

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@ur

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 REGARD TO THE INTEREST OF THE SECURED CREDITOR" (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be available on 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 expense of 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) Mrs Neha Shyam Agarwal b) Asset Recovery Management Branch c) Residential flat A 402, Bhushan Heritage, Padmanagar, Chikwadi Borivali West- Mumbai 400092 admeasuring carpet area 640 Sq Ft. d) Mrs Neha Shyam Agarwal	a)Rs.1,18,00,000.00 b) ₹ 11,80,000.00 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. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. Symbolic Possession
2	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 Somaiya & Mrs Heena Kamlesh Somaiya	a)Rs.1,06,00,000.00 b) ₹ 10,80,000.00 c) ₹ 1,00,000.00	As of 30.06.2025 Rs 1,18,45,077.88/- plus interest thereon and cost/ charges minus recoveries thereafter if any. Vikash Upadhyay-Mobie No. 7572002323	Not Known Physical Possession
3	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) ₹ 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 . Mr. Kishor Chandra Kumar -7992466930	Not known to A.O. Physical Possession , Society Dues May Exist
4	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) ₹ 4,50,000.00 c) ₹ 50,000.00	Mr. Kishor Chandra Kumar -7992466930	Not known to A.O. Physical Possession , Society Dues may Exist
5	a) Mr. Farooque Abdul Sattar Dalvi & Mrs. Safinaz Farooque Dalvi. b) Asset Recovery Branch, Mumbai c) All that piece and 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 and being at Village Shirol, Taluka Shahapur, Dist- Thane on Thane Nasik highway, Maharashtra Pin 421602. d) Mr. FAROOQUE ABDUL SATTAR DALVI	a)Rs.2,42,00,000.00 b) ₹ 24,20,000.00 c) ₹ 1,00,000.00	Rs.1,81,10,873.54 (Rupees One Crore Eighty-One lakhs Ten Thousands Eight Hundred Seventy Three & Paise Fifty Four Only) as on 31.01.2025 plus further interest thereon from 01.02.2025 at applicable rate of interest, cost and excluding legal and other charges till date. Kishor Chandra Kumar , Mo. No. 7992466930	Not known to AO Symbolic Possession
6	(a) M/s Shree Shyam Consumer Products Pvt Ltd.	(a)Rs 2,15,00,000/-	Rs.2,45,99,502.09/- (Rs. Two Crore Forty Five	Not Known to AO

