

यूनियन बैंक ऑफ इंडिया



Union Bank of India

भारत सरकार का उपक्रम A Government of India Undertaking

Assets Recovery Management Branch :

21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 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 11.09.2025 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 11.09.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

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

Date & Time of Auction : 15.10.2025 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	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	A) Parvez Mastan Khan, Saba Parvez Khan. B) Asset Recovery Management branch. C) All that part of the property consisting of Row House 12, Cluster No. 4, Spanish Residency, NR. Bhajanlal Dairy, Chinchoti Naka, Vill. Chinchoti, Naigaon East, Tal.: Vasai, Palghar. Bounded: On the North by: Cluster No. 4 Spanish Residency, On the South by: Cluster No. 4 Spanish Residency, On the East by: Cluster No. 4 Spanish Residency, On the West by: Passage. d) Parvez Mastan Khan, Saba Parvez Khan.	a) Rs. 34,32,000.00 b) Rs. 3,43,200.00 c) Rs. 35,000.00	Rs. 29,18,372.32 (Rupees Twenty Nine Lakh, Eighteen Thousand, Three Hundred Seventy Two And Paise Thirty Two Only) as on 29.08.2021 plus further interest thereon w.e.f. 30.08.2021 at applicable rate of interest, cost and charge till date. P. S. Mulik - 9769972090	Builder dues. Symbolic Possession.
2	A) LABH CHEM B) Asset Recovery Management branch. C) All that part of the property consisting of Shop No. 305 & 306, 3 rd Floor, B-Wing, Goradia House CHSL, Plot No. 100/104, C. S. No. 328, Village Mandvi, Kazi Sayed Street, Masjid Bunder, Tal & Dist. Mumbai - 400003 Bounded: On the North by: Dharam Jyot Building, On the South by: Chawl, On the East by: Kazi Syed Road, On the West by: Parshwa Chamber. d) Shop No. 305 - Mrs. Usha Panka Sheth & Shop No. 306 - Mrs. Jagruti Rajendra Sheth	a) Rs. 60,30,000.00 b) Rs. 6,03,000.00 c) Rs. 50,000.00 d) both the shops will be sold together	Rs. 2,92,26,638.90 (Rupees Two Crores Ninety Two Lakhs, Twenty Six Thousand, Six Hundred Thirty Eight And Paise Ninety Only) as on 08.02.2024 plus further interest thereon w.e.f. 09.02.2024 at applicable rate of interest, cost and charge till date. Rajesh Kumar - 8088980811	Society dues present. Symbolic Possession.
3	A) AMUL M KHANDARE B) Asset Recovery Management Branch C) All that part of the property consisting of Flat No. G-1106, G-Wing, CASA ADRIANA, Lakeshore Green Project, Phase-II, Cluster-2.06, Village Khoni, Off Talaja Bypass Road, Dombivali East, Thane 421 204 Bounded: On the North by: Internal Road, On the South by: Open Land, On the East by: Internal Road, On the West by: Wing F. d) Amul M Khandare	a) Rs. 28,30,000.00 b) Rs. 2,83,000.00 c) Rs. 30,000.00	Rs. 49,62,835.27 (Rupees Forty Nine Lakhs, Sixty Two Thousand, Eight Hundred Thirty Five and paise Twenty Seven only) as on 30.06.2025 plus further interest thereon w.e.f. 01.07.2025 at applicable rate of interest, cost and charge till date. Rajesh Kumar - 8088980811	Rs. 7.50 Lakhs Builder dues present. Symbolic Possession. CMM Order received
	A) Kiran Agencies B) Asset Recovery Management Branch C) LOT NO. 1:- All that piece and Parcel of Open plots bearing No. 149, 150, 151, 152 and 153 Total admeasuring (1040.75 Sq. Mtr.) Equivalent to 11202.63 Sq Ft) in the Layout of Shri Vastu Vihar Developers on land bearing Survey No. 37, 38, 40, 41, 42, 43, and 46 at mauza Murarpur with Class-I occupancy Rights, Patwari Halka No. 76, Gram panchayat Ruikhaury, Tahasil Nagpur (Rural, Dist. Nagpur. Plot Number Area - SQ. MTRS:- 149-219.20, 150-164.80, 151-164.80, 152-164.80, 153-327.20, TOTAL:- 1040.75 D) Abhinav Kiran Somalwar.	a) Rs. 23,20,000.00 b) Rs. 2,32,000.00 c) Rs. 24,000.00	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	Not known to AO. Open Plots.
			Rs. 16,76,26,213.00 (Rupees	

A) Kiran Agencies.

