

**STRESSED ASSETS MANAGEMENT BRANCH**

104, Ground Floor, Bharat House, Mumbai Samachar Marg, Fort, Mumbai - 400023. E-mail: samvmumbai@unionbankofindia.bank

**SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rule, 2002**

NOTICE of 15 days 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 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 dated mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The details, Reserve Price and the Earnest Money Deposit are also mentioned hereunder :-

**Date & Time of Auction: 14-05-2024, from 12:00 p.m. to 05:00 p.m.**

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

1. M/s. Britex Cotton International Ltd. At - 101-104, Tower A, Peninsula Corporate Park, Lower Parel (West), Mumbai-400013
2. Mr. Bhadrash Vasantlal Mehta (Director/ Guarantor), At - 402, Manju Apts., 2A, N.D. Road, Off. Nepeansea Road, Mumbai-400 060
3. Mr. Parth Bhadrash Mehta (Director/ Guarantor), At - 402, Manju Apts., 2A, N.D. Road, Off. Nepeansea Road, Mumbai-400 060
4. M/s Pratibha Hotels Pvt Ltd., At - Chaitanya Shopping Centre, City S. No. 2904 & 2923, Ward No.1, B/H Aditya Hotel, Road Connecting Sanganwa Chowk & Prahlad Road, Rajkot (Gujarat)..

**Amount Due:- Rs. 80,31,24,349.51 as on 31-03-2017 with further interest, cost & expenses that may accrue from 01-04-2017 till total repayment and settlement of dues by the Corporate Debtor**

**Property No. 1 :-** Immovable property i.e. Shop Nos 11/A, 11/B, 12/A, 12/B, 13/A, 13/B, 14 to 18, having area adm. Sq. Ft. 1949-40, Sq. Mts. 181-11 situated on the lower level floor and Shop Nos. 4 to 7, 8-A, 8-B, 9-A & Shop Nos. 2-A, 2-B, 3-A, 3-B North facing shops attached to Hotel Aditya Building with Mezz. RCC (slab used as office and coffee shop) having super build-up area adm. Sq. Ft. 1821-90, Sq. Mts 169-26 situated on the upper-level floor, aggregate area of upper & lower level shops adm. Sq. Ft. 3770-50, Sq. Mts. 350-37 of the building known as Chaitanya Shopping Centre situated on the land of City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot City in the state of Gujarat and bounded as follows:

**Boundaries of Shop Nos. 11/A, 11/B, 12/A, 12/B, 13/A, 13/B:** - North : Other's Property, South : Chaitanya Shopping Centre's Open Chowk, East : Chaitanya Shopping Centre's Upper Level Stair & West: Open Margin and Sanganva Chowk-Rajshri Cinema Road

**Boundaries of Shop Nos. 14, 15, 16 & 17:** - North : Other's Property, South : Hotel Aditya, East : Other's Property & West : Chaitanya Shopping Centre's Open Chowk

**Boundaries of Shop NO. 18:** - North: Chaitanya Shopping Centre's Open Chowk, South : Hotel Aditya, East : Chaitanya Shopping Centre's Open Space & West : Chaitanya Shopping Centre's Remp Part.

**Boundaries of Shop Nos. 4 to 7:** North: Stair, South: Toilet, East: Other's property & West : Common Passage.

**Boundaries of Shop Nos. 8-A, 8-B, 9-A:** - North: Other's Property, South: Common Passage, East: Common Passage & West: Shop No.9-B

**Boundaries of Shop NO. 2-A, 2-B, 3-A & 3-B attached to Hotel Aditya Building:-** North : Common Passage, South : Hotel Aditya Building, East : Shop No. 4 & West : Shop No.1-B

● Reserve Price :Rs.2,52,00,000.00 ● Earnest money to be deposited: Rs.25,20,000.00 ● Date of Demand notice:- 07-04-2017 ● Date of possession notice : 10-10-2017 (SYMBOLIC POSSESSION) ● Sale Notice Date: 22-04-2024

**Property No. 2 :-** Immovable property i.e. Shop no. 11 & 12 having area adm. Sq. ft. 520 situated on Ground Floor, & 8 rooms and conference hall situated on second floor, 8 rooms situated on Third floor, 8 rooms situated on Fourth floor, 8 rooms situated on Fifth floor, 8 rooms situated on Six floor, having area adm. Sq. ft. 14177 sq. mts. 1317-09 of the building known as Hotel Aditya part of Lakhani Commercial Complex situated on the land of city survey ward no. 1, city survey ward nos. 2905 to 2922 in the area known as Bhupendra Road, Opp. Rajshri Cinema, Rajkot city in the state of Gujarat and is owned by Pratibha Hotels Pvt Ltd. and bounded as follows:

**Boundaries of Shop Nos. 11 & 12:** - North: Property of Chaitanya Shopping Centre, South: Entry of both shops & common Passage, East: Stair of this building & West: Shop No. 13.