<p>6</p> <p>(a) M/s Shree Shyam Consumer Products Pvt Ltd. (b) Asset Recovery Management Branch (c) 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 and 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</p>	<p>(a) Rs.2,15,00,000/- (b) Rs. 21,50,000/- (c) Rs.2,00,000/-</p>	<p>Rs.2,45,99,502.09/- (Rs. Two Crore Forty Five Lakh Ninty Nine Thousand Five Hundred Two and nine 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. Vikash Upadhyay-Mobile no 7572002323</p>	<p>Not Known to AO Physical Possession</p>
<p>7</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) & 2(pt) of Lower Parel, Mumbai 400011. d. Moiz Mohammad Lokhandwala. Note : Society & Other dues if any as claimed by the builder. (Disputed & 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. Rajesh Kumar :- 8088980811 Abhishek Takalkar :- 8897815935</p>	<p>Not known. Symbolic Possession. (CMM order received)</p>
<p>8</p> <p>a. Aliasgar 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) & 2(pt) of Lower Parel, Mumbai 400011. d. Aliasgar Mohammad Lokhandwala. Note : Society & Other dues if any as claimed by the builder.(Disputed & 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. Rajesh Kumar :- 8088980811 Abhishek Takalkar:- 8897815935</p>	<p>Not known. Symbolic Possession.</p>
<p>9</p> <p>a)M/s Akshay Dughdalay Prop. Hiran R Roundhal b)Asset Recovery Management Branch c) Factory land & Building, Gut No. 110, Sopavasti, At post: Pait, Taluka - Khed, Dist- Pune, Maharashtra - 411019 land admeasuring area 00H 15 ARE out of total land admeasuring area 00H 45 ARE at Gat No 110. d) Mr. Hiran Raghuram Roundhal</p>	<p>a)Rs.34,73,000.00 b) ₹ 3,47,300.00 c) ₹ 35,000.00</p>	<p>Rs. 5,14,65,000.00 (Rupees Five Crore Fourteen Lakhs Sixty Five 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. Mrs.Pratibha S Mulik Mob:-9769972090 Mr. Abhishek Takalkar Mob:- 8897815935</p>	<p>Not known to A.O. Physical Possession</p>
<p>10</p> <p>a)Ashok Dayashankar pandey b) Asset Recovery Branch, Mumbai c) Flat No.1205,12 th Floor,Mateshwari Altura,at Village Khidkali, Kalyan Shilphata Road, Dombivali (east), Dist Thane-421204 adm. 485 sq ft carpet area (including Balcony) d) Mr. Ashok Dayashankar Pandey</p>	<p>a)Rs.38,50,000.00 b) ₹ 3,85,000.00</p>	<p>Rs.4643175.40(Rupees Forty-Six Lakhs Forty Three Thousand One Hundred Seventy Five & paisa Forty 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</p>	<p>Not known to AO Symbolic Possession</p>
<p>11</p> <p>a) Keshav Ankush Lawate b) Asset Recovery Branch, Mumbai c) Flat No.202, 2nd Floor, E wing, CASA Fontana, Village Khoni, Taloja Bypass Road, Dombivali East, Dist Thane 421301 adm. 454 sq. ft. carpet Area d) Mr. Keshav Ankush lawate</p>	<p>a)Rs.36,00,000/- b) Rs.3,60,000/-</p>	<p>Rs.5381864.28(Rupees Fifty Three lakh Eighty One thousand Eight Hundred Sixty four & paisa Twenty Eight only) as on 30.06.2025 plus further interest thereon w.e.f. 01.04.2025 at applicable rate of interest, cost & charges till date. Mr Rajesh Kumar Mob:- 80889 80811 Mr. Mukesh kumar Mob:- 9770551993</p>	<p>Not known to AO Symbolic Possession (CMM order received)</p>
<p>12</p> <p>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</p>	<p>a) Rs.19,26,000/- b)Rs.1,92,600/-</p>	<p>Rs.2838294.06(Rupees Twenty Eight lakh Thirty Eight thousand Two hundred Ninety Four & paisa six only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost & charges till date. Mr Rajesh Kumar Mob:-80889 80811 Mr. Mukesh Kumar Mob:- 9770551993</p>	<p>Not known to AO Symbolic Possession (CMM order received)</p>
<p>13</p> <p>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 Nio.15. Sector-30 situate, lying and being at Village Vashi, Sanpada, Taluka and District Thane d) Mr. Mujeeb Rehman Mulla</p>	<p>a) Rs.88,80,000.00 b) Rs.8,88,000.00 c) Rs.88,800.00</p>	<p>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</p>	<p>Not known to A.O. Symbolic Possession</p>



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 **26.09.2025** in between **12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India 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 **26.09.2025** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 26.09.2025 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) 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 & situated at 16, Hansraj Lane, Byculla, Mumbai-400027 d) Mr. John Mathew Thampikutty , Mr. Chathanattu Philip Thampikutty & Mrs. Sosamma Mathew and Mr. John Mathew Thampikutty , Mr. Philip Mathew Thampikutty & Mrs. Annamma Thampi (Legal Heirs of Mr. Chathanattu Philip Thampikutty)	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
15	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.1: 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
16	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, Kuria, 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, Kuria, 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
17	A) Mr. Vivek Kisan Mazgaonkar & Mrs. Samita Vivek Mazgaonkar B) Asset Recovery Management Branch c) All that Flat No.101 on the first floor, admeasuring about 575 sq. Ft. built up area, in C Wing, of building known as Shiv Veer of Charkop Veer CHS Ltd., situated at Plot No.24, RSC-22, Charkop, Kandivali (West), Mumbai -400067, constructed on land bearing Survey No.41, at Village: Charkop, Kandivali (W), Mumbai Suburban Dist. d) Mr. Vivek Kisan Mazgaonkar & Mrs. Samita Vivek Mazgaonkar	A) Rs.72,00,000.00 B) Rs.7,20,000.00 C) Rs.72,000.00	Rs. 59,68,392.22 (Rupees Fifty Nine Lacs Sixty Eight Thousand Three Hundred Ninety Two & Paise Twenty 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 thereon Jeetendra Natoo - 9483624036	Not known to A.O. Physical Possession
18	a) M/s Infonet IT Solutions (I) Limited	a)Rs.1,40,00,000.00	Rs.5,22,90,663.00 (Rupees Five Crores	Not know to AO except

