

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@u

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 RESERVE" (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be deposited in 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)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) Lot No 1 Shop No B/S/2, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078 d) 1. Mrs. Shirley Benno Sabastian	a)Rs.46,00,000.00 b)Rs.4,60,000.00 c)Rs.50,000.00	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 Exist
2	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) Lot No 1 Shop No B/S/3, B Wing, Ground Floor, New Usha Nagar CHS, Village Road, Bhandup West, Mumbai- 400 078. d) Mr. Joseph Benno Sabastian	a)Rs.45,00,000.00 b)Rs.4,50,000.00 c)Rs.50,000.00	Mr. Kishor Chandra Kumar 7992466930	Not known to A.O. Physical Possession Society Dues may Exist
3	a)Mr. Farooque Abdul Sattar Dalvi & Mrs. Safnaz Farooque Dalvi. b) Asset Recovery Branch, Mumbai c) All that piece & parcel of land bearing Survey No. 932/1 admeasuring 1445 Sq. Mt. together with structure known as Dalvi Darbar Hotel bearing Gram Panchayat House No. 1267 admeasuring 80 X 100 = 8000 Sq. Ft. (Built up) & Commercial Gala bearing Gram Panchayat House No. 1268 / 1,2,3,4, & 5 total admeasuring 900 Sq. Ft. built up area standing thereon situated lying & being at Village Shirol, Taluka Shahapur, Dist- Thane on Thane Nasik highway, Maharashtra Pin 421602. d) Mr. FAROOQUE ABDUL SATTAR DALVI	a)Rs.2,20,00,000.00 b)Rs.22,00,000.00 c)Rs.1,00,000.00	Rs.1,74,32,020.64 (Rupees One Crore Seventy Four Lakhs Thirty Two Thousands Twenty & Paise Sixty Four Only) as on 30.09.2025 plus further interest thereon from 01.10.2025 at applicable rate of interest, cost and excluding legal & other charges till date. Kishor Chandra Kumar , Mo. No.7992466930	Not known to AO Symbolic Possession/ CJM Order Under Execution Process
4	a. Moiz Mohammad Lokhandwala. b. Asset Recovery Management Branch. c. Flat No.4103, admn. Carpet Area of 1247 Sq. Ft. Approx. on 41st floor, (Floor numbered as 29 as per approved plan) in A1 Wing of the Minerva Tower, J.R. Boricha road, Off. N.M. Joshi Marg, Mahalaxmi, Mumbai 400011, situated in CTS Nos.1(pt) & 2(pt) of Lower Parel, Mumbai 400011. d). Moiz Mohammad Lokhandwala. Note : Society & other dues if any as may be claimed. Though the same is not verifiable at our end.	a)Rs.5,21,00,000.00 b)Rs.52,10,000.00 c)Rs.5,00,000.00	Rs.7,71,14,000.00 (Rupees Seven crore, Seventy One lakh, fourteen thousand only) as on 31.03.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost and charges till date. a) Rajesh Kumar :- 8088980811 b) Abhishek Takalkar :- 8897815935	Builder/Society dues may exist. Though the same is not verifiable at our end. Symbolic Possession. CMM order received.
5	a)Ashok Dayashankar pandey b) Asset Recovery Branch, Mumbai c) Flat No.1205,12 th Floor,Mateshwari Altura, at Village Khidkai, Kalyan Shilphata Road, Dombivli (East), Dist Thane-421204 adm. 485 sq ft carpet area (including Balcony) d) Mr. Ashok Dayashankar Pandey	a)Rs.34,65,000.00 b)Rs.3,46,500.00	Rs.4568686.89(Rupees Forty-Five Lakhs Sixty Eight Thousand Six Hundred Eighty Six and paise Eighty 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 - Mob- 80889 80811 Mr. Mukesh kumar 9770551993	Not known to AO Symbolic Possession

