यूनियन बैंक ऑफ इंडिया

Union Bank of India

भारत सरकार का उपक्रम A Government of India Undertaking

STRESSED ASSET MANAGEMENT BRANCH-MUMBAI, Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-400 001. **E-Mail :** samvmumbai@unionbankofindia.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2) Of The Security Interest (Enforcement) Rule, 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/ movable properties mortgaged / charged / hypothecated to the Secured Creditor, the possession of which has been taken by the **Authorized Officer** of **Union Bank of India** (secured creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on **30.04.2026** from **12:00 p.m. to 05:00 p.m.**, for recovery of respective amount, due to Union Bank of India (Secued Creditor) from the respective Borrower(s) & Guarantor(s) as mentioned below. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE & TIME OF AUCTION : 30.04.2026, FROM 12:00 P. M. TO 05:00 P. M

Name of the Borrower, Co-Applicant & Guarantor :-
1. M/s. Mody Enterprise (A Proprietorship firm of Mr. Amresh Anantrai Mody) 2. Mr. Amresh Anantrai Mody (Proprietor Of M/s. Mody Enterprise) 3. Mrs. Amita Amresh Mody

Amount Due : Total Secured Debt – Rs. 39,32,76,256.13 (Rupees Thirty-Nine Crores Thirty-Two Lacs Seventy-Six Thousand Two Hundred Fifty-Six & Thirteen Paise Only) as per the demand notice(s) dated 26-06-2025 plus further interest, cost & expenses thereon (Subject to recovery subsequent to issuance of the above-mentioned demand notices, if any)

Property No. 1 : - Flat No. 92, admeasuring 795 sq.ft. & Flat No. 94, admeasuring 895 sq.ft., 9th Floor, B-wing in the building Shantivan Society Known as Eksar Borivali Shantivan CHS Ltd., CTS No. 1448(part), Near to Lawrence School, Eksar road, Borivali (W), Mumbai-400092 in the name of Mr. Amresh Anantray Mody and Mrs. Amita Amresh Mody
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 3,22,60,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 20.03.2026

Property No. 2 : - Office No.201, 2nd floor, A-Wing, admeasuring 487 sq. ft. in the building known as Victory Park, Plot No. 1-A, Private Scheme and forming part C final Plot No. 18, CTS No. 498-498(1) to (7) village Borivali, Chandavarkar Lane, Borivali (W) Mumbai-400092 in the name of Mrs. Amita Amresh Mody and Mr. Amresh Anantrai Mody
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 1,42,00,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 20.03.2026

Property No. 3 : - All that piece and parcel of Flat No. 502, admeasuring 385 sq.ft. built-up area on the 5th floor in the building known as Avanti CHS Ltd, in the property lying and being situated on CTS No. 31, of village Simpoli and taluka Borivali at Haridas Nagar, Borivali(W), Mumbai-400092 (the building consist ground +6 upper floors) in the name of M/s Mody Enterprise (A Proprietorship Firm of Shri Amresh Anantrai Mody)
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 64,64,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 20.03.2026

Property No. 4 : - All the piece and parcel of Plot of Land bearing

Property No. 6 : - PEB Structure Godown bearing No. 3 & 4, on the ground floor each admeasuring an area of about 3125 sq. ft. (built up area) (2500 sq. ft carpet) in the building.No. D1, in Shree Balaji Complex, along with carpet of land beneath the godown with rights to open to sky bearing Survey No 19, Hissa No. 4, situate, lying and being at Mouje Vehele, Taluka-Bhiwandi, District- Thane within the limits of Vehele Grampanchayat, Sub-Registration District and Taluka- Bhiwandi and Registration District and Sub-District- Thane in the name of M/s Shiv Prasad Eco Touchwood Pvt. Ltd.
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 2,45,00,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 18.03.2026

Property No. 7 : - Shop Premises 207 in the Second floor admeasuring 207 sq. ft. super built up area in Commercial Building "Palm Arcade" along with 3.23% undivided right in the common area and facilities in the Non-Agricultural land situated in No. 88 Derebail Village of Mangalore Taluk and within the Mangalore City Corporation and within the registration Sub-District of Mangalore City and comprised in.

R.S. No	Extent	Kissam	Portion
40/1 1(Pan)	0-09.25	Converted	Eastern
40/1 13(Pan)	0-04.00	Converted	Eastern

together with all other mamool and easementary rights and appurtenant in the name of M/s. Shiv Prasad Eco Touchwood Pvt. Ltd.
(UNDER SYMBOLIC POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 76,50,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 18.03.2026

Property No. 8 : - Shop No.1 admeasuring 264 sq. ft. on the Ground Floor in Shaswat (Ahmedabad) Association which is known as Shri Nivas Complex in District Ahmedabad, Taluka/City, Mouje Ghodasar, Survey No 258, TPS No 1 of Final Plot No. 2 of Sub Plot No 2B in the name of M/s Shiv Prasad Enterprises.
(UNDER PHYSICAL POSSESSION)
• Encumbrances, if any known to the Bank : Nil•
Reserve Price : Rs. 51,00,000.00 **• Earnest money to be deposited :** 10% of the Reserve Price **• Date of Sale Notice :** 18.03.2026

