing Plot no. 7 & 8, Survey no. 92, Near Sai Hospital, Opp. Hingad Society, Dhamote, Neral (East), Taluka Karjat, District : Raigad -410101, Maharashtra. Lot no. 2 : Flat no. 105 admeasuring 585 sq ft built up area on 1st floor in B-wing of building known as Vrundavan Residency, lying, being & situated on the land bearing Plot no. 7 & 8, Survey no. 92, Near Sai Hospital, Opp. Hingad Society, Dhamote, Neral (East), Taluka Karjat, District : Raigad -410101, Maharashtra. d))Mrs Shahin Salim Sayyad	Lot no. 1 : a).Rs 15,97,000.00 b). Rs. 1,59,700.00 c). Rs. 16,000.00 Lot no. 2 : a).Rs 15,31,000.00 b). Rs. 1,53,100.00 c). Rs. 16,000.00	Rs. 61,36,306.00 (Sixty One Lakhs Thirty Six Thousand three Hundred and Six Rupees only) as on 03.05.2025 plus further interest thereon w.e.f. 04.05.2025 at applicable rate of interest, cost and charge till date. Kashish Jain - 7718041070 Mr. Vikash Anand - Mobie No. 7800003697	Not Known to AO Symbolic possession (CMM Order received)
32	a)Mr Govind Jawahar Yadav B).Asset Recovery Management branch. C) Flat no. 206 admeasuring 625 sq ft built up area on 2nd floor in B-wing of building known as Vrundavan Residency, lying, being & situated on the land bearing Plot no. 7 & 8, Survey no. 92, Near Sai Hospital, Opp. Hingad Society, Dhamote, Neral (East), Taluka Karjat, District : Raigad -410101, Maharashtra. d) Mr Govind Jawahar Yadav	a). Rs 16,37,000.00 b). Rs. 1,63,700.00 c). Rs. 17,000.00	Rs. 31,05,630.19 (Thirty One Lakhs Five Thousand Six Hundred Thirty Rupees and Nineteen Paise only) as on 03.05.2025 plus further interest thereon w.e.f. 04.05.2025 at applicable rate of interest, cost & charge till date. Kashish Jain - 7718041070 Mr. Vikash Anand - 7800003697	Not Known to AO Physical possession
33	a). Parag Suresh Shah, Pushpa Suresh Shah. B). Asset Recovery Management branch. C).All that piece and parcel of Flat No.303, 3rd floor, D wing, Momai Residency, Star colony, Manpada road, Dombivli East, Village : Sagaon, Dist: Thane 421201. Admeasuring 580 Sq. Ft. built up d). Parag Suresh Shah.	a).Rs.17,75,000.00 b).Rs.1,77,500.00 c). Rs.18,000.00	Rs.28,43,124.25 (Rupees Twenty eight lakh, forty three thousand, one hundred twenty four and paise twenty five only) as on 30.06.2024 plus further interest thereon w.e.f. 01.07.2024 at applicable rate of interest, cost & charge till date. Mr. Vikash Anand - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Symbolic possession. (CMM order received)

A Government of India Undertaking

Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.
 unionbankofindia.bank.in

CE (UNDER SARFAESI ACT)