18	<p>Mrs. Samita Vivek Mazgaonkar</p> <p>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</p>	<p>a)Rs.1,40,00,000.00 b) Rs.14,00,000.00</p>	<p>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)</p>	<p>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</p>
19	<p>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</p>	<p>a)Rs.1,55,00,000.00 b).Rs.15,50,000.00</p>	<p>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)</p>	<p>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</p>
20	<p>a) Kiran Agencies b) Asset Recovery Management branch. c) Flat No.102, 1st floor, Vicky Apartments situated at old Tata Press Road, Prabhadevi, Mumbai 400025 situated at plot bearing TPS IV and bearing Cadestral Survey No.1/43 of Mahim Division. Admeasuring 508 Sq. Ft. Built up area, in the name of Vijay Somalwar, Kiran Somalwar, Mrs. Achala V. somalwar and Mrs. Vandana K. Somalwar. d) Vijay Somalwar, Kiran Somalwar, Mrs. Achala V. somalwar and Mrs. Vandana K. Somalwar.</p>	<p>a) Rs.1,87,00,000.00 b) Rs.18,70,000.00</p>	<p>Rs.16,76,26,213.00 (Rupees Sixteen crores, seventy six lakh, twenty six thousand, two hundred thirteen only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande (9975038389) P.S. Mulik (9769972090)</p>	<p>Not known to AO Except the dues of Vicky Apartment CHSL amounting to rs.10,45,003/- towards Maintenance and other charges as on April 2025. Symbolic Possession Section 14 Order Received.</p>
21	<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) Rs.4,07,00,000.00 b) Rs.40,70,000.00 c) Rs. 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 - Mobie No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070</p>	<p>Not known to A.O. Symbolic Possession (CMM order received)</p>
22	<p>a) M/s Sai Shraddha 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 & Ms. Shilpa G Harad</p>	<p>a) Rs. 1,67,67,000.00 b) Rs. 16,76,700.00 c) Rs.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 - Mobie No. 9409237456 Ms. Kashish Jain - Mobile No.7718041070</p>	<p>Not known to A.O. Symbolic Possession (CMM order received)</p>
23	<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)Rs. 1,76,80,500.00 b) Rs. 17,68,050.00 c) Rs. 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 - Mobie No. 7800003697 Ms. Kashish Jain - Mobile No.7718041070</p>	<p>Not known to A.O. Symbolic Possession</p>
24	<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) Rs. 37,50,000.00 b) Rs. 3,75,000.00 c) Rs. 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 - Mobie No. 9409237456 Ms. Kashish Jain - Mobile No.7718041070</p>	<p>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. Physical Possession</p>
25	<p>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, Dombivali (West), Tal: Kalyan. Dist.Thane 421202. adm. 550 Sq Ft carpet area d) Mr. Govind Singh</p>	<p>"a) ₹ 35,00,000.00 b) ₹ 3,50,000.00 c) 35,000.00"</p>	<p>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 & excluding legal & other charges till date. Vijay Bhagwatkar - Mobile No.8689822227 Mr. Kishor Chandra Kumar 7992466930</p>	<p>Not known to AO Physical Possession</p>
26	<p>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</p>	<p>"a) ₹ 54,00,000.00 b) ₹ 5,40,000.00 c) 54,000.00"</p>	<p>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"</p>	<p>Not known to AO Physical Possession</p>

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@unic

E-AUCTION SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSET (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 Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE" (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned on website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold to the highest bidder 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	Lot No.
27	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. Rs.36,00,000/- b) Rs. 3,60,000.00 c)Rs36,000/-	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 7992466930	Not known to AO Symbolic Possession	40
28	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) Rs. Rs.36,00,000/- b) Rs. 3,60,000.00 c)Rs36,000/-	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	
29	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. Rs.51,00,000/- b) Rs.10,000/- c) Rs51,000/-	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 Symbolic Possession , CMM order under execution	41
30	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.20,55,000.00 b) Rs.2,06,000.00 c) Rs.20600		Not known to AO Physical Possession	42
31	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.21,50,000.00 b)Rs.2,15,000.00 c) Rs.21500/-	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	43
32	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 4/1Khanda 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.25,25,000.00 b)Rs.2,53,000.00 c) Rs25300/-		Not known to AO Physical Possession	44
33	a)M/s Neets Electricals and Appliances Pvt Ltd.	a)Rs8,70,000.00 b)		Not known to AO Physical Possession	45