6	a) Keshav Ankush Lawate b) Asset Recovery Branch, Mumbai c) Flat No.202, 2nd Floor, E wing, CASA Fontana, Village Khoni, Talaja Bypass Road, Dornbivali East, Dist Thane 421301 adm. 454 sq. ft. carpet Area d) Mr. Keshav Ankush Lawate	a) Rs.36,00,000/- b) Rs.3,60,000/-	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
7	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.19,26,000/- b) Rs.1,92,600/-	Rs.2838294.06(Rupees Twenty Eight lakh Thirty Eight thousand Two hundred Ninety Four and paise six 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. Mr. Rajesh Kumar - Mob- 80889 80811 Mr. Mukesh kumar 9770551993	Not known to AO Physical Possession
8	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 Chalpath 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 -Mobile No. 7303299319	Not Known to Authorised Officer Physical Possession
9	a) Mr. Bajirao Bhimrao Kadam b) Asset Recovery Management Branch c) 2BHK Flat No. 201, adm. 705 Sq Ft carpet area on 2nd Floor, Building No.1, Landscape Heights CHSL, Near Kailash Colony, Ambernath (East), Dist. Thane-421005 d) Mr Bajirao Bhimrao Kadam & Pushpa Bajirao Kadam	a) Rs.19,70,000.00 b) Rs.1,97,000.00 c) Rs.20,000.00	Rs.28,96,456.00(Rupees Twenty Eight Lakh Ninety Six Thousand Four Hundred Fifty Six Only) as on date of issue of demand notice dated 01.11.2019 plus further interest thereon at applicable rate of interest, cost & charges till date. Mr. Vikas Kumar Upadhyay - Mob. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319	Not known to A.O. Physical Possession
10	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 -Mob. 7303299319	Not Known to Authorised Officer Symbolic Possession
11	a) Mr. Ajaykumar Puroshottamdas Pabari & Mrs Radha Ajaykumar Pabari b) Asset Recovery Management Branch. c) Flat No. 002, Ground Floor, B-Wing, Gopal Darshan Society in Indralok Phase II, New Navghar Road, Village Ghoddev, Bhayander East, Tq & dist. Thane-4001057 adm. 60.22 sq.mtrs. Built up area 648 sq.ft. d) Mr. Ajaykumar Puroshottamdas Pabari & Mrs Radha Ajaykumar Pabari	a) Rs. 66,10,000.00 b) Rs. 6,61,000.00 c) Rs. 67,000.00	Rs. 39,12,155.13(Rupees thirty Nine Lacks Twelve Thousand one Hundred Fifty Five Rupees and Thirteen Paise Only) as on date 30.06.2018 plus further interest thereon w.e.f 01.07.2018 at applicable rate of interest, cost and charges till date.	Not Known Symbolic Possession
12	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.23,38,000.00 b) Rs. 2,38,000.00 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& charge till date. Nilesh Sharma - 7303299319 Vikas Anand - 780003697	Society dues present. Physical possession.
13	a) M/s Haritara Construction Co b) Asset Recovery Branch, Mumbai c) NA land at Survey No. 7/2,7/4,7/9,9/1,9/3A,9/3B/2,9/3C,9/6,12/2,13/3,13/7,13/4,10/3,10/5,10/9/4 situated at village juchandra, near juchandra talav & chandika devi mandir, naigaon east, taluka vasai Dist palghar, Maharashtra 401208 admeasuring 36035 sq. mtr. (As per mortgaged deed) & admeasuring 26608.80 sq. mtrs (As per latest valuation report & physical inspection) d) 1.Mehul Deepak Thakur, 2.Siddharth Deepak Thakur, 3.Rohan Jayendra Thakur 4.Ms.Priyanka Jayendra Thakur 5.Sagar Pravin Raut	a) Rs.12,63,00,000.00 b) Rs. Rs.1,26,30,000.00 c) Rs.1,00,000.00	Rs.19,12,78,527.00 (Rupees Nineteen Crore Twelve Lakh Seventy Eight Thousand Five Hundred Twenty Seven and Paise Zero Only) as on 30.09.2025 plus further interest there on w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Kishor Chandra Kumar - Mobile No.7992466930	Not known to A.O. Symbolic Possession

