

# यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम A G

Assets Recovery Management Branch : 21, Veena Chambers, Mezzanine

## E-AUCTION SALE NOTICE

15 DAYS 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 mortgaged / charged to the Union Bank of India (Secured Creditor) under the said Rules, "WHATSOEVER THEREIS" and "WITHOUT RECOURSE BASIS" on 29.08.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) 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](http://www.unionbankofindia.co.in) or <https://baanknet.com> on 29.08.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com> Date

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) Incremental Bid	Debt Due Contact Person and Mobile No.	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) ₹ 46,00,000.00 b) ₹ 4,60,000.00 c) ₹ 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. Contact Details:- 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) ₹ 45,00,000.00 b) ₹ 4,50,000.00 c) ₹ 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. Contact Details:- Mr. Kishor Chandra Kumar 7992466930	Not known to A.O. Physical Possession, Society Dues may Exist
3	a) 1. 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. Nirmaala Ramchandra Pandey.	a) ₹ 67,50,000.00 b) ₹ 6,75,000.00 c) ₹ 65,000.00	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. Contact Details:- Mr. Kishor Chandra Kumar 7992466930	Not known to A.O. ( Society Due May Exits) Symbolic Possession, CJM Possession order held under Execution Process
4	a) Mrs. Neha Shyam Agarwal b) Asset Recovery Management Branch c) Residential Flat A 402, Bhushan Heritage, Padmanagar, Chikuwadi Borivali West- Mumbai 400092 admeasuring carpet area 640 Sq. Ft. d) Mrs. Neha Shyam Agarwal	a) ₹ 1,31,00,000.00 b) ₹ 13,10,000.00 c) ₹ 1,00,000.00	Rs. 1,40,45,553/- (Rs. One Crore Forty Lakh Forty Five Thousand Five hundred and Fifty Three only) as on 31.12.2024 plus further interest thereon w.e.f. 01.01.2025 at applicable rate of interest, cost and charges till date. Mr. Vikash Upadhyay-Moble No. 7572002323	Not known to A.O. Symbolic Possession
5	a) M/s. Heena Motors b) Asset Recovery Branch, Mumbai c) Flat No 204, 2nd Floor, Building No. A/7 (X-10), Pleasant Park, yogi hill Complex, Off Balrajeshwar Road, Mulund West, Mumbai-400080 admeasuring super built up area 670 Sq. Ft. d) Mr. Kamlesh M Somalya & Mrs. Heena Kamlesh Somalya	a) ₹ 1,17,00,000.00 b) ₹ 17,00,000.00 c) ₹ 1,00,000.00	As of 31.03.2024 Rs. 1,05,75,139.71/- plus interest thereon after 01.04.2024 and cost/ charges minus recoveries thereafter if any. Vikash Upadhyay-Moble No. 7572002323	Not Known Physical Possession
6	a) Sofiya Tahir Hussain. Shaheed Ali, Shabbir Hussain. B) Asset Recovery Management branch. c) Flat No. 43, Building No.A-6 Known as Broadway Avenue A5 & A6 CHSL, Shanti Park, Mira road, East, Thane 401107, admeasuring 682 Sq. Ft. Built up. d) Sofiya Tahir Hussain.	a).Rs.69,57,000.00 b).Rs.6,95,700.00 c).Rs.70,000.00	Rs. 38,57,488.63 (Rupees Thirty eight lakhs, fifty seven thousand, four hundred eighty eight and paise sixty three only) as on 28.02.2018 plus further interest thereon at applicable rate of interest, cost and charge till date. P.S. Mulik 9769972090	Not known to A.O. Symbolic possession.
	a) Moiz Mohammad Lokhandwala.			