DATE & TIME OF AUCTION: 27.03.2026 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	Encumbrance Possession: Symbolic/Physical
34	a) Mr Sumit Milind Songirkar b) Asset Recovery Branch c) All piece and parcel of Flat No.102, admeasuring 37.90 Sq Mtrs (RERA Carpet Rea), on 1st floor in A Wing in the Building known as Nandai Residency, situated at Station road, Bhiwandi, Kamatghar, Thane constructed on land bearing Survey no. 155, Hissa no. 7, lying being and situated at Village Kamatghar, Taluka Bhiwandi & District Thane 421301, Maharashtra. d) Mr Sumit Milind Songirkar	a) Rs.19,10,000.00 b) Rs. 1,91,000.00 c) Rs. 20,000.00	Rs. 44,19,991.72 (Forty four lakhs, nineteen thousand, nine hundred ninety one and paise seventy two only) as on 31.08.2025 plus further interest thereon w.e.f 01.09.2025 at applicable rate of interest, Plus all other costs, Expenses and charges applicable. Mr Vikash Anand-7800003697 Mrs Kashish Jain - 7718041070	Not Known to Authorised Officer Symbolic Possession
35	a) Mr Kusai Kalolwala b) Asset Recovery Branch c) Flat No. 807, 8th Floor, B Wing, Optima, Centrio by MJ Shah, P.L. Lokhande Marg, Govandi (E), Mumbai 400043, admeasuring an area 490.73 sq ft carpet constructed on land bearing CTS no. 7 (pt) of village - borla, Taluka Kurla, District Mumbai Suburban. d) Mr Kusai Kalolwala	a) Rs.1,66,00,000.00 b) Rs.16,60,000.00 c) Rs.1,00,000.00	Rs. 1,73,96,931.25 (Rupees One crore seventy three lakhs ninety six thousand nine hundred thirty one and twenty five paise only) as on 11.02.2025 plus further interest thereon w.e.f 12.02.2025 at applicable rate of interest, Plus all other costs, Expenses and charges applicable. Mr Rajesh Kumar-8088980811 Mrs Kashish Jain - 7718041070	Not Known to Authorised Officer Symbolic Possession
36	a) K Poornachandra Rao & Kakarla Sri Laxmi b) Asset Recovery Branch, Mumbai c) All that part and parcel of the property consisting of Flat No.605, 6th Floor, A-Wing, admeasuring 442 sq.ft (carpet area) in the building as Prima Co-operative Housing Society Ltd., Casa Bella Gold, Palava, Kalyan, Shili Road, Dombivili (East), Taluka- Kalyan, District- Thane bearing land Survey & Hissa No. 11/12/1, 11/16/ 13/2, 8, Village- Nilje, Taluka- Kalyan d) K Poornachandra Rao & Kakarla Sri Laxmi	a) Rs. 24,55,000/- b) Rs. 2,45,500/- c) Rs. 25,000/-	Rs. 35,23,074.50 (Thirty Five Lakh Twenty Three Thousand Seventy Four and Paise Fifty Only) as on 31.10.2022 with further interest, cost and charges from 01.11.2022. Mr Vikash Anand-7800003697	Not Known to Authorised Officer Physical Possession Society dues are present Though the Quantum of Dues is not known to the secured creditor
37	a) Ganesh Vasudev Shinde & Mahesh Vasudev Shinde b) Asset Recovery Branch, Mumbai c) All that piece & parcel of Flat no. 202, 2nd Floor, B Wing, Sai Swapna Apartment No. 2 Building, Near Anusuya High School, Behind Manali Hotel, Manvelpada, Virar East, Tal: Vasai, District: Palghar-401305, admeasuring 53.90 sq.mt. built up area, constructed on land bearing Survey No 175, Hissa No. 1 lying, being, situated at Village- Virar East, Taluka & Registration Sub- District- Vasai- II, District & Registration District- Palghar d) Ganesh Vasudev Shinde & Mahesh Vasudev Shinde	a) Rs. 18,70,000/- b) Rs. 1,87,000/- c) Rs. 19,000/-	Rs.23,91,938.21 (Rupees Twenty Three Lakh Ninety One Thousand Nine Hundred Thirty Eight & paise Twenty One Only) as on 31.05.2025 Plus interest, Incidental Expenses, Costs, charges etc. from 01.06.2025. Mr Vikash Anand-7800003697	Not Known to Authorised Officer Symbolic Possession
38	a) M/S Shree Swami Samarth Electro Services Through its Partners: 1) Nilima Ramchandra Chavan 2) Chhaya Ramchandra Chavan b) Asset Recovery Branch c) All that piece & parcel of Flat no. B-3, admeasuring 530 sq.ft built-up area situated on the Ground Floor of Building called OM Trishul CHS Ltd., Plot No.30, Baba Saheb Joshi Marg, Opposite Phadke Road, Dombivili (East), Village- Thakurli, District-Thane within the limits of Kalyan Sub Registration District Thane in the land bearing Survey No. 261, Hissa No. 8 (Part). d) Nilima Ramchandra Chavan (earlier known as NILIMA KIRAN DHAWAN)	a) Rs.48,66,000/- b) Rs.4,86,600/- c) Rs.50,000/-	Rs.35,94,612.06 (Rupees Thirty Five Lakh Ninety Four Thousand Six Hundred Twelve & Paise Six Only) as on 31.12.2025 Plus interest, Incidental Expenses, Costs, charges etc. from 01.01.2026. Mr Vikash Anand-7800003697	Rs. Not Known to Authorised Officer Symbolic Possession