Union Bank of India

A Government of India Undertaking

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

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 28.11.2025 in between 12.00 Pm to 5.00 Pm for recovery of respective amounts, due to the Union Bank of India 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) sold by Online E- Auction through website : <https://baanknet.com> on 28.11.2025 for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 28.11.2025 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
14	a) M/s Sai Shraddha Garments b) Asset Recovery Management Branch c) Land & building constructed on S.No.29(P), H.No.2A, Near Sai Baba Temple, land area admeasuring about 4480 sq mtrs, Village Sonale, Bhiwandi, Thane 421302 d) Mr. Gajanan Ragho Harad, Mr. Ragho P Harad, Mrs. Kalubai M Masane, Mr. Baliram P Harad, Mr. Laxman P Harad, Mr. Ram P Harad, Mrs. Nagubai M Mhatre & Ms. Shilpa G Harad	a) Rs. 1,51,00,000.00 b) Rs. 15,10,000.00 c) Rs. 1,00,000.00	Rs. 98,89,660.01 (Rupees Ninety eight lakhs eighty nine thousand six hundred sixty and one paise only) as on 30.06.2024 plus further interest thereon w.e.f 01.07.2024 at applicable rate of interest, cost and charge till date. Mr. Jeetendra Natoo - Mobile No. 9409237456 Ms. Kashish Jain - Mobile No.7718041070	Not known to A.O. Physical Possession
15	a) Mr Nilesh Uttam Shinolikar b) Asset Recovery Management Branch c) Flat no 1402, 14th floor with carpet area admeasuring about 111 sq mtrs in building known as Contare heights, Laxmi nagar, Mahakali mandir marg, Link road, CTS No. 1/A/170-B, Pahadi Village, Goregaon (W) Mumbai 400090 d) Mr Nilesh Uttam Shinolikar	a)Rs.1,76,80,500.00 b)Rs.17,68,050.00 c)Rs.1,00,000.00	Rs. 2,58,71,689.00 (Rupees Two crores Fifty Eight lakhs Seventy One Thousand Six Hundred Eighty Nine paise only) as on 01.07.2023 plus further interest thereon w.e.f 02.07.2023 at applicable rate of interest, Plus all other costs, Expenses and charges applicable. Mr. Vikash Anand - Mob. 7800003697 Ms. Kashish Jain - Mob.7718041070	Not known to A.O. Symbolic Possession
16	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. 34,00,000.00 b) Rs. 3,40,000.00 c) Rs.35,000.00 Lot-2: a) Rs.13,20,000.00 b)Rs.1,32,000.00 c) Rs.15,000.00	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
17	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, Dharmote, 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, Dharmote, Neral (East), Taluka Karjat, District : Raigad -410101, Maharashtra. d) Mrs Shahin Salim Sayyad	Lot no. 1 : a).Rs 19,71,000.00 b). Rs. 1,98,000.00 c). Rs. 20,000.00 Lot no. 2 : a).Rs 18,90,000.00 b). Rs. 1,90,000.00 c). Rs.19,000.00	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 Vikash Anand - 7800003697	Not Known to AO Symbolic possession.

