

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 **27.02.2026** 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 **27.02.2026** 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: 27.02.2026 AT 12.00 PM TO 05.00 P.M.

Lot No	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit(EMD) in Rupees c) Incremental Bid	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
1	a) Monalisa A Donde & Yogesh J Yelve B) Shirgaon Branch C) Flat No. A-701, Vardhaman Heights, A-Wing, Survey No. 13, Hissa No. 12, Near Kirti Police Society, Katrap, Badlapur East, Thane Dist., MH-421503 adm. 456 sq. ft. carpet area d) Monalisa A Donde	a) Rs.15,20,000.00 b) Rs.1,52,000.00	Rs. 17,27,717.15 (Rupees Seventeen Lacs Twenty Seven Thousand Seven Hundred Seventeen and Paise Fifteen Only) as on 31/12/2025 and interest thereon Sitaram Dhanve-8329366447 / Niraj Suman -95947 12223	Not known to AO Physical Possession
2	a) Yogesh Sambhaji Gunjal & Mr. Dnyandev S Gunjal b) Kamothe branch c) Flat No.41,3rd Floor, Om sai complex, Vikaswadi, Devad, taluka Panvel, Dist-Raigad -410206 adm. 281 sq ft built up area as per last val report d) Yogesh Sambhaji Gunjal	a) Rs.8,30,000.00 b) Rs.83,000.00	Rs.14,45,690.35 (Rupees Forteen lakh Forty five thousand Six hundred ninty and paise Thirty five only) as on 30.06.2025 plus further interest thereon 01.07.2025 at applicable rate of interest, cost & charges till date. Sitaram Dhanve-8329366447/ Sameer Singh 9818794656	Not known to AO Physical Possession
3	a) Mr. Sayyed Salim Amin, Saikh Khalid & Mrs. Shamim K Shaikh b) Vashi branch c) Flat No.1203,12th Floor, K Wing, Casa Adriana, Palava 2, Talaja By pass Road, Khoni Village, Dombivali East -421301 adm. 606 sq ft. carpet area d) Mr. Sayyed Salim Amin, Saikh Khalid & Mrs. Shamim K Shaikh	a) Rs. 38,66,616.00 b) Rs.3,86,662.00	Rs. 58,05,768.37 (Rupees Fifty Eight Lakh Five thousand Seven Hundred Sixty Eight and Thirty Seyen Paise only) as on 31.12.2025 plus further interest thereon w.e.f 01/01.2026 at applicable rate of interest, cost and charges till date. Yogesh Gokhale - 9860409087 / Sitaram Dhanve-8329366447	Not known to AO Physical Possession
4	a) Ramdas M Kamble & Rekha R Kamble b) Kharghar Sec-4 Branch c) Flat No.1, Ground Floor, Bldg. no. C1, Nandadeep Residency, Karjat Neral Road, Bekare, Village Vedavali, Tarfe Varedi, taluka Karjat, Dist- Raigad -410201 admeasuring 220 sq. ft. carpet area d) Ramdas M Kamble & Rekha R Kamble	a) Rs. 7,65,000.00 b) Rs.76,500.00	Rs.16,56,715.57 (Rupees Sixteen lakh Fifty Six thousand Seven Hundred Fifteen and Fifty Seven paise only) as on 31.12.2025 with further interest, cost and expenses Dhanajay Ingle - 9764995095 / Sitaram Dhanve-8329366447	Not known to AO Physical Possession
5	a) Mr. Suresh Mishrilal Tamboli b) Chembur Station Road Branch c) Flat no. 205, building Name Barsaat, Wing A, Sec 2A/P, Dhasai, Tal Shahapur, Kinhvadi Road, Dist- Thane -421601 admeasuring 278 sq. ft. Carpet Area d) Mr. Suresh Mishrilal Tamboli	a)Rs. 5,75,500.00 b)Rs. 57,550.00	Rs.8,61,794.89 (Rupees Eight lakh Sixty one thousand seven hundred ninety four and eighty nine paise only) as on 30.06.2025 with further interest, cost and expenses Sachin phatangare - 8308837747 / Sitaram Dhanve-8329366447	Not known to AO Physical Possession
6	a) Sambhaji Shivaji Patil B) Vashi Turbhe APMC Branch C) Flat no. 302, 3rd floor, E-Wing, Nandanvan Park, Plot no. 9, Sector 36, Kamothe, Navi Mumbai, Dist Raigad, Maharashtra - 410209 admeasuring 344 sq. ft. carpet area d) Sambhaji Shivaji Patil	a)Rs.46,78,560.00 b) Rs.4,67,856.00	Rs. 50,95,730.90 (Rupees Fifty Lakh Ninety Five Thousand Seven hundred thirty& Ninety paise Only) as on 31/12/2025 & interest thereon Yogesh Gokhale-9860409087/ Vivek Dere - 96164 77797	Not known to AO Symbolic Possession
7	a) M/s Capital Solutions Limited	a) Rs. 1,06,00,000.00	Rs. 2,64,67,844.72 (Rupees Two Crore Sixty Four Lakh Sixty Seven Thousand Eight Hundred Fourty Four Paise Only) as on 31/12/2025 & interest thereon	Not known to AO