39	Rs.a) Ms. Shikha Gupta b) Asset Recovery Branch, Mumbai c) Flat No 806, B-WING, Building D, Golden Isle CHSL, Royal Palms, Aarey Milk Colony, Unit No 6, CLUSTER-2, Goregaon East MUMBAI 400 065 admeasuring 370 Sq Ft. d) Ms. Shikha Gupta	a) Rs.37,50,000.00 b) Rs.3,75,000.00 c) Rs.40,000.00Rs.	Rs 47,40,740.31(Rupees Forty Seven lakhs Forty Thousand Seven Hundred Forty and Thirty One Paise only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, Plus all other costs, Expenses and charges applicable. Mr Rajesh Kumar , Mobile 8088980811	Society Dues may be there. Amount Not known to AO Physical Possession.
40	a) M/s Mahavir Cashew Industries & M/s Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece & parcel of N.A. land bearing survey No. 196, Hissa no.1, Admeasuring 45500 Sq Mtr, lying, being and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhudurg & outside limits of Municipal corporation, including Plant & Machinery installed on this land. d) Mr. Nilesh Niranjan Savla	a) Rs. 6,00,00,000.00 b) Rs. 60,00,000.00 c) Rs. 5,00,000.00	Rs.36,11,52,967.74 as on 31.03.2024 plus further interest thereon w.e.f. 01.04.2024 at applicable rate of interest, cost and charges till date. Rajesh Kumar - 8088980811	Not known to A.O. Physical Possession
41	a) M/s Mahavir Cashew Industries & M/s Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece and parcel of land bearing survey No.301, Hissa No 35B, admeasuring plot of 3960 sq mtr lying and 1081.26 sq mtr construction, being and situated at village: Madhkol, Taluka: Sawantwadi in the Registration District and sub registration District of Sindhudurg d) Mr. Nilesh Niranjan Savla	a) Rs.1,12,00,000.00 b) Rs. 11,20,000.00 c) Rs. 1,00,000.00		Not known to A.O. Symbolic Possession
42	a) AMUL M KHANDARE B) Asset Recovery Management branch. C) All that part of the property consisting of Flat No G-1106, G-Wing, CASA ADRIANA, Lakeshore Green Project, Phase-II, Cluster-2.06, Village Khoni, Off Talaja Bypass Road, Dombivli East, Thane 421 204 Bounded : On the North by Internal Road, On the South by Open Land, On the East by Internal Road, On the West by Wing F d) Amul M Khandare	a). Rs.28,30,000.00 b). Rs. 2,83,000.00 c). Rs. 30,000.00	Rs.49,62,835.27 (Rupees Forty Nine Lakhs, Sixty Two Thousand, Eight Hundred Thirty Five and paise Twenty Seven only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charge till date. Rajesh Kumar - 8088980811	Rs.7.50 Lakhs Builder dues present. Symbolic possession. CMM Order received
43	a)1.M/s Vanipriya Textiles Pvt Ltd 2.M/s K S Yarn Synthetics LLP b) Asset Recovery Branch, Mumbai c) 1) All that piece & parcel of land bearing Survey no:38/1, 38/2,38/3,38/4 and 39/2,39/3, Village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-62405 Admeasuring Plot area 123710 Sq Ft. and Construction area 37213 Sq Ft, in the name of Vanipriya Textiles Pvt Ltd. 2)All that piece and parcel of N.A. land bearing survey No. 58/7, village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-624005 admeasuring plot area 19358 Sq