7	<p>d) Sofiya Tahir Hussain.</p> <p>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) &amp; 2(pt) of Lower Parel, Mumbai - 400011. d. Moiz Mohammad Lokhandwala. Note : Society &amp; Other dues if any as claimed by the buldler. (Disputed &amp; Not Verifiable at our end)</p>	<p>a) Rs.5,21,00,000.00 b)Rs.52,10,000.00 c)Rs.1,00,000.00</p>	<p>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</p>	<p>Not known to A.O. Symbolic Possession (CMM order received)</p>
8	<p>a) Allasgar Mohammad Lokhandwala. b) Asset Recovery Management Branch. c) Flat No. 4104, admn. Carpet Area of 1152 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) &amp; 2(pt) of Lower Parel, Mumbai 400011. d) Allasgar Mohammad Lokhandwala. Note : Society &amp; Other dues if any as claimed by the buldler. (Disputed &amp; Not Verifiable at our end)</p>	<p>a)Rs.4,82,00,000.00 b)Rs. 48,20,000.00 c). Rs.1,00,000.00</p>	<p>Rs. 6,88,89,000.00 (Rupees Six crore Eighty Eight Lakh, Eighty Nine 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</p>	<p>Not known. Symbolic Possession.</p>
9	<p>a) Mr. Ravindra Kathor Patil b) Asset Recovery Management Branch c) Flat No.701, on 7th Floor, admeasuring about 1662.48 sq ft (built up area), along with 1 car parking No.1 admeasuring 120 Sq.Ft. in building known as Shashtri Housing Co-op Housing Society Ltd, situated at Plot No.647, CTSNo.E-11, Khar West, Village Bandra, Mumbai d) Mrs. Parvati Ravindra Patil</p>	<p>a) ₹ 4,07,00,000.00 b) ₹ 40,70,000.00 c) ₹ 1,00,000.00</p>	<p>Rs. 14,83,53,000.47 (Rs Fourteen Crore Eighty Three Lacs Fifty Three Thousand and paisa Forty Seven 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. Vikash Anand - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070</p>	<p>Not known to A.O. Symbolic Possession (CMM order received)</p>
10	<p>a) M/s. Sai Shradha Garments b) Asset Recovery Management Branch c) Land and 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 &amp; Ms. Shilpa G Harad</p>	<p>a) Rs. 1,67,67,000.00 b) Rs. 16,76,700.00 c) ₹ 1,00,000.00</p>	<p>Rs. 98,89,660.01 (Rupees Ninety eight lakhs eighty nine thousand six hundred sixty and one paisa 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</p>	<p>Not known to A.O. Symbolic Possession (CMM order received)</p>
11	<p>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</p>	<p>a) ₹ 1,96,45,000.00 b) ₹ 19,64,500.00 c) ₹ 1,00,000.00</p>	<p>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 - Mobile No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070</p>	<p>Not known to A.O. Symbolic Possession</p>
12	<p>a) M/s. Esseljay Steels Pvt. Ltd. b) Asset Recovery Management Branch c) 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 d) M/s. Solid Foods Pvt. Ltd.</p>	<p>a) ₹ 37,50,000.00 b) ₹ 3,75,000.00 c) ₹ 37,500.00</p>	<p>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 - Mobile No. 9409237456 Ms. Kashish Jain - Mobile No.7718041070</p>	<p>a. Society Maintenance Charges &amp; Other Charges of Rs 25,19,583.00 as on June 2025. b. Society Beautification Charges &amp; Other Charges of Rs 93,508.00 as on October 2024. Physical Possession</p>
13	<p>a) M/s. Golden Threads b) Asset Recovery Management Branch c) Factory land and building at House No. 1501, admeasuring 760 sq. mtrs, S.No. 30, Hissa 1 (p) at Village Sonale, Taluka Bhiwandi. d) Mr. Ragho P Harad</p>	<p>a)Rs.55,60,000.00 b)Rs.5,56,000.00 c)Rs.55,600.00</p>	<p>Rs. 1,17,26,422.00 (Rupees One Crore Seventeen Lakh Twenty Six Thousand Four Hundred Twenty Two Only) as on date of issue of demand notice dated 03.07.2018 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319</p>	<p>Not known to A.O. Symbolic Possession</p>
14	<p>a) M/s. Sadgurukrupa Bharat Gas b) Asset Recovery Management Branch c) Flat No. 101, 1st Floor, 'C' Wing, Prajakta Apartment No. 3, Village Agashi, Near Chalpeth Jain Mandir, Mathedi Wadi, Virar (West), Taluka Vasai, Dist. Palghar. ADM 875.33 sq. ft. d) Mr. Vinod Govind Patil</p>	<p>a) Rs.16,60,000.00 b) Rs.1,66,000.00 c) Rs.17,000.00</p>	<p>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 - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319</p>	<p>Not Known to Authorised Officer Physical Possession</p>
15	<p>a) Mr. Bajirao Bhimrao Kadam b) Asset Recovery Management Branch c) Flat No. 201, admn. 705 Sq. Ft. carpet area on 2nd Floor, Building No.1, Landscape Heights CHSL, Near Kailash Colony, Ambermath (East), Dist. Thane-421005 d) Mr. Bajirao Bhimrao Kadam &amp; Pushpa Bajirao Kadam</p>	<p>a) ₹ 21,85,000.00 b) ₹ 2,18,500.00 c) ₹ 22,000.00</p>	<p>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 and charges till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma -Mobile No. 7303299319</p>	<p>Not known to A.O. Symbolic Possession CMM order received</p>



