

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor

Email: ubin0553352@un

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 "WHATEVER THERE MAY BE"** basis to the highest bidder. The Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Estimated Market Value of the property is given below. The Bidder may visit the website of Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The Bidder shall pay the balance of respective amounts plus interest and other 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
1	a) Mr Sanjay Sunil Pedneka b) Asset Recovery Management Branch c) FLAT NO 102 A wing Sai Raj Apartment, First floor, S No.169, Hissa No.7, Manvelpada Village, Virar E Palghar Maharashtra - 401305 admeasuring super built up area 600 Sq Ft. d) Mr Sanjay Sunil Pednekar	a) Rs. 21,00,000.00 b) Rs. 2,10,000.00 c) Rs. 25,000.00	Rs. 32,00,648/- (Rupees Thirty Two Lakh Six Hundred Forty Eight Only) as on 31.03.2025 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. ----- Physical Possession
2	a) Mr Anil Channu Patil b) Asset Recovery Management Branch c) FLAT NO 303, 3rd floor Sai Harsh Apartment, Manvel Pada, Manvel Pada Virar East, Taluka-Vasai, Dist-Vasai, Dist-Palghar-401 305 admeasuring super built up area 670 Sq Ft. d) Mr Anil Channu Patil	a) Rs. 23,50,000.00 b) Rs. 2,35,000.00 c) Rs. 25,000.00	Rs. 34,99,741/- (Rupees Thirty Four Lakh Ninety Nine Thousand Seven Hundred Forty One Only) as on 31.03.2025 plus further interest thereon at applicable rate of interest, cost and charges till date. Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. ----- Symbolic Possession
3	a) M/s CTK ENTERPRISES PVT LTD b) Asset Recovery Management Branch c) Flat No S-1, on 02nd floor, Building Bearing Municipal H. No. 3772 with open terrace in the Govind villa residency CHS Ltd, plot no 25, Tolcai Catem, situated at TorsamzorAquem with the jurisdiction of MargaonMunicipal Council, Tal &Dist. Salcete(South Goa). Admeasuring 145.10 Sq. ms including open terrace area of 45 Sq. Mts. d) Mr Roosevelt Theodore Gomes	a) Rs. 24,00,000.00 b) Rs. 2,40,000.00 c) Rs. 24,000.00	Rs. 1,75,12,222.92 (Rupees One Crore Seventy Five Lakh Twelve Thousand Two Hundred Twenty Two and Ninety Two Paisa only) as on 31.03.2025 plus further interest, cost & expenses Vikash Upadhyay-Mobie No. 7572002323	Not known to A.O. ----- Symbolic Possession
4	a) M/s CTK ENTERPRISES PVT LTD b) Asset Recovery Management Branch c) Open land bearing Survey No. 6, HissaNo. 3B, Village Wavanje, Tal Panvel, Dist Raigadh, Admeasuring 2030 sq.Mtr d) Mr Roosevelt Theodore Gomes	a) Rs. 76,50,000.00 b) Rs. 7,65,000.00 c) Rs. 1,00,000.00		Not known to A.O. ----- Symbolic Possession

5	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. 15,00,00,000.00 b) Rs. 1,50,00,000.00 c) Rs. 1,00,000.00	Rs.22,39,40,051.95 (Rs. Twenty-Two Crore Thirty Nine Lacs Forty Thousand Fifty One and paisa Ninety 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 - Mobie No. 7303299319	Not Known to Authorised Officer ----- Symbolic Possession
6	a) Mrs. Reshma Walawalkar b) Asset Recovery Management Branch c) All that piece and parcel of the Flat bearing No. 601, on the 6th Floor, Shobha CHS Ltd, situated at Chhatrapati Shivaji Road, Opp. Sub Way, Dahisar (East) Mumbai - 400068, bearing CTS No. 1240 at village Dahisar, Taluka Borivali. d) a) 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
7	a) M/s Mahaveer Enterprises b) Asset Recovery Management Branch c) 3. Description of immovable secured assets to be Sold 1. Godown Gala No. G/19, Ground Floor, Madhusudan Compound, Near Lodha Upper Thane Project Village Anjur, Off Anjur Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane. d) Mr. Dinesh Kumar / Mrs. Mamta Suresh Kumar	a) Rs.19,90,000.00 b) Rs. 1,99,000.00 c) Rs. 20,000.00	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 - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobie No. 7303299319	Not Known to Authorised Officer ----- Symbolic Possession
8	A) Mr. Prashant Dilip kadam & Mrs. Mayuri Prashant Kadam b) Asset Recovery Branch c) Flat No. 101, 1st Floor, Hill Crest Apartment, Plot No. 22, Survey No.175, Village, Mamdapur, Taluka Karjat, District Raigad, Pin-410101 D) Mr. Prashant Dilip kadam & Mrs. Mayuri Prashant Kadam	a) Rs.15,00,000.00 b) Rs. 1,50,000.00 c) Rs. 15,000.00	Rs.35,26,500.14 (Rupees Thirty Five Lakhs Twenty six Thousand Five Hundred Rupees and Fourteen Paise only) as on 09.07.2023 with further interest and charges at the contractual rate outstanding in your account. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobie No. 7303299319	Not Known to Authorised Officer ----- Symbolic Possession



Union Bank of India

A Government of India Undertaking

1st Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.

unionbankofindia.bank.in

NOTICE (UNDER SARFAESI ACT)

UNDER THE PROVISIONS OF THE SECURED CREDITORS' RIGHTS ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY

IN THE PROPERTY MORTGAGED / CHARGED TO THE SECURED CREDITOR, THE **Symbolic /Physical Possession** OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER **"WITHOUT RECOURSE BASIS"** ON DATED **10.04.2026** IN BETWEEN **12.00 PM TO 5.00 PM** FOR RECOVERY OF RESPECTIVE AMOUNTS, DUE TO THE EARNED 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 WEBSITE. THE UNDER MENTIONED PROPERTIES WILL BE SOLD BY ONLINE E- AUCTION THROUGH WEBSITE : <https://baanknet.com> ON **10.04.2026** FOR RECOVERY OF

DATE & TIME OF AUCTION: 10.04.2026 AT 12.00 PM TO 05.00 P.M.