Ft in the name of Vanipriya Textiles Pvt Ltd. 3)Plant & Machinery situated on Survey no:38/1,38/2, 38/3, 38/4 and 39/2,39/3, Village Seelapadi, Karur Road, Sellamanthadi, TA Dindigul, Tamilnadu-62405. d) Mr. Sagar Kamal Birla (M/s Vanipriya Textiles Pvt Ltd) & Mrs. Uma Kamal Birla (M/s K S Yarn Synthetics LLP)	a) Lot-1 Rs.6,84,00,000/- Lot-2 Rs.50,00,000/- Lot-3 Rs.1,51,00,000/- Lot-1 & Lot-2 will be sold together b) Lot-1 Rs.68,40,000/- Lot-2 Rs.5,00,000/- Lot-3 Rs.15,10,000/- Lot-1 & Lot-2 will be sold togetherRs.	Rs.38,95,49,450.62 (Rs. Thirty Three Crores Ninety Five Lacs Forty Nine Thousand Four Hundred Fifty and paise Sixty Two only) as on date of issue of demand notice dated 30.03.2023 plus further interest thereon at applicable rate of interest, cost and charges till date Mr. Rajesh Kumar:- 8088980811	Not known to A.O. Symbolic Possession - Section-14 order received LOT-1 & LOT-2 Will be sold together
44	a) Kamlesh Mulchand Rupreja. Reema Kamlesh Rupreja. b) Asset Recovery Management branch. c) Flat No.701, 7th floor, Regency Galaxy Building., U.No.68 of Sheet No.66, CTS No.26874, Khata No.53, New Sai Chowk, Gandhi road, Ulhasnagar 5. Dist: Thane. Admn. 975 Sq.Ft. BU. d). Mr. Kamlesh Mulchand Rupreja.	a)Rs.20,38,000.00 b).Rs.2,03,800.00 c).Rs. 21,000.00	Rs.21,13,715.50 (Rupees twenty one lakh, thirteen thousand, seven hundred fifteen and ps. Fifty only) as on 15.06.2018 plus further interest thereon w.e.f. 16.06.2018 at applicable rate of interest, cost and charges till date. Mr. Rajesh Kumar:- 8088980811	Not known to AO. Physical possession.
45	A) M/s AVS Plus Phrama Private Limited B) Asset Recovery Branch, Mumbai C) LOT 1:-Flat No 13, (Old Flat no 601) 6th floor, Shri Niwas CHSL, Plot No 18, TPS No IV of Mahim, D V Deshpande Marg, Shivaji Park, Road No 4, Dadar West, Mumbai 400028, admeasuring 700 sq ft carpet & 840 Sq ft Built up. LOT2:- Commercial Office 1 & 2, 8th floor, Heritage Plaza Premises CHSL, J P Road, near D N Road Metro, Andheri West, Mumbai 400053 Admeasuring 902 Sq. Fts. Carpet Area & 1082.40 Sq Ft Built up Area. LOT3:- Commercial Office 3 & 4, 8th floor, Heritage Plaza Premises CHSL, J P Road, near D N Road Metro, Andheri West, Mumbai 400053 Admeasuring 902 Sq. Fts. Carpet Area & 1082.40 Sq Ft Built up Area. LOT4:- Industrial Unit No 26, Ground Floor, Industrial Shed No B-5, Bhumi World, Village Pimplas, Talathi Saja Velele, Taluka Bhiwandi, District Thane 421302 Admeasuring 3750 Sq. Fts. Carpet Area 4500 Sq Ft Built up Area.	LOT1 :- a) Rs.3,00,00,000/- b) Rs.30,00,000/- c) Rs.3,00,000/- LOT2:- a) Rs.2,80,00,000/- b) Rs.28,00,000/- c) Rs.2,50,000/- LOT3:- a) Rs.2,80,00,000/- b) Rs.28,00,000/- c) Rs.2,50,000/- LOT4:- a)Rs.1,60,00,000/- b) Rs.16,00,000/- c)Rs.1,50,000/-	Rs.15,16,14,604.07 (Rupees Fifteen Crore Sixteen Lakhs, Fourteen Thousand, Six Hundred Four and paise Seven only) as on 31.07.2025, plus further interest as per contractual rate, cost, charges and expenses) Mr. Rajesh Kumar:- 8088980811	Not Known to Authorised Officer Symbolic Possession