	Admeasuring 543 Sq Ft (Build up) Carpet 384.78 Sq Ft d) Neets Electricals & Appliances Pvt Ltd			
33	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)Rs8,70,000.00 b) Rs.87,000.00 c) Rs8700/-		Not known to AO Physical Possession
34	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, Dombivali (West), Tal: Kalyan. Dist:Thane 421202. d) Mr Sonvir Singh	a)Rs.31,50,000/- b) Rs. 3,15,000/- c) Rs. 31,500/-	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
35	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: Ambernath, Dist: Thane. 421202. d) Mr Manoj Raghunath Badela, Mrs Mamta Manoj Badela.,	a) Rs. 22,50,000/- b) Rs. 2,25,000/- c) Rs. 22,500/-	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
36	a) Mrs. Reshma Walawalkar b) Asset Recovery Management Branch c) 204, Shobha Apartment, GS Road, Opp Subway, Near Avadhoot Nagar Dahisar, Mumbai – 400068 d) Mrs. Reshma Walawalkar	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, Mob:- 7572002323 Mr. Nilesh Sharma , Mob:- 7303299319	Not known to A.O. Symbolic Possession CMM order received
37	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	a)Rs.50,10,000.00 b)Rs.5,01,000.00 c)Rs.50,100.00	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, Mob:- 7572002323 Mr. Nilesh Sharma , Mob:- 7303299319	Not known to A.O. Symbolic Possession
38	a)M/s Sadgurukrupa Bharat Gas b) Asset Recovey 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	a) Rs.16,60,000.00 b) Rs.1,66,000.00 c) Rs.17,000.00	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 , Mob:- 7303299319	Not Known to Authorised Officer Physical Possession
39	a) Mr. Bajirao Bhimrao Kadam b) Asset Recovery Management Branch c) 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. 21,85,000.00 b) Rs. 2,18,500.00 c) Rs. 22,000.00	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 and charges till date. Mr. Vikas Kumar Upadhyay, Mob:- 7572002323 Mr. Nilesh Sharma , Mob:- 7303299319	Not known to A.O. Physical Possession



Union Bank of India

A Government of India Undertaking

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

NOTICE (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 26.09.2025 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 **26.09.2025** for recovery of respective amounts plus interest and other

DATE & TIME OF AUCTION: 26.09.2025 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
40	a) M/s Mahaveer Enterprises b) Asset Recovery Management Branch c) Description of immovable secured assets to be Sold 1.Lot No 1:- Godown Gala No. H/27, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. 2.Lot No. 2:- Godown Gala No. G/19, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. 3.Lot No. 3:- Godown Gala No. 8, Ground Floor, Building No. B, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane .d) Mr.Dinesh Kumar / M	Lot 1 a) Rs.22,10,000.00 b) Rs. 2,21,000.00 c) Rs. 25000 Lot 2 a) Rs.22,10,000.00 b) Rs. 2,21,000.00 c) Rs. 25000 Lot 3 a) Rs.19,00,000.00 b) Rs. 1,90,000.00 c) Rs. 25000	Rs.1,80,48,479.09 (Rupees One Crore Eighty Lakhs Forty Eight Thousand Four Hundred Seventy Nine and paise Nine Only) as on 31.03.2023 plus further interest thereon w.e.f 01.04.2023 at applicable rate of interest, cost and charges till date. Mr. Vikas Kumar Upadhyay, Mob:- 7572002323 Mr. Nilesh Sharma , Mob:- 7303299319	Not Known to Authorised Officer Symbolic Possession
41	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
42	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, 5th 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:- 7303299319	Not Known to Authorised Officer Symbolic Possession
43	a)M/s. The New Testament Church of Christ Society b)Asset Recovery Management Branch c)All piece and parcel of Land and building and all infrastructure facilities at S.No.41/A/1, 41/1/2 & 41/1/3, Village Talegaon Taluka Ahmadpur District Latur (Total land area 39000 sq mtrs d)Mr. Jeevan Kumar Ramrao Maddewad & Late Hanmant Narsanna Chepure	a) Rs. 16,50,00,000.00 b) Rs. 1,65,00,000.00 c) Rs. 1,00,000.00	Rs.22,39,40,051.95 (Rs. Twenty-Two Crore Thirty Nine Lacs Forty Thousand Fifty One and paise Nine-ty Five only) as on date of issue of demand notice dated 16.12.2022 plus further interest thereon at applicable rate of interest, cost and charges till date Mr. Vikas Kumar Upadhyay, Mob:- 7572002323 Mr. Nilesh Sharma , Mob:- 7303299319	Not Known Symbolic Possession
44	a)M/s Kairav Management Consultancy Pvt. Ltd.	a) Rs.1,59,00,000.00	Rs. 35,66,85,456.19 (Rupees Thirty Five Crores	Not known to A.O.

