

Sale Notice for Sale of immovable properties**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) Rule, 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 constructive/ physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earliest Money Deposit are also mentioned hereunder:

Date & Time of E-Auction: 27.03.2026 between 12:00 PM to 5:00 PM (with 10 min unlimited auto extensions)

For detailed terms and condition of the sale, please refer to the link provided in

www.unionbankofindia.com / <https://banknet.com>.

Type of Possession: Symbolic.

Encumbrances known to the Secured Creditor: Any other encumbrances are not known.

Branch name and address	Panjim Branch Avanti Hotel Rua De ourem Panaji Goa Tel no: 8966006662 Email id: ubin0532495@unionbankofindia.bank.in
Name of the Borrower & Guarantor/s	1. M/S Prakash Corrugated Products (Prop Mr. Rakesh Omprakash Agrawal (Borrower) , Registered Office: Plot No -11B Phase III-A, Verna Industrial Estate, Salcete, Goa, 403722. Unit Address: Plot No -116-B, Phase III-A, Verna Industrial Estate, Salcete, Goa, 403722 (i) Mr Rakesh Omprakash Agrawal (Guarantor no 1.), BFF-2 , Building B, Prabhu Desai Classic, Village Gogol, Margao, Taluka Salcete, South Goa, 403601. (ii) Mrs. Amrita Rakesh Agrawal (Guarantor No 2), BFF-2 , Building B, Prabhu Desai Classic, Village Gogol, Margao, Taluka Salcete, South Goa, 403601. (iii) Mr. Mukesh Omprakash Agrawal (Guarantor No 3), Flat 702, 7TH Floor Peregrine Building Raheja Woods Co operative Hsg Soc Ltd Off Pune- Nagar Rd, Kalyani Nagar, Yerwada Taluka Haveli, Pune, Maharashtra, 411006. 2. M/S Prakash Corrugated Goa (Prop. Mrs. Amrita Rakesh Agrawal (Borrower), Registered office: Penthouse No. BFF2 and 3, Block B, Prabhudesai Classic, Near PWD Quarters, Gogol, Margao - 403601. Unit Address Plot No. SC-1/33, Phase I &, Verna Industrial Estate, Salcete, Verna, Goa, 403722 (i) Mr Rakesh Omprakash Agrawal (Guarantor no 1.), BFF-2 , Building, Prabhu Desai Classic, Village Gogol, Margao, Taluka Salcete, South Goa, 403601.

M/S Prakash Corrugated Products: Amount due: Rs.13,64,88,049.05 (Rupees Thirteen Crore Sixty Four Lakhs Eighty Eight Thousand Forty Nine and Five Paise only) plus contractual rate of interest from the date of NPA plus legal expenses.

M/S Prakash Corrugated Goa : Amount due: Rs.3,06,85,603.09 (Rupees Three Crore Six Lakhs Eighty Five Thousand Six Hundred Three and Nine Paise only) plus contractual rate of interest from the date of NPA plus legal expenses.

Property Description No. 1: Flat No AS-1 admeasuring 101.01 sq mtrs, along with proportionate undivided share in land located on the second Floor Building A, Known as "PRABHU DEASI IRA" constructed on Plot no 43, admeasuring 1564 SQM, forming part of the larger property Known as "PALMAR BERNARDO FRANCISCO DA COSTA" chalta No 3 of PT Sheet No 202, Aquem Margao Goa.
Bounded by: North: By Flat No AS-4. South: By side set back. East: By side set back. West: By Flat No AS-2.

Reserve Price: Rs. 51,81,000.00/- (Rupees Fifty One Lakhs Eighty One Thousand Only).

Further Bidding : Shall not be less than Rs. 52,000.00/- (Rupees Fifty Two Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 52,000.00/- (Rupees Fifty Two Thousand Only)

Earnest money deposit: Rs. 5,18,100.00 (Rs. Five Lakhs Eighteen Thousand and One Hundred Only) on or before commencement of e-auction

Property Description No. 2: Flat No AS-3 admeasuring 102.40 sq mtrs, along with proportionate undivided share in land located on the second Floor Building A, Known as "PRABHU DEASI IRA" constructed on Plot no 43, admeasuring 1564 SQM, forming part of the larger property Known as "PALMAR BERNARDO FRANCISCO DA COSTA" chalta No 3 of PT Sheet No 202, Aquem Margao Goa
Bounded by: North: By Flat No AS-4. South: By side set back. East: By side set back. West: By Flat No AS-2.

