

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपग्रह A Government

STRESSED ASSET MANAGEMENT

Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-400001

SALE NOTICE FOR SALE OF IMMOVABLE

E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under the Provisions of the Secured Assets and Enforcement Of Security Interest Act, 2002 Read With Interest (Enforcement) Rule, 2002.

NOTICE is hereby given to the public in general and in particular to the holders of secured assets/ immovable/ movable properties mortgaged / charged / hypothecated taken by the **Authorized Officer of Union Bank of India** (secured creditor) **"Whatever there is"** on **15.10.2025 from 12:00 p.m. to 05:00 p.m.**, (Secured Creditor) from the respective Borrower(s) & Guarantor(s) as mentioned hereunder. Deposit are also mentioned hereunder:

DATE & TIME OF AUCTION : 15.10.2025

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. Patoda Taluka Dudh Vyavsaik Sahkari Sansthan Dudh Utpadak & Purvatha Sangh Ltd. 2. Mr. Ramkrishna Bangar, 3. Mrs. Satyabhama Bangar, 4. Mr. Mahadeo Sripati Bangar 5. The Legal Heirs Of Late. Kisanrao Yeshwant Kantale.

Amount Due : Total Secured Debt – Rs. 26,65,26,468.00 as per demand notice dated 10.11.2017 with further interest, cost & expenses

Property No. 1 :- All part, piece & parcel of Residential Bunglow admeasuring 60256.00 sq.ft. at Gut No. 876, Kasbe Patoda, Taluka-Patoda, District – Beed in the name of Mr. Ramkrishna M Bangar. Boundaries :- East – MSEB Compound, West – Pandurang Gawali, South – Patoda Parli Road & North – Remaining Land of this Gut. (Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 6,35,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 19.09.2025

Property No. 2 :- All part, piece & parcel of Non-agricultural land Gut No. 723 admeasuring 81 R (8100 sq.mtrs.) along-with 10 constructed commercial shop thereon each having area 400 sq.ft. situated at Gut No. 723, Shivaji Nagar, Near ST Stand, Opp. Market Committee, Patoda, Tq. Patoda, District – Beed in the name of Mr. Kisanrao Yeshwant Kantale. Boundaries:- East – Land of Krusi Utpanna Bajar Samiti, West – Remaining Land of Survey No. 723, South – Narayan & Hamid Tailor & North – Baburao Tambore.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 2,57,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 19.09.2025

Property No. 3 :- All the part & parcel of the property land in Gut No. 636 & 643, Village Bhayala, Tq. Pathoda, District – Beed admeasuring 1 Hectare 20 R & 27 R respectively in the name of Mrs. Satyabhama. Boundaries of the Gut No. 643 :- East – Govt. Road, West – Land of Bapurao Tatyaba Bangar, South – Babu Ganaji Bangar & North – Gundiba Kondiba Bangar & Boundaries of the Gut No. 636 :- East – Land of Bapu Tatyaba From Gut No. 636, West - Land of Bapu Tatyaba From Gut No. 636, South – Land of Dhindiba Rama from Gut No. 639 & North – Bhyala to Bansur Road.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)
• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 1,61,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 19.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Sidhartha Mhade - 8980518779

Name of the Borrower, Co-Applicant & Guarantor :-

1. M/s. Priyanka Communication (India) Pvt. Ltd. 2. Mr. Manish Mahesh Chandra Agarwal, 3. Mr. Mahesh Chandra Agarwal

Amount Due : Total Secured Debts – Rs. 181,05,90,759.18 (Rupees One Hundred Eighty-One Crores Five Lacs Ninety Thousand Seven Hundred Fifty-Nine and Eighteen Paise only) as per demand notices issued by the banks under consortium, details of which is mentioned below :-

- (A) Union Bank of India - Rs. 47,65,53,319.00 as per demand notice dated 08-01-2020 with further interest, cost & expenses
(B) Cosmos Co-operative Bank Ltd. – Rs. 56,27,48,790.22 as per demand notice dated 30-01-2020 with further interest, cost & expenses
(C) Axis Bank Limited – Rs.26,83,01,256.70 as per demand notice dated 31-01-2020 with further interest, cost & expenses
(D) State Bank of India – Rs. 18,07,41,714.00 as per as per demand notice dated 30-11-2019 with further interest, cost & expenses
(E) Tata Capital Ltd. (earlier known as Tata Capital Financial Services Ltd) – Rs. 32,22,45,679.26 as per as per demand notice dated 22-05-2020 with further interest, cost & expenses. (Subject to recovery subsequent to issuance of the above-mentioned demand notices by the banks, if any)

Property No. 4 : - Unit No. 44 & 45 (Amalgamated), admeasuring 605 sq.ft. Super built up area each (as per valuation report), on the ground in B Wing, Oshiwara Industrial Centre, Opp. Oshiwara Bus Depot, New Link Road, Goregaon West, Mumbai-400104 constructed on the plot of land bearing plot No. D/11, Survey No.161 (part) CTS Nos.1-A, Village Pahadi, Taluka Borivali, within the Registration and Sub-Registration District of Mumbai City and Suburban, in the name of M/s. Priyanka Communication (India) Pvt. Ltd.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 2,01,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.09.2025