	Narsanna Chepure		
44	a) M/s Kairav Management Consultancy Pvt. Ltd. b) Asset Recovery Management Branch c) Office no 1107, 11th floor Shree Krishna complex, plot no D-6 new link road, cts no 628 to 633, Oshiwara, Andheri (W) owned by M/s Sunlife Consulting Pvt.Ltd. d) M/s Sunlife Consulting Pvt.Ltd	a) Rs.1,59,00,000.00 b) Rs. Rs.15,90,000.00 c) Rs. 1,00,000.00	Rs. 35,66,85,456.19 (Rupees Thirty Five Crores Sixty Six Lakhs Eighty Five Thousand Four hundred Fifty six and paisa Nineteen only) as on 31.06.2025 plus further interest there on w.e.f 01.07.2025 at applicable rate of interest, cost and charges till date. Kishor Chandra Kumar - Mobie No.7992466930
45	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,9/3/B/2,9/3C, 9/6,12/2,13/3,13/7,13/4,10/3,10/5,10/8,9/4 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) and 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 JayendraThakur 5.Sagar Pravin Raut	a) Rs. 14,03,00,000.00 b) Rs.1,40,30,000.00/- c) Rs. 1,00,000.00	Rs.18,66,95,801.85 (Rupees Eighteen Crore Sixty Six Lakh Ninety Five Thousand Eight Hundred One and Paisa Eighty Five Only) as on 30.06.2025 plus further interest there on w.e.f 01.07.2025 at applicable rate of interest, cost and charges till date. Kishor Chandra Kumar - Mobie No.7992466930
46	a) Mrs. Chandrabai Uttamchand Bohara b) ARM Branch, Mumbai, c) LOT 1 :- Shop No.09, Ground Floor, C wing; Building No:7, Matoshree Nagar, Matoshree Nagar Phase-I Building No. 7 CHSL, Plot No:26, Village: Kohojikhuntavali, Ambernath (W) Thane -421505 LOT 2 :-Shop No 10, Ground Floor, C Wing, Building No:7, Matoshree Nagar, Matoshree Nagar Phase - I Building No. 7 CHSL, Plot No:26, Village: Kohojikhuntavali, Ambernath (W) Thane -421505 Mumbai- 400 078. d) Mrs. Chandrabai Uttamchand Bohara For Lot No.1 :- Symbolic Possession Lot No.2:-Physical Possession	LOT 1: a) .Rs. 28,50,000.00/- b) Rs.2,85,000.00/- c) Rs. 25,000.00/ LOT 2: a) Rs.13,50,000.00/- b)Rs.1,35,000.00/- c) Rs. 25,000.00/	Rs.40,50,416.00 (Rupees Fourty Lakh Fifty thousand four hundred and sixteen) as on 30.06.2025 plus further interest there on w.e.f 01.07.2025 at applicable rate of interest, cost and charges till date. Kishor Chandra Kumar - Mobie No.7992466930
47	a) M/s United Agro Bioteek Pvt Ltd. b) ARM Branch, Mumbai, c) Gala No.F3 & F4, Ground Floor, Actual Industrial Complex, Village-Vadavali, Uchat Road, Off Bhiwandi-Wada Road, Post: Uchat, Taluka: Wada, District: Palghar admeasuring 3080 Sq. Ft. carpet area d) M/s United Agro Bioteek Pvt Ltd	a) Rs. 30,93,000.00 b) Rs. 3,09,300.00 c) Rs. 1,00,000.00	Rs. 1,92,96,490/- (Rs. One Crore Ninety Two Lakhs Ninety Six Thousand Four Hundred Ninety and paisa Zero 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.. Kishor Chandra Kumar - Mobie No.7992466930
48	a) Mr. Jagdish Ganpat Budha & Mrs. Krutika Jagdish Budha b) ARM Branch, Mumbai, c) All that piece & parcel of the Flat No A-1003(Combined by 1003/A & 1003/B), 10th Floor, A Wing, Arshie Complex Co-Operative Housing Society Ltd, Panch Marg, Sunderwadi Versova, Andheri(West), Mumbai -400061 adm. Total Super Built-up Area 1632 sq.ft. including one car parking space d) Mr. Jagdish Ganpat Budha	a) Rs. 3,80,97,000.00 b) Rs. 38,09,700.00 c) Rs. 1,00,000.00	Rs.3,63,36,744/- (Rs.Three Crore Sixty Three Lakhs Thirty Six Thousand Seven Hundred Forty Four and paisa Zero only as on 15.05.2025) plus further interest thereon w.e.f.,16.05.2025 at applicable rate of interest, cost & charges till date. Kishor Chandra Kumar - Mobie No.7992466930

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 : 10.09.2025

Sd/-
Authorized Officer,
Union Bank of India