

यूनियन बैंक
ऑफ इंडिया



Union Bank
of India

भारत सरकार का उपक्रम

A Government of India Undertaking

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023. **Email:** ubin0553352@unionbankofindia.bank

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the Symbolic /Physical Possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" on Dated 14.08.2025 in between 12.00 Pm to 5.00 Pm for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E- Auction through website : <https://baanknet.com> on 14.08.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

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

DATE & TIME OF AUCTION: 14.08.2025 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
1	a) M/s Mahavir Cashew Industries & M/s Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece and parcel of shop at Mumbai with description as Shop no 2, Ground floor, Shagun Co-Operative Housing Society Ltd, Rani Sati Marg, near Malad Railway Station, Malad, Mumbai- 400097, admeasuring 260 Sq. ft. d) Mr. Nilesh Niranjana Savia	a) Rs. 98,10,000.00 b) Rs. 9,81,000.00	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. Symbolic Possession
2	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 Plot Nos. C-11 & C-12, adm about 8000 Sq Meters and construction thereon an area adm. 1770.49 Sq Meters, in the HALKARNI Industrial area, lying being and situated at village: Halkarni, Taluka: Changan, District: Kolhapur, within the village limits of Halkarni, in the registration sub district of Changan and registration district of Kolhapur d) Mr. Nilesh Niranjana Savia	a) Rs. 1,47,00,000.00 b) Rs. 14,70,000.00		Not known to A.O. Symbolic Possession
3	a) M/s Mahavir Cashew Industries & M/s Mahavir Trading Co b) Asset Recovery Management Branch c) All that piece and 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 and outside limits of Municipal corporation, including Plant & Machinery installed on this land. d) Mr. Nilesh Niranjana Savia	a) Rs.7,34,00,000.00 b) Rs. 73,40,000.00		Not known to A.O. Symbolic Possession
4	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 Niranjana Savia	a) Rs.1,52,10,000.00 b) Rs. 12,21,000.00		Not known to A.O. Symbolic Possession
5	a) Mukesh Shahu Pol b) Asset Recovery Management Branch c) Flat No 803, 8th floor, N Wing, CASA Lake Side, Project Lakeshore Greens, Patava 2,Taloja Bypass Road,	a) Rs. 29,25,100/- b) Rs. 2,92,510/-	Rs.46,82,027.22 (Rupees Forty Six Lakhs Eighty Two Thousand Twenty Seven and Paise Twenty Two Only) as on 31.07.2023 plus further interest thereon w.e.f. 01.08.2023 at applicable rate of interest, cost	Not known to A.O. Physical Possession

5	a) Mukesh Shahu Pol b) Asset Recovery Management Branch c) Flat No 803, 8th floor, N Wing, CASA Lake Side, Project Lakeshore Greens, Palawa 2, Talaja Bypass Road, Dombivli East, Thane 421204 admeasuring Carpet area 586 Sq feet and Built up area 703 Sq. Feet along with one open car parking space d) Mukesh Shahu Pol	a) Rs. 29,25,100/- b) Rs. 2,92,510/-	Rs.46,82,027.22 (Rupees Forty Six Lakhs Eighty Two Thousand Twenty Seven and Paise Twenty Two Only) as on 31.07.2023 plus further interest thereon w.e.f. 01.08.2023 at applicable rate of interest, cost and charges till date Mr. Rajesh Kumar - 8088980811	Not known to A.O. Physical Possession
6	a) Rajesh Markandey Tripathi b) Asset Recovery Management Branch c) All the piece & parcel of Flat No 1202, WESTEND HEIGHTS, Cemetery Lane, Dahanukarwadi, Kandivali West, Mumbai 400 067 admeasuring 809 sq ft built up area and 661 sq. ft. carpet area d) Rajesh Markandey Tripathi	a) Rs. 1,30,00,000/- b) Rs.13,00,000/-	Rs.1,65,19,494.80 (Rupees One Crore Sixty-Five lakh Nineteen thousand Four hundred Ninety Four and paise Eighty only) as on 07.04.2024 plus further interest thereon w.e.f. 07.04.2024 at applicable rate of interest, cost and charges till date Mr. Rajesh Kumar - 8088980811	Not known to A.O. Symbolic Possession
7	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 and 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)	Lot-1 a) Rs.9,32,00,000/- b)Rs.1 Rs.93,20,000/- Lot-2 a) Rs.65,00,000/- a) Rs.6,50,000/- Lot-3 a) Rs.2,05,00,000/- a) Rs.20,50,000/- Lot-1 & Lot-2 will be sold together	Rs.33,95,49,450.62 (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
8	a)Smt. Sudha Harish Barot , Shri Monal Barot & Monang Barot b)Asset Recovery Management Branch c)Flat No.201, 2nd Floor, Wing W 15, Cluster No.3, Lodha Amara, Dist-Thane-400608 adm 453 sq ft carpet area d) Smt. Sudha Harish Barot	a) Rs. 40,00,000.00 b) Rs. 4,00,000.00 c) Rs. 40,000.00	Rs.4965640.01(Rupees Forty-Nine Lakhs Sixty Five Thousand Six Hundred Forty One & paise one only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993	Encumbrance : Builder dues of Rs.12.00 lacs plus interest & Society dues Symbolic Possession
9	a)Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal b)Asset Recovery Management Branch c)Flat No.003, Ground Floor, Building No.4, Grace Colony Samruddhi Co-operative Housing Society Ltd.,Near Balaji Mandir,Nanbhat Road,Vill- Bolinj, Virar (W) Tal.-Vasai, Dist-Palghar-401303 adm 920 sq ft built up area d) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal	a) Rs. 19,50,000.00 b) Rs. 1,95,000.00 c) Rs. 20,000.00	Rs.4344466.74(Rupees Forty Three Lakhs Forty Four Thousand Four Hundred Sixty Six & paise Seventy Four only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost & charges till date. Shri Rajesh kumar - 8088980811/ Mr Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received
10	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. 21,40,000.00 b) Rs. 2,14,000.00 c) Rs. 22,000.00	Rs.2838294.06(Rupees Twenty Eight Lakh Thirty Eight Thousand Two hundred Ninety Four and Paise Six only) as on 31.06.2025 plus further interest thereon w.e.f. 01.07.2025 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
11	a) Mr. Lal Mohammad Ansari b) Asset Recovery Branch, Mumbai c) Flat No. A-0701, Gardenia Building, CASA Rio, Kalyan Shil Road, Near Khidkaleshwar Temple, Dombivli East, Dist- Thane 421 201 Admeasuring built area of 546 sq ft. (Boundaries: North: Service Area, South: Road, East: Road & parking space, West: B Wing) d) Mr. Lal Mohammad Ansari	a) Rs. 30,15,000.00 b) Rs. 3,01,500.00 c) Rs. 31,000.00	Rs.4361287.11 (Rupees Forty Three Lakh Sixty One Thousand Two Hundred Eighty Seven and paise Eleven 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. Shri Rajesh kumar - 8088980811/ Mr Mukesh Kumar - 9770551993	Not Known Symbolic Possession CMM order Received
12	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., Nalk 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. 50,50,000.00 b) Rs. 5,05,000.00 c) Rs. 51,000.00	Rs.9577936.46[Rs. Ninety-Five Lakh Seventy - Seven Thousand Nine Hundred Thirty-Six rupee and Forty-Six paise only] as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 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

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>.

Place : Mumbai
Date : 29.07.2025

Sd/-
Authorized Officer,
Union Bank of India