18	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 20,19,000.00 b) Rs. 2,02,000.00 c) Rs. 21,000.00	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 Vikash Anand - 7800003697	Not Known to AO Symbolic possession.
19	a) M/S Hem Impex B) Asset Recovery Management branch. C) Flat No. B-20, 3rd floor, B Wing, Plot No.1084, Mulund Sejal Premises CHS, Vardhman Nagar, Devidayal Road, CTS No.1054, Village Mulund West, Mumbai 400 080 having carpet area of 462 Sq. Ft as per the release deed dated 01.06.2014 (Flat is amalgamated with non-mortgaged flats B-19 & B-21) d) Mr. Nitin Jivanlal Jobanputra	a). Rs 58,50,000.00 b). Rs. 5,85,000.00 c). Rs. 60,000.00	Rs.10,51,46,030.50 (Rs.Ten crore Fifty One Lakh Forty Six Thousand Thirty and Paise Fifty Only) as on 31.03.2022 plus further interest thereon w.e.f 01.04.2022 at applicable rate of interest, cost and charges till date. Kashish Jain - 7718041070 Vikash Anand - 7800003697	Not Known to AO Symbolic possession.
20	a) M/s Vaibhav Chemicals b) Asset Recovery Management Branch c) All the piece & parcel in the name of Parul Kirtikumar Shah situated at Office No. 511, Fifth Floor, Yogeshwar Premises Cooperative Society Limited, 135-139, Kazi Syed Street, Masjid, Mumbai-400003, admeasuring about 187 sq.ft. d) Proprietor Parul Kirtikumar Shah	a) Rs. 30,21,000/- b) Rs. 3,02,100/- c) Rs. 31,000/-	Rs. 51,14,931.23/- (Rupees Fifty One Lakh Fourteen Thousand Nine Hundred Thirty One and Twenty Three Paise only) as on 27.03.2024 plus further interest, cost & expenses Mr. Vikas Kumar Upadhyay-Mob. 7572002323 Mr. Nilesh Sharma - Mob No. 7303299319	Not Known to Authorised Officer Symbolic Possession
21	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
22	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 Thampikutty (Legal Heirs of Mr. Chathanattu Philip Thampikutty)	a) Rs.1,82,79,000.00 b) Rs.18,27,000.00 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 and other cost, expenses, legal and other charges Jeetendra Natoo - 9483624036	Not known to A.O. Symbolic Possession CMM Order received
23	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 8,60,50,000/- b). Rs. 86,05,000/- c). Rs. 1,00,000/-	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 Vikash Anand -7800003697 Girish Deshpande-9975038389	Not Known to AO Symbolic possession.
24	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 and Registration District Palghar, (Old district Thane), D) Mr. Pramod Kashinath Patil	a). Rs 3,65,00,000/ b). Rs. 36,50,000.00 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. Vikash Anand :-7800003697 Girish Deshpande-9975038389	Not Known to AO Symbolic possession

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Asset Recovery Management Branch: 21 Veena Chambers Mezzanine

Email: ubin0553352@

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Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable assets of the Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER IS" of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as per the schedule of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in through website : <https://baanknet.com> on 28.11.2025 for recovery of respective amounts plus interest and other expenses in

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
25	a) M/s Shwet Bio-Tech Pvt. Ltd. b) Asset Recovery Management Branch c) Flat No.602, 6th Floor, Shwet Castle Building, situated -Padmavathi Lane, bearing Plot No. C/121, S No.9, Hissa No.6, CTS No.11/25, Village: Tirandaz, IT Market, Kurla, Powai, Mumbai - 400076 in the name of Ms. Kamla Devi Ranjit Singh d) Ms. Kamla Devi Ranjit Singh	a) Rs.71,60,400.00 b) Rs.7,16,040.00 c) Rs.71,600.00	Rs.2,35,74,518.92 (Rupees Two Crore Thirty Five Lacs Seventy Four Thousand Five Hundred Eighteen & Paise Ninty Two 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. Physical Possession Date of Inspection: 24.11.2025 Note: 1) The Anand Kunj Co-op Hsg. Society Ltd. has vide their letter dated 20.10.2025 informed that there is an outstanding Total Maintenance Charge of Rs.4,64,000/- & outstanding Property Tax of Rs.2,41,127/- for 16 Years (01.04.2009 to 31.03.2025) (plus additional penalty/ interest if any levied by the Brihanmumbai Municipal Corporation (BMC) on delayed property tax payment) (Amount due is the Total amount due on Flat Nos. 602 & 603) 2) Bank has received FORM GST DRC-13 (Notice to a third person under section 79(1) (c)) from Department of Goods and Service Tax (Govt. of Maharashtra) dated 04.03.2025 demanding an amount of Rs.41,38,983/- from M/s Shwet Biotech Pvt. Ltd