# Union Bank of India

Government of India Undertaking

1st Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

## (UNDER SARFAESI ACT)

ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE SECURITY INTEREST

to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "ASIS WHERE IS", "AS 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 Unionbankofindia.co.in. Bidder may also visit the website <https://banknet.com>. The under mentioned properties will be sold by Online E-Auction through website

**Date & Time of Auction : 29.08.2025 at 12.00 P.M 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) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
16	a) Mr. Malay Garg b) Asset Recovery Management Branch c) Residential Flat No. 1007, 10th Floor, Golden Isle Co-Operative Housing Society Limited, Royal Palms Estate, Aarey Milk Colony, Goregaon East, Mumbai - 400065. admeasuring carpet area 490 Sq. Ft. d) Mr. Malay Garg	a) ₹ 27,20,000.00 b) ₹ 2,72,100.00 c) ₹ 28,000.00	Rs. 40,94,509.03 (Rupees Forty Lacs Ninety Four Thousand Five Hundred Nine And Three Paise Only) as on 30.09.2018 plus further interest thereon at applicable rate of interest, cost and charges till date Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not known to A.O. Physical Possession
17	a) Mrs. Reshma Walawalkar b) Asset Recovery Management Branch 204, Shobha Apartment, CS Road, Opp Subway, Near Avadhoot Nagar Dahisar, Mumbai - 400068	a) Rs. ₹ 1,37,00,000.00 b) Rs. ₹ 13,70,000.00 c) Rs. ₹ 1,00,000.00	Rs. 1,35,27,398.59 (Rupees One Crore Thirty-Five Lacs Twenty-Seven Thousand Three Hundred Ninety Eight and Paise Fifty Nine Only) as on 02.07.2024 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobile No. 7303299319	Not known to A.O. Symbolic Possession CMM order received
18	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.1,40,00,000.00 b) Rs.14,00,000.00	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
19	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.1,55,00,000.00 b) Rs.15,50,000.00	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
20	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, Dombivall (West), Tal: Kalyan. Dist.Thane 421202. adm. 550 Sq Ft carpet area d) Mr. Govind Singh	a) ₹ 35,00,000.00 b) ₹ 3,50,000.00 c) 35,000.00	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