Property No. 5 : - Unit No.47, admeasuring 605 sq.ft. super built up area (as per valuation Report) on the ground floor in B wing, Oshiwara Industrial Centre, Opp. Oshiwara Bus Depot, New Link Road, Goregaon West, Mumbai-400104 constructed on the plot of land bearing plot No.D/11, Survey No.161 (part) CTS Nos. 1-A, Village Pahadi, Taluka Borivali, within the Registration and Sub-Registration District of Mumbai City and Suburban, in the name of Respondent No. 1 i.e. M/s. Priyanka Communication (India) Pvt. Ltd.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 1,01,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.09.2025

Property No. 6 : - Unit No.142 & 143 (Amalgamated), admeasuring 605 sq. ft. super built up area each (as per valuation Report), on the first floor in B Wing, Oshiwara Industrial Centre, Opp. Oshiwara Bus Depot, New Link Road, Goregaon West, Mumbai-400104, constructed on the plot of land bearing plot No.D/11, Survey No.161 (part) CTS No.1-A, Village Pahadi, Taluka Borivali, within the Registration and Sub-Registration District of Mumbai City and Suburban in the name of M/S Priyanka Communication (India) Pvt. Ltd.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 1,61,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.09.2025

Property No. 7 : - Unit No.146 & 148 (Amalgamated), admeasuring 605 sq. ft. each (as per valuation report), on the first floor in B Wing, Oshiwara Industrial Centre, Opp. Oshiwara Bus Depot, New Link Road, Goregaon West, Mumbai-400104 constructed on the plot of land bearing plot No.D/11, survey No.161 (part) CTS nos.1-A, village Pahadi, Taluka Borivali, within the Registration and Sub-Registration District of Mumbai City and Suburban, in the name of M/S Priyanka Communication (India) Pvt. Ltd.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 1,60,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.09.2025

Property No. 8 : - Unit No.512 & 513 (Amalgamated), admeasuring 621 sq.ft. built up each (as per valuation report), on the 5th floor in the building known as Raheja Plaza, constructed on the plot of land bearing sub-plot No.15 bearing CTS No.844/15/B of village Ambivali, lying being and situated at village Ambivali, off Versoa Road, Andheri West, Mumbai, Taluka Andheri, within the Registration and Sub-Registration District of Mumbai City and Suburban, in the name of M/s. Priyanka Communication (India) Pvt. Ltd.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 3,38,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.09.2025



Union Bank of India

A Government of India Undertaking

MANAGEMENT BRANCH-MUMBAI,

Mumbai-400 001, E-Mail : samvmumbai@unionbankofindia.bank

MOVABLE / MOVABLE PROPERTIES

Assets Under The Securitisation And Reconstruction Of Financial
ad With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2) Of The Security

Particular to the Borrower(s) and Guarantor(s) that the below described
theated to the Secured Creditor, the possession of which has been
cured creditor), will be sold on "As is where is", "As is what is" and
0 p.m., for recovery of respective amount, due to Union Bank of India
or(s) as mentioned below. The Reserve Price and the Earnest Money

0.2025, FROM 12:00 P. M. TO 05:00 P. M

Property No. 9 : - Flat No.1101 & 1102 (Amalgamated-total carpet area of 1468 sq.ft. carpet area (as per valuation report) on the 11th floor of the building known as Green Acres, 1A, Green Acres CHS Ltd, S. No.41 (pt), plot No.325, Oshiwara, Lokhandwala Complex, Andheri West, Mumbai-400053, Village Oshiwara, Taluka Andheri, within the Registration and Sub-Registration District of Mumbai City and Suburban, in the name of Mr. Mahesh Chandra Agarwal (Flat no.1101) and Mr. Manish Agarwal (Flat No.1102).

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 6,06,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.09.2025

Property No. 10 : - Flat No. 2004, 2005 & 2006 (Amalgamated), admeasuring 320 sq.ft. super built up, 544 sq.ft. Super built up, and 767 sq.ft. super built up (As per Valuation Report) on the 20th floor, A Wing, in the building known as Meghdoot, situated at Lokhandwala Complex, Versova, Andheri West, Mumbai-400058, standing on the plot of land bearing sub-plot no 121 of survey No.41 (part) of Oshiwara, CTS No.1/38/3A/1, K-West, West Ward, part 12 within the Registration and sub-Registration District of Mumbai City and Suburban, in the name of Mr. Mahesh Chandra Agarwal and Mr. Manish Agarwal.