Reserve Price: Rs. 52,33,000.00/- (Rupees Fifty Two Lakhs Thirty Three Thousand Twenty Only).

Further Bidding : Shall not be less than Rs. 53,000.00/- (Rupees Fifty Three Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 53,000.00/- (Rupees Fifty Three Thousand Only)

Earnest money deposit: Rs. 5,23,300.00 (Rs. Five Lakhs Twenty Three Thousand and Three Hundred Only) on or before commencement of e-auction

Property Description No. 3: Flat No AS-4 admeasuring 101.01 sq mtrs, along with proportionate undivided share in land located on the second Floor Building A, Known as "PRABHU DEASI IRA" constructed on Plot no 43, admeasuring 1564 SQM, forming part of the larger property Known as "PALMAR BERNARDO FRANCISCO DA COSTA" chalta No 3 of PT Sheet No 202, Aquem Margao Goa
Bounded by: North: By side set back. South: By Flat no AS-2. East: By side set back. West: By Flat No AS-3.

Reserve Price: Rs. 51,81,000.00/- (Rupees Fifty One Lakhs Eighty One Thousand Only).

Further Bidding : Shall not be less than Rs. 52,000.00/- (Rupees Fifty Two Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 52,000.00/- (Rupees Fifty Two Thousand Only)

Earnest money deposit: Rs. 5,18,100.00 (Rs. Five Lakhs Eighteen Thousand and One Hundred Only) on or before commencement of e-auction

Property Description No. 4: Flat No BFF-2 admeasuring 151.46 sq mtrs of S.B.UA, along with open Terrace of 17.74 sq mtrs its proportionate undivided share in land located on the Fourth Floor & Stilt parking No B-15 on the Ground Floor of the Building "B" in the complex "PRABHUDESAI CLASSIC", forming part of the Larger Property Known as "Aforamento Gogol" bearing chalta no 1,17, and 18 of P.T sheet no. 120, situated at village Gogol, Margao, Taluka Salcete, Goa

Bounded by: North: By property belonging to Dottu Deu Naik. South: By Nulla & 20 meters wide road. East : By 10 meters wide Road. West: By Property belonging to PWD.

Penthouse bearing BF1-3 admeasuring 75.76 sq mtrs of B.U.A along with its proportionate undivided share in Land located on the fifth floor of the Building B in the Complex " PRABHUDESAI CLASSIC" forming part of larger property "AFORAMENTO GOGOL" bearing chalta no 1,17 and 18 of P.T sheet No 120 situated at Village Gogol, Margao , Taluka Salcete. North: By property belonging to Dottu Deu Naik. South: By Nulla & 20 meters wide road. East: By 10 meters wide Road. West: By Property belonging to PWD.

Reserve Price: Rs. 1,60,00,000.00/- (Rupees One Crore Sixty Lakhs Only).

Further Bidding : Shall not be less than Rs. 1,00,000.00/- (Rupees One Lakh Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 1,00,000.00/- (Rupees One Lakh Only)

Earnest money deposit: Rs. 16,00,000.00 (Rs. Sixteen Lakhs Only) on or before commencement of e-auction

Property Description No. 5: Flat No BFF-3 admeasuring 56.02 sq mtrs of S.B.UA, along with its proportionate undivided share in land located on the Fourth Floor of the Building "B" in the complex " PRABHUDESAI CLASSIC", forming part of the Larger Property which is southern half of the property Known as "Aforamento Gogol" bearing chalta no 1,17, and 18 of P.T sheet no. 120, situated at village Gogol, Margao, Taluka Salcete, Goa
Bounded by: North: By property belonging to Dottu Deu Naik. South: By Nulla & 20 meters wide road. East : By 10 meters wide Road. West: By Property belonging to PWD.

Reserve Price: Rs. 37,21,000.00/- (Rupees Thirty Seven Lakhs Twenty One Thousand Only).

Further Bidding : Shall not be less than Rs. 38,000.00/- (Rupees Thirty Eight Thousand Only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 38,000.00/- (Rupees Thirty Eight Thousand Only)

Earnest money deposit: Rs. 3,72,100.00 (Rs. Three Lakhs Seventy Two Thousand One Hundred Only) on or before commencement of e-auction

Date: 25.02.2026

Place: Panaji, Goa

Authorized Officer
Union Bank of India

STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8(6) /RULE 9(1) /RULE 6(2) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This notice also be treated as notice u/r 8(6) , u/r 6(2) & proviso u/r 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.