

यूनियन बैंक ऑफ इंडिया



भारत सरकार का उपक्रम A Go

Regional Office, Mumbai (South) : Union Bank Building, 6th Floor, 6th

E-AUCTION SALE NOTICE

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL INSTITUTIONS (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 mortgage loan is being sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 27.03.2026 in between 12.00 PM to 03.00 PM 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 attached documents. 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>

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

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 Mob. No.	Encumbrance Possession: Symbolic/ Physical
1	a) M/s Shri Metal b) Opera House Branch c) Godown at H. No. 1401/15, Plinth No. 15, Ground Floor, Building No. 'A', "Shri Sambhav Complex", Rahnal, Survey No. 151, Hissa No. 10-B, Village- Rahnal, Talathi- Saja Purna, Taluka- Bhiwandi, District- Thane admeasuring 314 Sq. Ft carpet area (400 sq. ft buildup area) d) Mr. Abhinandan Pichholiya	a) ₹ 14,17,800.00 b) ₹ 1,41,780.00	Rs. 1,42,62,062.84 (Rupees One Crore Forty-Two Lac Sixty-Two Thousand Sixty-Two and Paise Eighty-Four 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. Pramesh Kumar - Mob. No. 8586818900	Not Known Symbolic Possession
2	a) M/s Shri Metal b) Opera House Branch c) Bungalow named as Jai Jinendra alongwith Plot No. 17 & 21, Survey No. 182A(Part) of Village Savroli Budruk, Opp. Tirthkar Colony, Near Manas Mandir, Taluka- Shahpur, District Thane-421601 admeasuring combined area of 823 Sq. Mts (Plot No. 17, 333.00 sq mts and Plot No. 21 adm. 490.00 sq mts) d) Mr. Abhinandan Pichholiya and Mr. Siddharth Pichholiya	a) ₹ 88,61,200.00 b) ₹ 8,86,120.00	Rs. 1,42,62,062.84 (Rupees One Crore Forty-Two Lac Sixty-Two Thousand Sixty-Two and Paise Eighty-Four 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. Pramesh Kumar - Mob. No. 8586818900	Not Known Symbolic Possession
3	a) M/s Shri Metal b) Opera House Branch c) Bungalow along with Plot no.12 known as Shri Vasupujya Villa, Manas Vihar Co-operative Housing Society Limited, Survey no.72 of Village Awale, near Manas Mandir, Tirthkar Colony, Taluka Sahapur, District Thane 421 601 admeasuring Carpet area of 1180 Sq. Ft (1200 Sq. Ft Build up area) d) Mr. Takhtmal Pichholiya	a) ₹ 49,67,400.00 b) ₹ 4,96,740.00	Rs. 1,42,62,062.84 (Rupees One Crore Forty-Two Lac Sixty-Two Thousand Sixty-Two and Paise Eighty-Four 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. Pramesh Kumar - Mob. No. 8586818900	Not Known Symbolic Possession
4	a) M/s Shri Metal b) Opera House Branch c) Industrial Open Land Bearing Gut No. 33/2 Part, Near Rahul Packaging Co., Uchat Road, Taluka- Wada, Dist- Palghar- 421312 situated at Village Vardha, Tal. Wada, Dist. Thane admeasuring 2350 Sq. Mtr. Pichholiyad d) Mr. Siddharth Pichholiya	a) ₹ 29,96,250.00 b) ₹ 2,99,625.00	Rs. 1,42,62,062.84 (Rupees One Crore Forty-Two Lac Sixty-Two Thousand Sixty-Two and Paise Eighty-Four 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. Pramesh Kumar - Mob. No. 8586818900	Not Known Symbolic Possession
	a) M/s Shri Metal		Rs. 1,42,62,062.84 (Rupees One Crore	