26	a) M/s Infonet IT Solutions (I) Limited b) Asset Recovery Management Branch c) Lot No.-1, Gala No. A-31 Second Floor, at Nand Dham Industrial Estate, Marol Bhavani Nagar, Marol - Maroshi Road, Andheri (east) Mumbai 400059	a) Rs.1,27,00,000.00 b) Rs.12,70,000.00 c) 1,00,000.00	Rs.5,22,90,663.00 (Rupees Five Crores Twenty Two lakh Ninety Thousand Six Hundred SixtyThree only) plus further interest thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date. G.K. Deshpande (9975038389) P.S. Mulik (9769972090)	Not know to AO except the following dues payable to Nand Dham Udyog Premises Co-Op Society Ltd. Rs 17,70,221.00 For Gala No A-31 as on 31.10.2024 Symbolic Possession Section 14 Order in process
27	a) M/s Infonet IT Solutions (I) Limited. b) Asset Recovery Management Branch c) Lot No.-2, Gala No. A-32 Second Floor, at Nand Dham Industrial Estate, Marol Bhavani Nagar, Marol-Maroshi Road, Andheri (east) Mumbai 400059	a)Rs.1,40,00,000.00 b).Rs.14,00,000.00 c) Rs 1,00,000.00	Rs.5,22,90,663.00 (Rupees Five Crores Twenty Two lakh Ninety Thousand Six Hundred SixtyThree only) plus further interest thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date. G.K. Deshpande (9975038389) P.S. Mulik (9769972090)	Not know to AO Not know to AO except the following dues payable to Nand Dham Udyog Premises Co-Op Society Ltd. Rs 20,27,830.00 For Gala No A-32 as on 31.10.2024 Symbolic Possession Section 14 Order in process
28	a) Mr Govind Singh, b) Asset Recovery Branch, Mumbai c) Flat No:805, 8 th Floor, Wing B, Shiv Savali Complex, adm 550 Sq Ft, Survey No 79, Hissa No:16 & 17, Village Shivajinagar, Near Shankeshwar Palms, Dombivalli (West), Tal: Kalyan. Dist:Thane 421202. adm. 550 Sq Ft carpet area d) Mr. Govind Singh	a) Rs. 31,00,000.00 b) Rs. 3,10,000.00 c)Rs 31,000.00	Rs. 43,22,994 (Rupees Forty Three Lacs Twenty Two Thousand Nine Hundred Ninety Four Only) as on 19.04.2023 plus further interest there on w.e.f. 20.04.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
29	a)Mr Mr Rahul Shivcharan Singh b) Asset Recovery Branch, Mumbai c) Twin Bungalow 127 A, Adm 1063 Sq Ft Carpet Area, Daisy, Elegant Phase1, Plot No 127, New Sr No 118/4, Village Jambrung, Sub District Karjat Dist: Raigad - 410201. d) Mr.Rahul Shivcharan Singh	a) Rs. 48,00,000.00 b) Rs. 4,80,000.00 c) Rs48,000.00	Rs. 88,08,398.70 (Rupees Eighty Eight Lacs Eight Thousand Three Hundred Ninety Eight & Paise Seventy Only) as on 21.04.2023 plus further interest there on w.e.f.22.04.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar-Mob.8689822227 Mr. Kishor Chandra Kumar Mob.7992466930	Not known to AO Physical Possession
