

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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) / RULE 9 (1) 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 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 13.02.2026 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. <https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx>. 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 13.02.2026 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

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

Date & Time of Auction : 13.02.2026 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	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) Mr. Nitin Nanjibhai Makwana and Mr. Hitesh Nanjibhai Makwana b) Nepeansea Road Branch c) Residential Flat/unit no 302, Third Floor, Wing 84, admeasuring 395 sq ft., Happy Home Estate-III, Near Allahabad Bank, Mira Road (East), Village Penkarpada, Taluka and District Thane, Maharashtra 401107 d) Mr. Nitin Nanjibhai Makwana and Mr. Hitesh Nanjibhai Makwana	a) ₹45,34,000.00 b) ₹ 4,53,400.00	Rs. 16,11,480.22/- (Rupees Sixteen Lakh Eleven Thousand Four Hundred Eighty Six and Paise Twenty Two Only) as on 06.01.2024 plus further interest thereon w.e.f 07.01.2024 at applicable rate of interest, cost and charges till date. Mr. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Dwarika Prasad - Mob. No. 8130994660	Not Known Symbolic Possession
2	a) Mr. Avinash Balkrishna Patil b) Dadar West Branch c) Flat No.102, 1st Floor, Shree Vaibhav CHS, Behind ever shine Service Centre, Opp Green Park, Ambernath- Badlapur Road, Belavali, Badlapur West, Thane - 421503 d) Mr. Avinash Balkrishna Patil	a) ₹ 11,92,500.00 b) ₹ 1,19,250.00	Rs. 23,44,503.17/- (Rupees Twenty Three Lakh Forty Four Thousand Five Hundred Three and Paise Seventeen 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. Jasti Prasad - Mobile No. 9989761477 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Physical Possession
3	a) Mr. Adhik Ramchandra Desai and Mrs. Nitabai Adhik Desai b) Duncan Road Branch c) Residential Flat having built area 355 sq.ft. and bearing Flat Number 8, Ground Floor, Wing B, Shree Saibaba Co-op Housing Society, Near Old Matoshree School, Sunita Colony, Vijay Nagar, Village-Tisgaon, Kalyan East, District: Thane-421306 d) Mr. Adhik Ramchandra Desai and Mrs. Nitabai Adhik Desai	a) ₹ 11,01,600.00 b) ₹ 1,10,160.00	Rs. 15,66,149.98 (Rupees Fifteen Lakh Sixty Six Thousand One Hundred Forty Nine and Paise Ninety Eight) as on 31.01.2023 plus further interest thereon w.e.f 01.02.2023 at applicable rate of interest, cost and charges till date. Mr. Dwarika Prasad - Mobile No. 8130994660 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
4	a) Mr. Jayanthilal Bhimji Bhanushali and Jyotsna Jayantilal Bhanushali b) Mumbai Dadar West c) Flat No. 206, 2nd floor, B-wing, Ravikant Apartment, opposite Guardian School, Lodha Heritage Road, Dombivili East Taluka Kalyan District Thane 421201 d) Mr. Jayanthilal Bhimji Bhanushali and Mrs. Jyotsna Jayantilal Bhanushali	a) ₹ 20,05,188.00 b) ₹ 2,00,518.80	Rs. 23,04,977.85 (Rs. Twenty Three Lakh Four Thousand Nine Hundred Seventy Seven and Paise Eighty Five 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. Siddharth Kushawaha - Mob. No.9594909454 Mr. Basant kumar Pingua - Mob. No. 9960713371	Not Known Symbolic Possession