	a) Mr. Siddharth Pichholiya b) M/s Shri Metal c) Opera House Branch c) Godown at H. No. 1401/14, Plinth No. 14, Ground Floor, Building No. 'A', 'Shri Sambhav Complex', Rahnal, Survey No. 151, Hissa No. 10-B, Village- Rahnal, Talathi- Saja Purna, Taluka- Bhiwandi, District- Thane admeasuring 327 Sq. Ft carpet area (400 sq. ft buildup area) d) Mr. Siddharth Pichholiya	a) ₹ 14,17,800.00 b) ₹ 1,41,780.00	Rs. 1,42,62,062.84 (Rupees One Crore Forty-Two Lac Sixty-Two Thousand Sixty-Two and Paise Eighty-Five 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. Pramesh Kumar - Mob. No. 8586818900	Not Known Symbolic Possession
5	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
6	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, Ambarnath- 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 Symbolic Possession
7	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
8	a) Mr. Jayantilal 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. Jayantilal 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
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Union Bank of India

Government of India Undertaking

66/80, Mumbai Samachar Marg, Fort, Mumbai - 400001.

E (UNDER SARFAESI ACT)

SECURED CREDITORS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE SECURITY

agreed / 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 available from 10.00 AM 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 per the link provided in Union Bank of India (Secured Creditor) website i.e. <https://www.unionbankofindia.bank.in/auction-property/view-auction-property>. For details visit banknet.com on 27.03.2026 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Date & Time of Auction : 27.03.2026 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 Mob. No.	Encumbrance Possession: Symbolic/ Physical
10	a) Mr. Rashid Ayubhbhai 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 Ayubhbhai 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
11	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
12	a) Mr. Jaya Sessappa Gujarjan and Mrs. Usha Jaya Gujarjan b) Gowalia 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 Gujarjan and Mrs. Usha Jaya Gujarjan	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
13	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) ₹ 27,54,000.00 b) ₹ 2,75,400.00	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
			Rs.39,38,060.14/- (Rupees Thirtv Nine	

	a) Mr. Sujata bhanudas patil and Mr. Sanil Sudam Gaikar 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 Gaikar	a) ₹ 42,54,800.00 b) ₹ 4,25,480.00	9594909454 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
14	a) Mr. Anupam C Bhowmik b) Tardeo Branch c) Residential Flat No 205, 3rd floor, Building Name ""Shripal Park-B"", Society known as ""Shripal Park -B Co-op Housing Society LTD"" Plot No. 152, Survey No. 402/A of Village Virar, Virar (West), Taluka Vasai, District Thane - 401303 d) Mr. Anupam C Bhowmik	a) ₹ 27,14,000.00 b) ₹ 2,71,400.00	Rs.13,43,685.90 (Rupees Thirteen Lakh Forty Three Thousand Six Hundred Eighty Five and Paise Ninety) 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. Shashank Shekhar- Mob. No. 7819933383 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
15	a) Mr. Ganesh Kumar Prakash Agrawal and Mrs. Seema Mangilal Gupta b) Tardeo Branch c) Residential flat no.805 & 806, area admeasuring 42.19 sq. mtrs. (Carpet Area) i.e. equivalent to 32.67 sq. mtrs., plus balcony area 3.63 sq. mtrs., plus Deck area 5.89 sq. mtrs., on the 8th floor, in the building no. XII, project known as "WISTERIA SQUARE", land bearing Survey No. 105, Hissa No. 12 lying being situated at Village Ghodbunder and within the Taluka limits of Thane Mira Bhayander Municipal Corporation. d) Mr. Ganesh Kumar Prakash Agrawal and Mrs. Seema Mangilal Gupta	a) ₹ 60,84,000.00 b) ₹ 6,08,400.00	Rs. 38,95,608.24 (Rupees Thirty Eight Lakh Ninety Five Thousand Six Hundred Eight and Paise Twenty Four 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. Shashank Shekhar- Mob. No. 7819933383 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
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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 : 11-03-2026

Place : Mumbai

Sd/-

Authorised Officer, Union Bank of India