30	a) Mr RAVI KISHOR KUMAR b) Asset Recovery Branch, Mumbai c) Flat No: 1903, 19th Floor D Wing, Versatile Valley, Carpet 400 Sq Ft, Near Nilje Talao, Kalyan Shil Road, Nilje Dombivalli (East), Tal: Kalyan, Dist: Thane . 421204. d) Mr. RAVI KISHOR KUMAR	a) Rs. Rs.32,00,000/- b) Rs. 3,20,000.00 c) Rs32,000/-	Rs 38,00,932.00 (Rupees Thirty Eight Lac Nine hundred Thirty Two only) together with interest as on 30.11.2023 plus further interest there on w.e.f.01.12.2023 at applicable rate of interest, cost and excluding legal and other charges till date.. Mr Vijay Bhagwatkar-Mob.8689822227 Mr. Kishor Chandra Kumar Mob.7992466930	Not known to AO Symbolic Possession
31	a) Mr RAVI KISHOR KUMAR b) Asset Recovery Branch, Mumbai c) Flat No: 1904, 19th Floor D Wing, Versatile Valley, Carpet 400 Sq Ft, Near Nilje Talao, Kalyan Shil Road, Nilje Dombivalli (East), Tal: Kalyan, Dist: Thane . 421204. d) Mr. RAVI KISHOR KUMAR	a) Rs. Rs.32,00,000/- b) Rs. 3,20,000.00 c) Rs32,000/-	Rs 38,72,841.00 (Rupees Thirty Eight Lac Seventy Two Thousand Eight hundred Forty One only) together with interest as on 30.11.2023, plus further interest there on w.e.f. 01.12.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar - Mob.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession
32	a)Mr NITIN RAJESHAM KODUR b) Asset Recovery Branch, Mumbai c) Flat no: 505, 5 th Floor, Carpet 625 Sq Ft.C Wing, Versatile Valley,Near Nilje Talao, Kalyan Shil Road, Nilje Dombivalli(East), Tal: Kalyan, Dist: Thane . 421204. d) Mr. NITIN RAJESHAM KODUR	a) Rs. Rs.45,00,000/- b)Rs.4,50,000/- c) Rs45,000/-	Rs 54,18,183.00 (Rupees Fifty Four Lacs Eighteen Thousand One Hundred Eighty Three only) together with interest as on 30.11.2023, plus further interest there on w.e.f. 01.12.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar - Mob.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
33	a) Mr Sonvir Singh. b) Asset Recovery Management Branch c) Flat No:803, 8 th Floor, Wing B, Shiv Savali Complex, adm 550 Sq Ft, Survey No 79, Hissa No:16 & 17, Village Shivajinagar, Near Shankeshwar Palms, Property under KDMC, Dombivalli (West), Tal: Kalyan. Dist:Thane 421202. d) Mr Sonvir Singh	a) Rs. 28,00,000/- b) Rs. 2,80,000/- c) Rs. 28,000/-	Rs. 45,25,078.00 (Rupees Forty Five Lacs Twenty Five Thousand Seventy Eight Only) as on 20.04.2023 plus further interest there on w.e.f. 21.04.2023 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Vijay Bhagwatkar - Mob.8689822227 Mr. Kishor Chandra Kumar - Mob. 7992466930	Not known to A.O. Symbolic Possession