5	a) Mr. Rashid Ayubhai Motlani b) Agripada Branch c) Flat No 201, area admeasuring 610 sq.ft. built up area, on the 2nd Floor, in the building known as Qadri Tower, situated under S.No.225-A, 226 Tika No.03, at K.K Road, Mahagiri, Thane 400601 within the limits of Thane Municipal Corporation d) Mr. Rashid Ayubhai Motlani and Mrs. Rashida Rashid Motlani	a) ₹ 33,60,000.00 b) ₹ 3,36,000.00	Rs. 8,95,295.52 (Rupees Eight Lakh Ninety Five Thousand Two Hundred Ninety Five and Paise Fifty Two only) as on 30.09.2024 plus further interest thereon w.e.f 01.10.2024 at applicable rate of interest, cost and charges till date. Mr. Prabhakar Mishra Mob. No.- 9517118222 Mr. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Vikas Rathee - Mob. No. 9350370020	Not Known Symbolic Possession
6	a) Mr. Anthony Das Micheal Nadar b) Agripada Branch c) Flat No. 302, admeasuring 892 sq. ft. built up area on the 3rd Floor Rosary Apartment s.no.166 A, Hissa No.14 (part), Plot No. 10, City No.57, Khuntavali, Ambernath West Dist Thane d) Mr. Anthony Das Micheal Nadar and Ms. Sakaya Selvi Michael Nadar	a) ₹ 27,63,700.00 b) ₹ 2,76,370.00	Rs. 37,03,931.85 (Rupees Thirty Seven Lakh Three Thousand Nine Hundred Thirty One and Paise Eighty Five only) as on 30.09.2024 plus further interest thereon w.e.f 01.10.2024 at applicable rate of interest, cost and charges till date. Mr. Prabhakar Mishra Mob. No.- 9517118222 Mr. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Vikas Rathee - Mob. No. 9350370020	Not Known Symbolic Possession
7	a) Mr. Jaya Sessappa Gujarani and Mrs. Usha Jaya Gujarani b) Gowalla Tank Branch c) Flat No. 102, B Wing, on the 1st Floor, area admeasuring 55.29 + 2.32 sq.mtrs built up i.e. 595 + 25 Sq. Ft. Siddhai Co-Op. Hsg. Soc. Ltd, Village- Samel, Nallasopara West, Taluka Vasai, District Palghar Maharashtra-401203 d) Mr. Jaya Sessappa Gujarani and Mrs. Usha Jaya Gujarani	a) ₹ 26,62,000.00 b) ₹ 2,66,200.00	Rs.12,40,915.00 (Rupees Twelve Lakhs Forty Thousand Nine Hundred Fifteen Only) as on 31.10.2018 plus further interest thereon w.e.f 01.11.2018 at applicable rate of interest, cost and charges till date. Mr. Dwarika Prasad - Mobile No. 8130994660 Mr. Siddharth Kushawaha - Mob. No. 9594909454 Mr. Manish Sharma Mob. No. 9910087091	Not Known Symbolic Possession
8	a) Mrs. Bimla Kailas Kumawat and Mr. Kailas Kumawat b) Bhuleshwar Branch, Mumbai c) Residential Flat No. 302, A Wing, Bhairav Darshan Tower CHSL, Sabin Cross Road, Pooja Nagar, Bhayander East, Thane - 401105 d) Mr. Manoj Kailas Kumawat, Ms. Raveena K Kumawat & Ms. Manasi Kumawat legal heirs of Mrs. Bimla Kailas Kumawat & Mr. Kailas Kumawat (deceased)	a) ₹ 30,60,000.00 b) ₹ 3,06,000.00	Rs. 16,85,803/- (Rupees Sixteen Lakh Eighty Five Thousand Eight Hundred and Three only) as on 28.02.2025 plus further interest thereon w.e.f 01.03.2025 at applicable rate of interest, cost and charges till date. Mr. Abhishek Tiwari - Mob. No. 9717080695 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
9	a) Mr. Sujata bhanudas patil and Mr. Sanil Sudam Galikar b) Home Street Branch c) Flat No.703, on 7th floor, Shivganga Apartment, Old Survey No.130, New Survey No.88, Hissa No.04 at Village Kanchangaon, Dombivli East Taluka-Kalyan Dist-Thane Maharashtra Pin-421201 d) Mr. Sujata bhanudas patil and Mr. Sanil Sudam Galikar	a) ₹ 42,54,800.00 b) ₹ 4,25,480.00	Rs. 39,38,060.14/- (Rupees Thirty Nine Lakh Thirty Eight Thousand Sixty and Paise Fourteen Only) as on 31.10.2025 plus further interest thereon w.e.f 01.11.2025 at applicable rate of interest, cost and charges till date. Mr. Dinesh S Tayade - Mob. No. 9960713371 Mr. Basant Pingua - Mob. No. 9960713371 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession

Bidders are requested to visit the Bank's website <https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx> 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. <https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx> or <https://baanknet.com>

Date : 23.01.2026

Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India