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@un

E-AUCTION SALE NOTICE

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
46	A) Mr. Naresh Ramesh Dhakad & Pooja Naresh Dhakad B) Asset Recovery Branch Mumbai C) LOT 1:- Flat No 206, 2nd Floor, D Wing, VERSATILE VALLEY, situated at Nilaje, Dombivali, lying on New Survey No 12/9,14,15,16,17/1A & 17/1B, village Nilaje, Taluka Kalyan, Thane-421204. Admeasuring 370 Sq. Fts. Built up. LOT2:- Flat No1602, 16th Floor, D Wing, VERSATILE VALLEY, situated at Nilaje, Dombivali, lying on New Survey No 12/9,14,15,16,17/1A & 17/1B, village Nilaje, Taluka Kalyan, Thane-421204. Admeasuring 370 Sq. Fts. Built up.	LOT1:- a) Rs. 50,00,000/- b) Rs. 5,00,000/- c) Rs. 50,000/- LOT2:- a) Rs. 50,00,000/- b) Rs. 5,00,000/- c) Rs. 50,000/-	Rs.1,27,88,651.99 (Rupees One Crore Twenty-Seven Lakhs, Eighty Eight Thousand, Six Hundred Fifty One and paise Ninety-Nine only) as on 31.12.2025, plus further interest as per contractual rate, cost, charges and expenses) as on 31.12.2025, plus further interest as per contractual rate, cost, charges and expenses. Rajesh Kumar (8088980811)	Not Known to Authorised Officer Symbolic Possession
47	a)M/s. First Choice Multi Ventures Pvt. Ltd B)Asset Recovery Management Branch c)All that piece and parcels of land Open N A Plot situated at Old Survey No.361, New Survey No.91/2B, Village : Achole, Nallasopara West, Taluka : Vasai, District : Palghar, admeasuring 2295 Sq. Mtrs. (Out of total plot area 3060 Sq. Mtrs.), without demarcation. D)jointly by Mr. Kiran Tukaram Thakur, Mr. Vishnu Pandurang Patil and Mr. Narayan Pandurang Patil	a) Rs. 8,63,00,000/ b) Rs. 86,30,00,00.00 c) Rs. 100,000.00	Rs. 19,30,45,874.85 (Rs Nineteen Crores Thirty Lakh Forty Five Thousand Eight hundred Seventy Four and Paise Eighty Five Only) as on 31/03/2021 and Interest, penal interest, Charges, and expenses thereupon till date G.K. Deshpande (9975038389) Rajesh Kumar (8088980811)	Not Known to AO Symbolic possession.
48	a)M/s.Herald Multi Ventures Pvt. Ltd B)Asset Recovery Management Branch c)All that piece and Parcel of free hold Non Agriculture Plot of land Area admeasuring 703.32 Sq Mtr & 704 Sq Mtrs (Total 1407.32 Sq Mtr) (Without Demarcation) lying being and situated at Survey No 91, Hissa No 2 A, at Village Achole, within the area of Nallasopara Municipal Council, taluka & Registration District Palghar,(Old district Thane), D) Mr.Pramod Kashinath Patil	a) Rs. 3,34,00,000/- b) Rs. 34,00,000.00 c)Rs.1,00,000.00	Rs. 10,50,82,087.98 (Rs Ten Crores Fifty lakh eighty Two Thousand eighty Seven and Paise Ninety Eight Only)and interest , penal interest, Charges, and expenses thereupon w.e.f.01.12.2019 onwards till date. G.K. Deshpande (9975038389) Rajesh Kumar (8088980811)	Not Known to AO Symbolic possession
49	a)M/s Jyoti Polymers b)Asset Recovery Branch Mumbai c)Residential Flat No.02, Ground Floor, Gurumahima Apartment bearing on Sr.No.18/5E/2/2, Guru Nagar, Jayabai Colony, Nasik- 422101 admeasuring 931.00 sq. ft. Built up. d)Mr. Kacheshwar Keruji Kalunge	a)Rs.23,50,000/- b)Rs.2,35,000/- c)Rs 25,000/-	Rs. 4,67,22,393.42 (Rs. Four Crores Sixty Seven Lakh Twenty Two Thousand Three Hundred Ninety Three and Paise Fourty Two Only) as on 30.06.2023 plus further interest thereon w.e.f 01.07.2023 at applicable rate of interest, cost and charges till date. Rajesh Kumar -8088980811 Mr. Vikash Anand - Mob-7800003697	Not Known To A O Symbolic possession
50	a)Mr.Vinod Khandu Dumbre b) Asset Recovery Branch, Mumbai c)Flat No 101,2Ndt Floor, Meghana Building, Plot No 95, Sector 27, Sea woods, Nerul, Navi Mumbai-400706. d) Vinod Khandu Dumbre	a) Rs. 95,00,000/- b) Rs. 9,50,000/- C) Rs.1,00,000/-	Rs. 1,67,68,288.73 (Rs. One Crore Sixty-Seven Lakh Sixty Eight Lakh Two Hundred Eighty Eight and paise Seventy Three Only) as on 04.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Anand -7800003697 Mr Girish Deshpande:-9975038389	One Sale Transaction is observed to be registered for property post Mortgage without consent of secured creditor Symbolic Possession