Property No. 9 : - Shop No. 2 & 3 admeasuring 498 sq. ft. on the Ground Floor in Shaswat (Ahmedabad) Association which is

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deposited : 10% of the Reserve Price • **Date of Sale Notice :** 20.03.2026

Property No. 4 : - All the piece and parcel of Plot of Land bearing No. E-1, admeasuring 1239 sq. yards. with present and future construction, building, sheds etc., known as Tulsi Avenue at Block No. 738, N. H. No. 8, Aslali Dist. Ahmedabad, Gujarat in the name of M/s Mody Enterprise (A Proprietorship Firm of Shri Amresh Anantrai Mody)
(UNDER PHYSICAL POSSESSION)
• **Encumbrances, if any known to the Bank : Nil•**
Reserve Price : Rs. 1,08,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 20.03.2026

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer – Mr. Manish Kumar Sinha at Mobile No. 8882527394

Name of the Borrower, Co-Applicant & Guarantor :-
1. M/s. Shiv Prasad Enterprises (Partnership Firm), 2. M/s. Shree Shankar Vijay Timber Exports Pvt. Ltd. 3. M/s. Shiv Prasad Eco Touchwood Pvt. Ltd. 4. Shri Kirtikumar Manji Patel, 5. Smt. Jyostnaben Savitaben Kirtikumar Patel, 6. Shri Nitin Kirti Patel, 7. Smt. Pinal Nitin Patel, 8. Shri Nilesh Kirtikumar Patel

Amount Due : Total Secured Debt – Rs. 96,28,12,651.95 (Rupees Ninety-Six Crores Twenty-Eight Lakhs Twelve Thousand Six Hundred Fifty-One and Ninety-Five Paise only) [comprising Rs. 29,09,58,584.10 (Rupees Twenty-Nine Crores Nine Lakhs Fifty-Eight Thousand Five Hundred Eighty-Four and Ten Paise only) in the account of M/S SHIV PRASAD ENTERPRISES, Rs. 30,82,18,040.96 (Rupees Thirty Crores Eighty-Two Lakhs Eighteen Thousand and Forty only) in the account of M/S SHIV PRASAD ECO TOUCHWOOD PVT. LTD. & Rs. 36,36,36,026.89 (Rupees Thirty-Six Crores Thirty-Six Lakhs Twenty-Six and Eighty Nine Paise only) in the account of M/S SHREE SHANKAR VIJAY TIMBER EXPORTS PVT. LTD.] as per the demand notice(s) dated 27-06-2025 plus further interest, cost & expenses thereon (Subject to recovery subsequent to issuance of the above-mentioned demand notices, if any)

Property No. 5 : - Office premises No.501 situated at Mayuresh Chambers, Sector 11, C.B.D. Belapur, Navi Mumbai, admeasuring an area of 2332 sq. ft with 2 car parking admeasuring 200 sq feet in the name of M/s Shiv Prasad Enterprises
(UNDER SYMBOLIC POSSESSION)
• **Encumbrances, if any known to the Bank : Nil•**
Reserve Price : Rs. 3,14,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 18.03.2026

18.03.2026

Property No. 9 : - Shop No. 2 & 3 admeasuring 498 sq. ft. on the Ground Floor in Shaswat (Ahmedabad) Association which is known as Shri Nivas Complex in District Ahmedabad, Taluka/City, Mouje Ghodasar, Survey No 258, TPS No 1 of Final Plot No. 2 of Sub Plot No 2B, in the name of M/s Shiv Prasad Enterprises.
(UNDER PHYSICAL POSSESSION)
• **Encumbrances, if any known to the Bank : Nil•**
Reserve Price : Rs. 96,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 18.03.2026

Property No. 10 : - Shop No 4 admeasuring 306 Sq.ft. on the Ground Floor in Shaswat (Ahmedabad) Association which is known as Shri Nivas Complex in District Ahmedabad, Taluka/City, Mouje Ghodasar, Survey No 258, TPS No 1 of Final Plot No. 2 of Sub Plot No. 2B in the name of M/s Shiv Prasad Enterprises.
(UNDER PHYSICAL POSSESSION)
• **Encumbrances, if any known to the Bank : Nil•**
Reserve Price : Rs. 59,00,000.00 • **Earnest money to be deposited :** 10% of the Reserve Price • **Date of Sale Notice :** 18.03.2026

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer – Mr. Vikas Srivastava at Mobile No. 9935387181

DATE & TIME OF E-AUCTION FOR PROPERTY / IES 30.04.2026 AT 12.00 P. M. TO 05.00 P. M.

Interested bidders are requested to contact the respective File Handling Officer / Authorised Officer during working hours for any further details and for scheduling physical inspection of property(ies) under the Bank's Physical Possession.

For detailed terms and condition of the sale, please refer to the link provided in
https://www.unionbankofindia.bank.in
& https://baanknet.com
The Online E-Auction will be held through
https://baanknet.com
on the date and time mentioned above with unlimited extension of 10 minutes.

Sd/-
Place : Mumbai **Authorised Officer, Union Bank of India**

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