	d) Mr. Govind Singh		Mr. Kishor Chandra Kumar 7992466930	
21	a) 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 Jamburung, Sub District Karjat Dist: Raigad - 410201. d) Mr. Rahul Shivcharan Singh	a) ₹ 54,00,000.00 b) ₹ 5,40,000.00 c) Rs.54,000.00	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 - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Physical Possession
22	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 Dombivali (East), Tal: Kalyan, Dist: Thane - 421204. d) Mr. Ravi Kishor Kumar	a) ₹ Rs.36,00,000.00 b) ₹ 3,60,000.00 c) Rs36000.00	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 - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession
23	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 Dombivali (East), Tal: Kalyan, Dist: Thane - 421204. d) Mr. Ravi Kishor Kumar	a) ₹ 36,00,000.00 b) ₹ 3,60,000.00 c) Rs. 36000.00	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 - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession
24	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 Dombivali (East), Tal: Kalyan, Dist: Thane - 421204. D) Mr. Nitin Rajesham Kodur	a) ₹ Rs.51,00,000.00 b) ₹5,10,000.00 c) Rs.51000.00	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 - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930	Not known to AO Symbolic Possession, CMM order under execution
25	a) Mr. Amitkumar Jaykisan Goyal b) Asset Recovery Management Branch c) Flat No. O-0102, along with one car parking space, building known as CASA Elite, Lakeshore Greens project, Near Khidaleshwar Temple, kalyan shil road, dombivali (E) Thane, 421203, carpet area 500 sq ft Built up area 600 sq ft. d) Amitkumar Jaykisan Goyal, Mrs. Manju Amit Goyal.	a.15,65,000.00 b.1,56,500.00 c).Rs.16,000.00	Rs. 35,05,498.53 (Rupees Thirty five lakhs, five thousand, four hundred ninety eight and paise fifty three only) as on 31/12/2023 plus further interest WEF 01/01/2024 at applicable rate of interest, cost and charge till date G.K.Deshpande -9975038389 P.S. Mulik - 9769972090	Not known to A.O. Physical possession. Society dues Rs.1.50 lakh approx. Bullder dues - Rs.12.50 lakh. Approx.
26	a) M/s. Alfa Laval Industries (Prop. Mr. Mujeeb Rehman Mulla) b) Asset Recovery Management Branch c) A Flat bearing No.2 admeasuring 900.00 sq.ft. built up area on the 1st floor in the building known as Punit Plaza Shopping Cum Residential Complex of the society known as Punit Plaza Co-operative Housing Society Limited constructed on a piece and parcel of leasehold land bearing Plot No.15. Sector-30 situate, lying and being at Village Vashi, Sanpada, Taluka and District Thane d) Mr. Mujeeb Rehman Mulla	a) Rs.88,80,000.00 b) Rs.8,88,000.00 c) Rs.88,800.00	Rs.72,27,260.39 (Rupees Seventy Two Lakhs Twenty Seven Thousand Two Hundred and Sixty Only and Paise Thirty Nine Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable interest and costs and charges till date. Jeetendra Natoo - 9483624036	Not known to A.O. Symbolic Possession
27	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. Sosaamma Mathew	a) Rs.1,82,79,000.00 b) Rs.18,27,900.00 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
28	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
29	a) M/s. Shwet Bio-Tech Pvt. Ltd. b) Asset Recovery Management Branch c) Lot -1: 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, IIT Market, Kurla, Powai, Mumbai - 400076 in the name of Ms. Kamla Devi Ranjit Singh Lot -2: Flat No.603, 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, IIT Market, Kurla, Powai, Mumbai - 400076 in the name of Ms. Kamla Devi Ranjit Singh d) Lot No.1: Ms. Kamla Devi Ranjit Singh Lot No.2: Ms. Kamla Devi Ranjit Singh	Lot-1: a) Rs.71,60,400.00 b) Rs.7,16,040.00 c) Rs.71,600.00  Lot-2: a) Rs.69,68,000.00 b)Rs.6,96,800.00 c) Rs.69,700.00	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. Symbolic Possession CMM Order received Note: 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

Continued on next page...