51	a) Mr. Vinod Khandu Dumbre b) Asset Recovery Branch, Mumbai c) Flat No 201, 2nd Floor, Meghana Building, Plot No 95, Sector 27, Sea woods, Nerul, Navi Mumbai-400706. d) Vinod Khandu Dumbre	a) Rs. 90,00,000/- b) Rs. 9,00,000/- c) Rs. 1,00,000/-	Rs. 1,67,68,288.73 (Rs. One Crore Sixty-Seven Lakh Sixty Eight Lakh Two Hundred Eighty Eight and paise Seventy Three Only) as on 04.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Anand -7800003697 Mr Girish Deshpande: -9975038389	One Sale Transaction is observed to be registered for property post Mortgage without consent of secured creditor Symbolic Possession
52	a) M/s. Aryan healthcare b) Asset Recovery Management Branch c) Unit No. 27 & 28, 2nd Floor, Dwarka Industrial Estate Premises Co-op Society Ltd., Naik pada, Waliv, Vasai (E), Dist Palghar-401208 admeasuring 1900 sq ft built up area d) Mrs. Purnima Akash Nayak, Mr. Akash N Nayak	a) Rs. 40,91,000.00 b) Rs. 4,09,100.00 c) Rs. 41,000.00	Rs. 97,35,130.99 [Rs. Ninety-Seven Lakh Thirty Five Thousand One Hundred Thirty rupee and Ninety Nine paise only] as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received
53	a) All legal heirs of Ratnesh K Tiwari b) Asset Recovery Branch, Mumbai c) Flat No. 1204, 12 th Floor, Mateshwari Altura, at Village Khidkali, Kalyan Shilphata Road, Dombivali (East), Dist Thane-421204 adm. 35.42 sq. mtrs carpet area d) Mr. Ratnesh Kripashankar Tiwari.	a) Rs. 31,18,500.00 b) Rs. 3,11,900.00 c) Rs. 31,000.00	Rs. 47,12,622.09 (Rupees Forty-Seven Lakhs Twelve Thousand Six Hundred Twenty Two and paise Nine only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - Mobile No. 80889 80811 Mr. Mukesh Kumar - 9770551993	Not known to AO Symbolic Possession
54	a) Ashok Dayashankar pandey b) Asset Recovery Branch, Mumbai c) Flat No. 1205, 12 th Floor, Mateshwari Altura, at Village Khidkali, Kalyan Shilphata Road, Dombivali (east), Dist Thane-421204 adm. 485 sq ft carpet area (including Balcony) d) Mr. Ashok Dayashankar Pandey	a) Rs. 31,18,500.00 b) Rs. 3,11,900.00 c) Rs. 35,000.00	Rs. 47,94,326.70 (Rupees Forty-Seven Lakhs Ninety Four Thousand Three Hundred Twenty Six and paise Seventy only) as on 31.12.2026 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - Mob. -80889 80811 Mr. Mukesh kumar 9770551993	Not known to AO Symbolic Possession