7	a) M/s Crystal Solutions limited b) Ghatkopar (W) Branch c) Office no. 716/717, 7th Floor, Reena Complex, CTS no. 232(Part), plot no.415, Village Kiroli, Ramdev Nagar Road, Opp. Vidya Vihar Bus depot, Vidya Vihar (West), Mumbai -400 086 adm. 400 sq ft. carpet area as per last val rep. d) M/s Crystal Solutions Pvt. Ltd.	a) ₹ 1,06,00,000.00 b) ₹ 10,60,000.00	Rs. 2,64,67,844.73 (Rupees Two Crore Sixty Four lakh Sixty seven thousand eight hundred forty four and seventy three paise only) as on 31.07.2025 plus further interest thereon w.e.f 01.08.2025 at applicable rate of interest, cost and charges till date. Laxman Prasad - 78348 00099 / Sitaram Dhanve-8329366447	Not known to AO Symbolic Possession
8	a) Mr. Kanakraj Paldurai Nadar and Mrs. Nacchathira Kanakraj Nadar b) Vikhroli West c) All that piece and parcel of Flat No. 104, Vasani Complex, Ambarnath Badlapur Road, Behind Old Petrol Pump, Belavali Village, Badlapur East, Taluka Ambarnath, Dist Thane -421 503 admeasuring 662 sq. ft. builtup area d) Mr. Kanakraj Paldurai Nadar and Mrs. Nacchathira Kanakraj Nadar	a) ₹ 22,51,000.00 b) ₹ 2,25,100.00	Rs.20,69,368.52 [Rs. Twenty Lakh Sixty nine thousand three hundred Sixty Eight rupee and Fifty two 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. Pankaj Kumar - 9967899262 / Deepak Sinha -9625172635	Not known to AO Symbolic Possession
9	a) Damini Radheshyam Madhyan B) Vashi Branch C) Flat No.1801,D Wing,Casa Marvella, A,B,C,D,E,F,G, Sector 6,Pallava 2, Talaja Bypass Road, Khoni Village, Dombivli East, Dist Thane - 421301 admeasuring 532 sq ft builtup area d) Damini Radheshyam Madhyan	a)Rs.37,44,000.00 b) Rs.3,74,400.00	Rs. 15,40,519.21 (Rupees Fifteen Lacs Forty Thousand Five Hundred Nineteen and paise twenty one only) as on 30/09/2025 and interest and expenses thereon Yogesh Gokhale-9860409087 / Sitaram Dhanve-8329366447	Not known to AO Physical Possession
10	a) Durgesh Nagesham Badre & Neeta Durgesh Badre b) Vashi Branch c)Survey No. 42/1,42/2,42/6, 42/8, 44/3a/1+3a/2 Unit No. 0303, Wing E, Building CASA Aureli, Palava Aurelia D to G Project, Kalyan Sheel Road, Dombivli East, Mumbai-421301 admeasuring 577 sq. ft. carpet area d) Durgesh Nagesham Badre & Neeta Durgesh Badre	a) ₹ 45,81,585.00 b) ₹ 4,58,159.00	Rs.19,37,497.76 (Rupees Nineteen lakh Thirty Seven thousand four hundred ninety seven and seventy six paise only) as on 30.09.2025 with further interest, cost and expenses Yogesh Gokhale-9860409087 / Sitaram Dhanve-8329366447	Not known to AO Symbolic Possession CMM order received
11	a) Sachin Rahul Waghmare B) Chembur (W) Branch C)Flat No.506, 5th floor, A wing, Vrindavan Anantham Building, Section 7/16, Belavali,S.No. 21, Hissa no. 3/1, Kulgaoon, Badlapur (W), Dist. -Thane -421503 admeasuring 297 sq. ft. built up area d) Sachin Rahul Waghmare	a)Rs.15,48,000.00 b) Rs.1,54,800.00	Rs. 17,35,619.22 (Rupees Seventeen Lacs Thirty Five Thousand Six Hundred Nineteen and paise twenty two only) as on 30/09/2025 and interest and expenses thereon Vipul Chakraborty- 91239 32865/ Sitaram Dhanve-8329366447	Not known to AO Physical 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

Sd/-
Authorized Officer,
Union Bank of India