**Boundaries of Second to Sixth Floor:** North: Common Passage, Lift & Stair Chaitanya Shopping Centre, South: Bhupendra Road, East: Other's property & West: Tenanted Property & Public Road.

● Reserve Price :Rs.4,63,00,000.00 ● Earnest money to be deposited: Rs.46,30,000.00 ● Date of Demand notice:- 07-04-2017 ● Date of possession notice : 10-10-2017 (SYMBOLIC POSSESSION) ● Sale Notice Date: 22-04-2024

For Further Details Contact : (During Office Hours)  
Authorised Officer - Mr. Dhurandhar Ram at Mob No. 780003631

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

1. M/S INDUS PROJECTS LIMITED, At - 504, Loha Bhavan, P. D'Mello Road, Masjid, Mumbai -400009.
2. MR. KISHOR H. MEHTA, At - Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400 049. & Also At- 53, Nutan Laxmi Society, Rajgrahi, N. S. Road, No. 9, JVPD Scheme, Vile Parle (West), Mumbai-400 049
3. MR. ABHAI K. MEHTA At - Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai- 400 049.
4. MR. MAHAVIR K. MEHTA, At - 53, Nutan Laxmi Society, Rajgrahi, N. S. Road, No. 9, JVPD Scheme, Vile Parle (West), Mumbai 400 049 & Also At- Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400 049.
5. MR. MADHUR K. MEHTA, Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400049.
6. M/S INDUS MECHANICAL ENGINEERING COMPANY PRIVATE LIMITED, At - 504, Loha Bhavan, P. D'Mello Road, Masjid Bunder, Mumbai- 400 009 & Also At - 1/4, Sai Sadan Sai Baba Marg, Parel, Mumbai-400012

**Amount Due:- Total Outstanding Dues - Rs. 90,46,46,240.07 (Rupees Ninety Crores Forty-Six Lacs Forty-Six Thousand Two Hundred Forty and Seven Paise only), details of which are mentioned as below :-**

- (1) Union Bank Of India - Rs. 71,85,50,645.07 as on 31.03.2024 plus further interest at applicable rate, costs, dues, and expenses that may accrue from 01.04.2024 till total repayment and settlement of dues
- (2) State Bank of India - Rs 18,60,95,595.00 as on 22-04-2024 plus further interest at applicable rate, costs, dues, and expenses that may accrue from 23.04.2024 till total repayment and settlement of dues

**Amount Due:- Rs. 15,06,39,791.30 (Rupees Fifteen Crores Six Lakhs Thirty-Nine Thousand Seven Hundred Ninety-One and Thirty paise only) as on 31.03.2024 with further interest, cost & expenses that may accrue from 01.04.2024 till total repayment and settlement of dues by the Corporate Debtor.**

**Property No. 1:-** Residential Flat No. 503 & 504, 5th Floor, Building No 25, "Siddhachal Phase IV Co-op Hsg. Soc. Ltd.", Majiwade, Thane (West), Taluka & District- Thane- 400610 in the name of Yashodadevi Khatore and Kailash khatore with built up area of 997 sq ft. Boundaries :- North - TMC garden, South - Dharamveer nagar Marg, East - Internal Road & West- Open space (Under Symbolic Possession)

● Reserve Price :Rs.1,20,15,000.00 ● Earnest money to be deposited: Rs.12,01,500.00 ● Date of Demand notice:- 02-12-2019 ● Date of possession notice : 03-02-2020 ● Sale Notice Date: 20-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer & Authorised Officer -  
Mr. Vikas Srivastava at Mob No. 9935387181