Union Bank of India

A Government of India Undertaking

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NOTICE (UNDER SARFAESI ACT)

DATE & TIME OF AUCTION: 27.03.2026 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	Encumbrance Possession: Symbolic/Physical
55	a) Keshav Ankush Lawate b) Asset Recovery Branch, Mumbai c) Flat No.202, 2nd Floor, E wing, CASA Fontana, Village Khoni, Talajo Bypass Road, Dombivli East, Dist Thane 421301 adm. 454 sq. ft. carpet Area d) Mr. Keshav Ankush Lawate	a)Rs.32,40,000/- b) Rs.3,24,000/- c)Rs.32,000.00/-	Rs. 5486840.67 (Rupees Fifty Four lakh Eighty Six thousand Eight Hundred Forty and paise Sixty Seven only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - Mob-80889 80811 Mr. Mukesh kumar 9770551993	Not known to AO Physical Possession
56	a)Hemant Ramchandra Jawale b) Asset Recovery Branch, Mumbai c) Flat No.402, 4th Floor, A wing, Amar Darshan CHSL, Village Belawali, taluka Ambernath, dist Thane -421503 d) Mr. Hemant Ramchandra Jawale	a)Rs.17,33,000.00 b)Rs.1,73,000.00 c)Rs.18,000.00	Rs. 30,44,166.42 (Rupees Thirty lakh Forty Four thousand One hundred Sixty Six and paise forty 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 - Mob-80889 80811 Mr. Mukesh Kumar - 9770551993	Not known to AO Physical Possession
57	A)M/s Sanjay Petro Products (Prop. Mr Sanjay Arjun Oberoi-HUF) b) Asset Recovery Management Branch c) Description of immovable secured assets to be Sold: Residential Flat no 56, Adm 532 Sq Ft Area (Build Up), and which is situated on the tenth floor, in the Savani Co-operative Housing Society Ltd. M.G. road, Rajawadi, Ghatkopar (west)-400086 in the name of Mrs Alpa Mitesh Kothari and Mr Mitesh Chandrakant Kothari d) Mr Mitesh Chandrakant Kothari & Mrs Alpa Mitesh Kothari	a) Rs.1,01,75,000.00 b) Rs. 10,17,500.00 c) Rs. 1,00,000.00	Rs. 1,86,77,115.04 (one crore Eighty-Six lacs seventy Seven thousand one hundred fifteen and four paise) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate & other cost, expenses, legal charge thereon Hitesh patel -9050933331	Not Known to Authorised Officer Symbolic Possession
58	a)1.M/s Mary Tea Company ,Prop. Mrs. Shirley Benno Sabastian & 2. M/s S B Tea Company Prop Mr. Joseph Benno Sabastian. b) ARM Branch, Mumbai, c) Shop No B/S/2, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078. d) 1. Mr. Joseph Benno Sabastian	a)Rs. 41,50,000/- b)Rs. 4,15,000/- c)Rs. 41,500/-	1.M/s Mary Tea Company Prop. Mrs. Shirley Benno Sabastian & 2. M/s S B Tea Company Prop. Mr. Joseph Benno Sabastian Jointly Rs. 3,06,14,505.82 (Rupees Three Crores Six Lakhs Fourteen Thousand Five Hundred Five & Paise Eighty Two Only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and excluding legal and other charges till date . Mr. Kishor Chandra Kumar - 7992466930	Not known to A.O. Physical Possession , Society Dues May Exhaust