Union Bank of India

A Government of India Undertaking

1st Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.

@unionbankofindia.bank

SALE (UNDER SARFAESI ACT)

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

Immovable property mortgaged / charged to the Secured Creditor, the **Symbolic /Physical Possession** of which has been taken **"WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS"** on Dated **28.11.2025** in between **12.00 Pm to 5.00 Pm** for recovery of the amount mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below, For details terms and conditions of the auction, the Bidder may also visit the website <https://banknet.com>. The under mentioned properties will be sold by Online E- Auction through the respective borrowers accounts.

DATE & TIME OF AUCTION: 28.11.2025 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
34	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:4, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 444 Sq Ft. (Build up) Carpet 317.15 Sq Ft (Near Tulsi Centre Point Building). d) Neets Electricals & Appliances Pvt Ltd	a)Rs.18,50,000.00 b) Rs.1,85,000.00 c) Rs.18,500.00	Rs.2,77,47,204.29 (Two Crores Seventy Seven Lac Fourty Seven Thousand Two Hundred Four Paise twenty Nine Only) as on 31.03.2024 plus further interest thereon w.e.f.01.04.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Mr Vijay Bhagwatkar - Mob.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
35	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:5, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 461 Sq Ft (Build up)Carpet 328.11 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs.19,35,000.00 b)Rs.1,94,000.00 c) Rs.19400/-		Not known to AO Physical Possession
36	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:6, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. Dist: Raigad. 410101. Admeasuring 543 Sq Ft (Build up)Carpet 384.78 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs.22,75,000.00 b)Rs.2,28,000.00 c) Rs22800/-		Not known to AO Physical Possession
37	a)M/s Neets Electricals and Appliances Pvt Ltd. b)Asset Recovery Management Branch c) Shop No:7, Ground Floor, situated at Gaurishankar Apartment, Constructed on land bearing CTS No 4/1 Khanda Near Railway Station, Neral, Matheran Road, Neral East. Tal: Karjat. 410101. Admeasuring 187 Sq Ft (Build up) Carpet 102.33 Sq Ft d) Neets Electricals & Appliances Pvt Ltd	a)Rs7,85,000.00 b)Rs.79,000.00 c)Rs7900 /-		Not known to AO Physical Possession
38	a) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela., b) Asset Recovery Management Branch c) Flat No. 402, 4 th Floor, Omkar Apartments, Plot No 12, Survey No 43 A, hissa No 10P, CTS No 8801-A, Village Vadavali, Tal: Ambarnath, Dist: Thane. 421202. d) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela.,	a) Rs. 20,00,000/- b) Rs. 2,00,000/- c) Rs. 20,000/-	Rs. 16,47,396.00 (Rupees Sixteen Lacs Forty Seven Thousand Three Hundred Ninty Six Only) as on 28.02.2025 plus further interest there on w.e.f. 01.03.2025 at applicable rate of interest, cost and excluding legal and other charges till date. Mr. Vijay Bhagwatkar -Mob.8689822227 Mr. Kishor Chandra Kumar-Mob. 7992466930	Not known to A.O. Physical Possession
39	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 8,60,50,000/- b). Rs. 86,05,000/- c). Rs. 1,00,000/-	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 Vikash Anand -7800003697 Girish Deshpande-9975038389	Not Known to AO Symbolic possession.
40	a)M/s. Herald Multi Ventures Pvt. Ltd	a) Rs 3,65,00,000/-	Rs. 10,50,82,087.98 (Rs Ten Crores Fifty	Not Known to AO