B) Asset Recovery Management branch.

C) LOT NO. 2:- All that piece and Parcel of Open plots bearing No. 154, 155, 156, 157, 158, and 159 total admeasuring 1379.05 Sq Mtrs (Equivalent to 18488 Sq Ft) in the Layout of Shri Vastu Vihar Developers on land bearing Survey No. 37, 38, 40, 41, 42, 43, and 46 at mauza Murapur with Class-I occupancy Rights, Patwari Halka No. 76, Gram panchayat Ruikhai, Tahasil Nagpur (Rural, Dist: Nagpur. Plot Number Area - SQ. MTRS.154-364.50, 155-185.40, 156-185.40, 157-185.40, 158-185.40, 159-273.00, TOTAL-1379.05

d). Abhinav Kiran Somalwar

a) Rs. 43,40,000.00

b) Rs. 4,34,000.00

c) Rs. 44,000.00

P S Mulik - 9769972090
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

Not known to AO. Open Plots.

A) Kiran Agencies.

B) Asset Recovery Management branch.

C) LOT NO. 3:- More Particulars of the amalgamated property as below as per Mortgage deed. Bearing house No. 50, 51A, 52A & 53 First Floor leased to UCO bank) **Flat No. 50 A**, NIT Plot No. 13, Mount Rd Extn, Sadar, House No. 50, and balance 1/4th portion of House on the First Floor portion of House No. 0050 in Ward No. 65, Built Up area of balance 1/4th share 215.40 Sq Ft total including undivided share in stair case Owned by Mr Vijay Wasudeo Somalwar as observed from Sale Deed., **Flat No. 50 B**, House No. 50, and balance 1/4th portion of House on the First Floor portion of House No. 0050 in Ward No. 65, Built Up area of balance 1/4th share 215.40 Sq Ft total including undivided share in stair case Owned by Mr. Vijay Wasudeo Somalwar as observed from Sale Deed., **Flat No. 50 C & D** House No. 50, and balance 1/4th portion of House on the First Floor portion of House No. 0050 in Ward No. 65, Built Up area of balance 1/4th share bearing 230 Sq Ft total including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed., **Flat No. 51 A** House No 51, and balance 1/4th portion of House on the First floor portion of House No. 0051 in Ward No. 65, Built Up area of balance 1/4th share bearing 230 Sq Ft total including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed., **Flat No. 51 B** House No. 51, and balance 1/4th portion of House on the First Floor portion of House No. 0051 in Ward No. 65, Built Up area of balance 1/4th share bearing 230 Sq Ft total including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed., **Flat No. 51 C & D** House No. 51, and balance 1/4th portion of House on the First floor portion of House No. 0052 in Ward No. 65, Built Up area of balance 1/4th share bearing 233 Sq Ft total including undivided share in stair case Owned by Mr. Kiran Wasudeo Somalwar as observed from Sale Deed., **Flat No. 52B**, House No. 52, and balance 1/4th portion of House on the First floor portion of House no 0052 in Ward No. 65, Built Up area of balance 1/4th share bearing 233 Sq Ft total including undivided share in stair case Owned by Mr. Kiran Wasudeo Somalwar as observed from Sale Deed., **Flat No 52 (c & D)**, House No. 52, and balance 1/4th portion of House on the First floor portion of House no 0052 in Ward no 65, Built Up area of balance 1/4th share bearing 233 Sq Ft total including undivided share in stair case Owned by Mr. Kiran Wasudeo Somalwar as observed from Sale Deed., **Flat No 53 A**, House No 53, and balance 1/4th portion of House on the First floor portion of House no 0053 in Ward no 65, Built Up area of balance 1/4th share bearing 288 Sq Ft total including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed., **Flat No 53 B**, House No 53, and balance 1/4th portion of House on the First floor portion of House no 0053 in Ward no 65, Built Up area of balance 1/4th share bearing 230 Sq Ft total including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed., **Flat No. 53 C & D** House No 53, and balance 1/4th portion of House on the First floor portion of House no 0053 in Ward no 65, Built Up area of balance 1/4th share bearing Flat C 408 Sq Ft and Flat D 562 Sq Ft total including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed.

d) Owners as mentioned above per property.

a) Rs. 3,46,00,000.00

b) Rs. 34,60,000.00

c) Rs. 1,00,000000

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

Not known to AO. Except the properties mentioned at Lot-III, Leased to UCO Bank and the lease is subsisting and it is in the possession of UCO bank. Symbolic 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> 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 30 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>

Date : 12.09.2025

Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India