9	A) Mr. Prashant Dilip kadam & Mrs. Mayuri Prashant Kadam b) Asset Recovery Branch C) Flat No. 102, 1st Floor, Hill Crest Apartment, Plot No. 22, Survey No.175, Village, Mamdapur, Taluka Karjat, District Raigad, Pin-410101 D) Mr. Prashant Dilip kadam & Mrs. Mayuri Prashant Kadam	a) Rs. 15,00,000.00 b) Rs. 1,50,000.00 c) Rs. 15,000.00	Rs.35,26,500.14 (Rupees Thirty Five Lakhs Twenty six Thousand Five Hundred Rupees and Fourteen Paise only) as on 09.07.2023 with further interest and charges at the contractual rate outstanding in your account. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobie No. 7303299319	Not Known to Authorised Officer ----- Symbolic Possession
10	a) Hanumantha Rathod, Kamliben Rathod. B) Asset Recovery Management branch. C) LOT -1 -All that piece and parcel of Flat No.205, 2nd floor, E wing, Momai Residency, Survey No.87, Hissa No.3, Star colony, Manpada road, Dombivli East, Village : Sagaon, Dist: Thane 421201. Admeasuring 350 Sq. Ft. built up. D) Hanumantha Rathod.	a). Rs.9,68,000.00 b). Rs. 96,800.00 c). Rs.10,000.00	Rs.26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees and paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of interest, cost and charge till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobie No. 7303299319	Not known to AO. ----- Physical possession.
11	a) Hanumantha Rathod, Kamliben Rathod. B) Asset Recovery Management branch. C) LOT -2 -All that piece and parcel of Flat No.203, 2nd floor, E wing, Momai Residency, Survey No.87, Hissa No.3, Star colony, Manpada road, Dombivli East, Village : Sagaon, Dist: Thane 421201. Admeasuring 350 Sq. Ft. built up. D) Hanumantha Rathod.	a). Rs.9,68,000.00 b). Rs. 96,800.00 c). Rs.10,000.00	Rs.26,95,005.42 (Rupees Twenty six lakh, ninety five thousand five rupees and paise forty two only) as on 07.06.2022 plus further interest thereon w.e.f. 08.06.2022 at applicable rate of interest, cost and charge till date. Mr. Vikas Kumar Upadhyay - Mobile No. 7572002323 Mr. Nilesh Sharma - Mobie No. 7303299319	Not known to AO. ----- Physical possession.
12	a) Mrs. Radha Devi Hanumandas Sarda & others b) Asset Recovey Branch c) Municipal House no.2680, Basement+ Lower & Upper ground + 1to 3 upper floor & Part 4th Floor, Sarda Lane, kapda bazar, nalegaon, Ahmednagar, Tal & district Ahmednagar -414001 total admeasuring 4793 square feet Owned by Radhadevi Hanumandas Sarda, Sushil Hanumandas Sarda and Sanjay Hanumandas Sarda. d) Mrs.Radhadevi Hanumandas Sarda, Mr.Sushil Hanumandas Sarda and Mr. Sanjay Hanumandas Sarda.	a) Rs. 2,06,00,000.00/- b) Rs. 20,60,000.00/- c) Rs. 1,00,000/-	Rs.3,15,56,785.52 (Rupees Three crore Fifteen lakh Fifty Six Thousand Seven hundred Eighty Five and Paise Fifty Two only) as on 31.12.2025 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - 8088980811 Mr. Mukesh Kumar - 977551993	Not Known to Authorised Officer ----- Symbolic Possession
13	a) M/s Godavari Impex	Lot 1:	Rs.74.73.611.62 (Rupees Seventy Four lakh Seventy	Not Known to

13 a) M/s Godavari Impex b) Asset Recovery Branch c) Lot 1: 1) All that piece and parcel of Shop no./ 113 adm.249 sq.ft. on 1st floor, known as Hari Residency A wing, Building situated in Umbergaon Opp. Power House Raised on N.A land S.No. 278/Paikee 1, total adm.9105 sq.mtrs. After promulgation convert into new survey no. 3105 of village Umbergaon, tal - Umbergaon Dist - Valsad. Lot 2 :2) All that piece and parcel of property bearing Residential Flat No.207, adm.1050 sq.ft. (97.58 sq.mtrs.) super built up area of 2nd Floor known as Raghuvir Krupa bearing Survey No. 166/ Paikar and after promulgation new survey No. 1674 in new village Ac 1442 adm. 810.sq.mtrs. Alongwith 10sq mtrs undivided share in land of village Solsumbia, Tal Umbergaon , Dist Valsad , Gujarat. d) Mr.Shankar Rajakant Jha	Lot 1: a) Rs. 12,70,000.00/- b) Rs. 1,27,000.00/- c) Rs. 12,000/- Lot 2: a) Rs. 16,07,000/- b) Rs. 1,60,700/- c) Rs. 16,000/-	Rs.74,73,611.62 (Rupees Seventy Four lakh Seventy Three thousand Six hundred Eleven and Paise Sixty Two only) as on 31.12.2025 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - 8088980811 Mr. Mukesh Kumar - 977551993	Not Known to Authorized Officer ----- 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> 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>.

Sd/-

Authorized Officer,
Union Bank of India

Place : Mumbai
Date : 25.03.2026