60	a) Mr. Jagdish Ganpat Budha & Mrs. Krutika Jagdish Budha b) ARM Branch, Mumbai, c) All that piece and parcel of the Flat No A-1003 ,(Combined by 1003/A & 1003/B), 10th Floor, A Wing, Arshie Complex Co-Operative Housing Society Ltd , Panch Marg , Sunderwadi Versova, Andheri(West) , Mumbai -400061 adm. Total Super Built-up Area 1632 sq.ft. including one car parking space d) Mr. Jagdish Ganpat Budha	a) Rs. 3,65,00,000/- b) Rs. 36,50,000/- c) Rs. 3,65,000/-	Rs.3,63,36,744/- (Rs.Three Crore Sixty Three Lakhs Thirty Six Thousand Seven Hundred Fourty Four& paisa Zero only as on 15.05.2025) plus further interest thereon w.e.f., 16.05.2025 at applicable rate of interest, cost and charges till date. Kishor Chandra Kumar - Mob-7992466930	Not known to A.O. Symbolic Possession CJM Possesin Application under process
61	a) Mrs. Roma Anthony Das & Mrs. Rama Gaikwad b) Asset Recovey Branch c) All that piece and parcel of the Flat No. 402, 4th Floor, Building No. 10, H - Wing of Sector II in Phase III Viz Sentosa Park of Said Complex Ekta Parksville bearing Dongare Village, Vasai West, Maharashtra, Pin 401202 admeasuring carpet area 51.51 sq. mts. with additional limited use area of 7.23 Sq. Mts. d) Mrs. Roma Anthony Das	a) Rs. 37,12,000/- b) Rs. 3,71,200/- c) Rs. 40,000/-	Rs. 36,82,277.88 (Rupees Thirty-Six Lakhs Eighty-Two Thousand Two Hundred Seventy-Seven and Paisa Eighty-Eight only) as on 30.11.2025) plus further interest thereon w.e.f., 01.12.2025 at applicable rate of interest, cost and charges till date. Mr Kishor Chandra Kumar - 7992466930	Not Known to Authorised Officer Symbolic Possession
62	a) f. Mr. Rakesh Ramchandra Pandey, 2 Mrs. Nirmala Ramchandra Pandey, 3 Mrs. Sadhana Rakesh Pandey & 4 M/s R S Labour Contractor and Enterprises b) Asset Recovery Management Branch c) Flat No 304, 3rd Floor, G-Wing, Shree Sai Usha Complex CHSL, Khandelwal Marg, Bhandup (West), Mumbai, 400078 admeasuring 550 Sq. Ft (Built-up area). d) 1 Mr. Rakesh Ramchandra Pandey & 2 Mrs. Nirmala Ramchandra Pandey.	a) Rs. 67,50,000/- b) Rs. 6,75,000/- c) Rs. 67,500/-	1. Mr. Rakesh Ramchandra Pandey & Oth. (Home Loan) Rs 41,89,626.60 (Rupees Forty-One Lakhs Eighty-Nine Thousand Six Hundred Twenty-Six & Paise Sixty Only) together with interest as on 31/05/2024 plus further interest thereon w.e.f. 01.06.2024 at applicable rate of interest, cost and excluding legal and other charges till date. 2. M/s R S Labour Contractor and Enterprises (Business Loan) Rs 34,55,159.46 (Rupees Thirty-Four Lakhs Fifty-Five Thousand One Hundred Fifty-Nine & Paise Forty-Six Only) together with interest as on 31/05/2024 plus further interest thereon w.e.f. 01.06.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Kishor Chandra Kumar 7992466930	Not known to A.O. (Society Due May Exits) Symbolic Possession , CJM order under execution

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 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.co.in or <https://baanknet.com>.