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) Incremental Bid	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
30	a) M/s. Swiss International & cargo Inc. b) Asset Recovery Management Branch c) Flat No.903 & 1003,9th & 10th Floor, Duplex Heights CHSL, In Compound of Parasrampur tower no.5, CTS No.1 (Part), Survey No.41(PT), Village Oshiwara,Yamuna Nagar, Lokhandwala Complex, Andheri West, Mumbai-400 053 d) Mrs. Nahid Furquan Khan	a) ₹ 3,24,00,000.00 b) ₹ 32,40,000.00 c) ₹ 1,00,000.00	Rs. 13,64,61,534.42 (Rs. Thirteen crore Sixty Four Lakhs sixty One Thousand Five hundred Thirty Four and Forty Two paisa 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 Shri Mukesh Kumar - 9770551993	Not known to A.O. Symbolic Possession CMM order Received
31	a) All legal heirs of Ratnesh K Tiwari b) Asset Recovery Branch, Mumbai c) Flat No.1204,12 th Floor, Mateshwari Altura,at Village Khidkaili, Kalyan Shilphata Road, Dombivalli (east), Dist Thane-421204 adm. 35.42 sq. mtrs carpet area d) Mr. Ratnesh Kripashankar Tiwari	a) ₹ 34,50,000.00 b) ₹ 3,45,000.00 c) ₹ 35,000.00	Rs. 46,36,726.25 (Rupees Forty-Six Lakhs Thirty Six Thousand Seven Hundred Twenty six and paisa Twenty Five 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. Mr Rajesh Kumar - Mobile No.80889 80811 Mr.Mukesh Kumar - 9770551993	Not known to AO Symbolic Possession
32	a) Hemant Ramchandra Jawale b) Asset Recovery Branch, Mumbai c) Flat No.402, 4th Floor, A wing, Amar Darshan CHSL, Village Belawal, taluka Ambernath, dist Thane -421503 d) Mr. Hemant Ramchandra Jawale	a) ₹ 21,40,000.00 b) ₹ 2,14,000.00 c) ₹ 22,000.00	Rs. 28,38,294.06 (Rupees Twenty Eight lakh Thirty Eight Thousand Two hundred Ninety Four and PaisaSix 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. Mr Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh kumar - 9770551993	Not known to AO Symbolic Possession CMM order Received
33	a) Shri Sandeep Kisan Dandavate b) Asset Recovery Management Branch c) House No.805, [Nanaj], Net built up Area 6586.5 Sq. fts. Near Adhyan Kendra, Dhodipada, Village Kurnze, Taluka-Vikramgad, Dist-Palghar, PIN-401403. d) Shri Sandeep Kisan Dandavate.	a) ₹ 46,17,000.00 b) ₹ 4,61,700.00 c) ₹ 47,000.00	Rs.75,87,485.05 (Rupees Seventy lakh fifty three thousand seven hundred seventy two and paise seventy nine 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 Shri Mukesh Kumar - 9770551993	Not known to A.O. Physical Possession
34	a) Keshav Ankush Lawate b) Asset Recovery Branch, Mumbai c) Flat No.202, 2nd Floor, E wing, CASA Fontana, Village Khoni, Talaja Bypass Road, Dombivalli East, Dist Thane 421301 adm. 454 sq. ft. carpet Area d) Mr. Keshav Ankush lawate	a) ₹ 40,00,000.00 b) ₹ 4,00,000.00 c) ₹ 40,000.00	Rs. 53,81,864.28 (Rupees Fifty Three lakh Eighty One Thousand Eight hundred Sixty Four and Paisa Twenty Eight 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 - Mobile No.80889 80811 Mr. Mukesh Kumar - 9770551993	Not known to AO Symbolic Possession CMM order Received
35	a) National India Contractors & Engineers b) Asset Recovery Branch, Mumbai c) All that piece and parcel of Shop/Office admeasuring 1500 sq.ft. (built up area), super built up area 3513.24 sq. ft. on the building known as UK Tower situated at 13th Road, Khar (West), Mumbai-400 052, constructed on land bearing Final Plot No.628 of Town Planning Scheme No. III of bandra, bearing CTS No. F/168, bearing House No.628,street Khar Road, lying being and situated at Village - Bandra in the registration District - Mumbai and Sub- District-Mumbai Suburban. d) Mr. faruk U Khatri , Mr. Zuber U Khatri & Dr. Rizwan U Khatri	a) Rs. 10,45,50,000.00 b) Rs 1,04,55,000.00 c) Rs 5,00,000.00	Rs. 10,41,29,133.51 (Rupees Ten Crore Forty One lakh Twenty Nine Thousand One Hundred thirty Three one and paisa Fifty One 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 - Mobile No. 8088980811 Shri Mukesh Kumar - Mobile No. 9770551993	Not known to A.O. Symbolic Possession CMM order Received

Bidders are requested to visit the Bank's website [www.unionbankofindia.co.in](http://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> 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](http://www.unionbankofindia.co.in) or <https://baanknet.com>