(Under Symbolic Possession, Order under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 4,55,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 22.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mrs. Archana J S - 8593937640

Name Of The Borrower, Co-Applicant & Guarantor :-

1. M/s. Raghav Agritech (A Partnership Firm), 2. Mrs. Dipali Dinesh Atkare, 3. Mr. Dinesh K Atkare (Under Moratorium As Per Section 96 Of Ibc, 2016), 4. Mr. Madan Keshawrao Atkare (Under Moratorium As Per Section 96 Of Ibc, 2016)

Amount Due : Total Debt – Rs. 79,46,47,329.66 as on 31.05.2025 along with further interest, cost and expenses.

Property No. 11 : - Flat No. 202, admeasuring an area of 1945.00 sq.ft. (180.76 sq.mtr.) super built up area of Sarthak CHSL (House No. 2/317) recorded in the Vapi Nagar Palika, in the building known as Shubham Tower, constructed on the plot of land bearing Survey No. 358/B, admeasuring an area of 1521 sq.mtr., together-with the undivided share of land share of rights admeasuring 45.29 sq.mtr., situated at Village – Challa, Taluka – Vapi, District – Valsad in the name of Mrs. Dipali Dinesh Atkare.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 41,95,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 19.09.2025

Property No. 12 : - All that part & parcel of Non-Agricultural Land bearing Plot No. 2, admeasuring about 5205.80 sq.mtrs., bearing Survey No. 150/1, occupancy area admeasuring 23067.00 sq.mtrs. at Village – Morai, Taluka – Vapi, District – Valsad in the name of M/s Raghav Agritech.

(UNDER SYMBOLIC POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 10,66,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 19.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Sidhartha S. Mhade at Mobile No. 8980518779

Name Of The Borrower, Co-Applicant & Guarantor :-

1. M/s. Setubandhan Infrastructure Limited (Formerly Known As Prakash Constrowell Ltd), 2. M/s. Atal Buildcon Pvt. Ltd., 3. Mr. Prafulla Subhashchandra Bhat, 4. Mr. Prakash Pusaram Laddha S/o. Pusaram Laddha, 5. Mr. Trichur G. Krishnam

Amount Due : Total Debt – Rs. 17,61,47,306.21 as on 31-05-2025 along with further interest, cost and expenses

Property No. 13 : - All the part & parcel of (Old Mumbai - Agre Road

along with further interest, cost and expenses

Property No. 13 : - All the part & parcel of (Old Mumbai – Agra Road Side) Second Floor (Central Store Left Side) area admeasuring 16373 sq.ft. approx., i.e. 1521.65 sq.mtrs. (including Terrace) of building known as "PINNACLE COMMERCIAL MALL" with Parking area adm. 3068 sq. fts. of Left Wing (Facing Old Mumbai Agra Road), constructed on area admeasuring 7813.00 sq.mtrs. over the above Plot S. No. 1054 i.e. Final Plot No. 152, situated at Trimbak Naka, Tal. & District Nashik in the name of M/s Atal Buildcon Private Limited. Boundaries: - East- Central Mall of the same Building, West - Side Marginal Space, South- Rear Marginal Space & North- Trimbak Road.

(Under Symbolic Possession, Order under Section 14 of SARFAESI Act, 2002 for taking physical possession has been obtained, in process to take physical possession of the property)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 11,10,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 19.09.2025

For Further Details Contact : (During Office Hours) :- File Handling and Authorized Officer -Sidhartha S. Mhade, 8980518779

Name Of The Borrower, Co-Applicant & Guarantor :-

1. M/s. Vidhya Pharmachem Pvt. Ltd. (Sold as a going concern under liquidation under the provisions of IBC, 2016), 2. Mr. Prakash Shah, 3. Mrs. Usha P Shah, 4. Mr. Mukesh Jain, 5. M/s. Shesha Pharmachem Pvt Ltd., 6. M/s. DTC Food Processor Pvt. Ltd.

Amount Due : Total Debt – Rs. 45,33,05,087.88 (Rupees Forty-Five Crores Thirty-Three Lacs Five Thousand Eighty-Seven and Eighty Eight Paise only) as on 31-03-2025 plus further interest at applicable rate, costs, dues, and expenses that may accrue from 01-04-2025.

Property No. 14 : - Gala No. 14, first Floor, Building No. 14, Manish Compound, Plot No. 1, S.No. 137(pt), 139(pt) & 182, Near Global Warehouse, Bhiwandi Wada Road, Bhiwandi, Village Rahanlal, Tal Bhiwandi & Distt. Thane- 421302 in the name of M/S Shlesha Pharmachem Pvt. Ltd.

(UNDER PHYSICAL POSSESSION)

• Encumbrances, if any known to the Bank : Nil • Reserve Price : Rs. 13,10,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 19.09.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mrs. Archana J S - 8593937640

DATE & TIME OF E-AUCTION FOR PROPERTY / IES
15.10.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES
(FOR PROPERTY UNDER PHYSICAL POSSESSION)
06.10.2025

For detailed terms and condition of the sale, please refer to the link provided in <https://www.unionbankofindia.co.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.

Place : Mumbai

Sd/-
Authorised Officer,
Union Bank of India