39	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 8,60,50,000/- b). Rs. 86,05,000/- c). Rs. 1,00,000/-	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 Vikash Anand :-7800003697 Girish Deshpande-9975038389	Not Known to AO Symbolic possession.
40	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 and Registration District Palghar, (Old district Thane), D) Mr. Pramod Kashinath Patil	a). Rs 3,65,00,000/- b). Rs. 36,50,000.00 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. Vikash Anand :-7800003697 Girish Deshpande-9975038389	Not Known to AO Symbolic possession
41	a) Ms. Shikha Gupta b) Asset Recovery Branch, Mumbai c) Flat No 806, 9-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. 41,50,000.00 b) Rs. 4,15,000.00 c) Rs. 40,000.00	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	Not known to AO Physical Possession
42	a) Mr. Sanjay Dayaram Jaiswal b) Asset Recovery Branch, Mumbai c) Flat No 305, 3rd Floor, Aayasha Palace Dr. Baba Saheb Ambedkar Road, Mumbai 400012, am 435.90 sq.ft. Rera Carpet area, Cadastral Sy. No. 23 of Dadar-Naigaon Division , F-Ward within the limits of Mumbai City d) Mr. Sanjay Dayaram Jaiswal	a) Rs. 1,02,80,000.00 b) Rs. 10,28,000.00 c) Rs. 1,00,000.00	Rs. 1,21,71,836.65 (Rupees One Crore Twenty One Lakhs Seventy One Thousand Eight Hundred Thirty Six & Sixty Five Paise only) as on 02.07.2024 and interest and charges thereon Rajesh Kumar , Mobile 8088980811	Not known to AO Physical Possession
43	a) M/s. Premleela Developers. b) Asset Recovery Management branch. c) Flat No. A-101, 1st floor, Plot No.36 & 37, Survey No.86, Hissa No.2, City Survey No.856,856/1 to 9, TPSV of Ville Parle East, situated at Royal Cooperative Housing Society Limited, Parthana Samaj road, Ville Parle East, Mumbai 400057. Built up area 780 Sq. Ft. in the name of Mr. Shailesh P. Rawal. d) Shailesh P. Rawal.	a). Rs. 1,99,00,000.00 b) Rs. 19,90,000.00 c) Rs. 1,00,000.00	Rs. 86,00,267.50 (Rupees eighty six lakh, two hundred sixty seven and paise fifty only) till 31.07.2012 plus further interest thereon w.e.f. 01.08.2012 at applicable rate of interest, cost and charges till date. R S MULIK - 9769972090	Not known to AO. Society dues of Rs.45,40,014.54 as on 30.09.2025. Physical possession.
44	(a) M/s Shree Shyam Consumer Products Pvt Ltd. (b) Asset Recovery Management Branch (c) Lot 1: All that part & Partial of the property consisting commercial premise Gala (Shed) no 3a/3b, Ground floor shree Shyam Estate Plot no 388 admeasuring 334.60 sq.mtrs situated at Near National highway no 8 , Village Bhapane Taluka Vasai, distt. Palghar, Maharashtra -401208 Lot 2: Gala no 22 Ground Floor Shree Shyam Estate, Near Bapane Police Chowky, Mumbai Ahmedabad Highway, Bapane Phata, Vasai Road East Palghar -401208 (d) Nisha Rajesh sharma	a) Lot 1 : Rs 1,59,00,000/- Lot 2 : Rs 52,00,000/- b) Lot 1 : Rs 15,90,000/- Lot 2 : Rs 5,20,000/- c) Lot 1 : Rs 1,59,000/- Lot 2 : Rs 52,000/-	Rs. 2,45,99,502.09/- (Rs. Two Crore Forty Five Lakh Ninty Nine Thousand Five Hundred Two and nine 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. Simranjit Singh Bhatia - 7889115379 Vikash Upadhyay-Mobile no 7572002323	Not Known to AO Symbolic possession
45	(a) M/s Neha Motors. (b) Asset Recovery Management Branch (c) Lot 1 : Flat no 002, ground floor, Anant Krupa CHSL survey no 832,863,864 of village kalyan near par naka , bhausaheb Phadake road , Kalyan west , Thane-421301 Lot 2 : Flat no 003 ground floor , Anant Krupa CHSL survey no 832,863,864 of village kalyan near par naka , bhausaheb Phadake road , Kalyan west , Thane-421301 Lot 3 : shop no S3 Anant Krupa CHSL survey no 832,863,864 of village kalyan near Par naka, Bhuasaheb Phadake road kalyan west, Thane-421301 (d) Nirbhay N Ayare and Neelam N Ayare	a) Lot 1 : Rs 9,51,000/- Lot 2 : Rs 6,47,000/- Lot 3 : Rs 26,84,000/- b) Lot 1 : Rs 95,100/- Lot 2 : Rs 64,700/- Lot 3 : Rs 2,68,400/- c) Lot 1 : Rs 9,600/- Lot 2 : Rs 6,500/- Lot 3 : 27,000/-	Rs 66,47,879.23/- (Rs Sixty six Lacs Forty Seven Thousand Eight Hundred Seventy Nine and twenty three paise only) as on 30.06.2025 plus interest thereon w.e.f 01.07.2025 at applicable rate of interest, cost and charges till date. Simranjit Singh Bhatia-7889115379, Vikash Upadhyay-7572002323	Not Known to AO 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 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 : 13.11.2025

Sd/-
Authorized Officer,
Union Bank of India