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

1. M/S OSHIYA INDUSTRIES LTD At - 510, 5th Floor, Loha Bhavan 93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E), Mumbai-400009 & Also At - 72,7th Floor, Atlanta Building, Nariman Point, Mumbai-400021 & Also At - Office No. 103, 1st Floor, Arihant Building, Ahmedabad street, Masjid Bunder, Mumbai-400021
2. MR. VIJENDRA RANKA At - 1101, 11th Floor, Sannidhi Apartment, Plot No.71, 12th Raod, Khar(W), Mumbai-400052 & Also At - Office No. 103, 1st floor, Arihant Building, Ahmedabad Street, Masjid Bunder, Mumbai-400021 & Also At - 369, Banarasi Das ward Gorakhpur, Jabalpur, Madhya Pradesh-482001 & Also At - 510, 5th floor, Loha Bhavan, 93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E), Mumbai-400009 & Also At - Flat No.2, 2nd Floor, Deep Apartment, Khar Pali Road, Khar(W), Mumbai-400052
3. MR. SATISH KUMAR RANKA, At - 1101, 11th Floor, Sannidhi Apartment, Plot No.71, 12th Raod, Khar(W), Mumbai-400052 & Also At - Office No. 103, 1st floor, Arihant Building, Ahmedabad Street, Masjid Bunder, Mumbai-400021 & Also At - 369, Banarasi Das ward Gorakhpur, Jabalpur, Madhya Pradesh-482001 & Also At - 510, 5th floor, Loha Bhavan, 93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E), Mumbai-400009 & Also At - Flat No.2, 2nd Floor, Deep Apartment, Khar Pali Road, Khar(W), Mumbai-400052
4. MR. YOGESH SARASWATE S/O SHASHIKANT SARASWATE At - D-531, Clover, Centre, Moledina Road Camp, Pune-411001 & Also At - Office No.544, 5th Floor, 9, Moledina Road, Clover Centre, Chandan Nagar, Pune-411001 & Also At - 307, 3rd Floor, Maker Chamber-V, Nariman Point, Mumbai-400021
5. MR. MILANKUMAR RANKA Director of M/s Oshiya Strips Impex Pvt Ltd At - 510, 5th Floor, Loha Bhavan, 93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E), Mumbai-400009 & Also At - 1101, 11th floor, Sannidhi Apartment, Plot No.71, 12th Raod, Khar(W), Mumbai-400052
6. M/S OSHIYA STRIPS IMPEX PVT LTD, At - 510, 5th Floor, Loha Bhavan 93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E), Mumbai-400009

**Amount Due:- Rs. 64,59,72,902.80 (Rs. Sixty-four crores fifty-nine lacs seventy-two thousand nine hundred two and eight paise) as on 31.01.2024 plus further interest thereon w.e.f 01.02.2024 at applicable rate of interest, cost and charges till date**

**Property No. 1:-** Commercial premises bearing Office No. 320, 3rd Floor, E Wing, Aurora Towers Premises Co-op Society Ltd., 9, Moledina Road, Pune-411001 admeasuring 647 Sq. ft Built up area and 591 Sq. ft Carpet area in the name of Mr. Virendra Ranke (Symbolic Possession) ● Reserve Price :Rs. 64,35,000.00 ● Earnest money to be deposited: Rs.6,43,500.00 ● Date of Demand notice:- 10-01-2015 ● Date of possession notice : 27-03-2015 ● Sale Notice Date: 22-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer -Hitesh Patel (9050933331) & Authorized Officer-  
Mr. Vikas Srivastav - 9935387181

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

1. M/S PANDHE INFRACONS PVT LTD At - No-157/c, Railway Lines, Solapur-413001, Maharashtra & Also At - 234 Praneet Jayant Palkar Marg, Opp, Poddar Hospital Worli, Mumbai-400030
2. MR. ANKUR ANIL PANDHE At - No-157/c, Railway Lines, Solapur- 413001, Maharashtra
3. MRS. ROHINI ANIL PANDHE At - No-157/c, Railway Lines, Solapur- 413001, Maharashtra
4. MRS. POOJA ANKUR PANDHE At - No-157/c, Railway Lines, Solapur- 413001, Maharashtra
5. MR. VEGESNA RAVI VARMA At - D. No. 6-10-1/1, Sugar Colony, Palakol-534260, west Godavari District, Andhra Pradesh
6. M/S PANDHE CONSTRUCTION PVT LTD At - No-157/c, Railway Lines, Solapur- 413001, Maharashtra

**Amount Due:- Rs 362,78,59,228/- (Rupees Three Hundred Sixty-Two Crores Seventy-Eight Lakhs Fifty-Nine thousand Two hundred Twenty Eight only) as on 30.09.2022 with further interest, cost & expenses that may accrue from 01.10.2022 till total repayment and settlement of dues by the Corporate Debtor**

**Property No. 1:-** All the peace and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1/A, 396/B/1, 398/A/1, 401/1, 593/1/2/A, 387/1A, 386/1/A, 371/2A, 373/1, 594/1/2/A, 591/2/A, 591/1/1/A, 394/1, 385/1/1/2A, 385/1/1/1/1/A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr in the name of M/s Pandhe Construction Pvt Ltd. (Under Physical Possession) ● Reserve Price :Rs. 43,54,00,000.00 ● Earnest money to be deposited: Rs.4,35,40,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

**Property No. 2:-** All Commercial and Residential vacant plot nos 9 & 10 in residential zone bearing Gut no. 262 (15 & 16) /4 with Total area 6203.49 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra owned by M/s pandhe Constructions Pvt Ltd. Boundaries :- North -Agriculture Land, South-Ashwini rural Medical college Hospital, East- Kumhari Siddheshwar Karkhana Road, New bypass Road & West - 18 Mtr wide proposed Road (Under Physical Possession) ● Reserve Price :Rs.2,88,00,000.00 ● Earnest money to be deposited: Rs.28,80,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

**Property No. 3:-** All Commercial and Residential vacant plot nos 11 & 12 in residential zone bearing Gut no. 262 (8 to 13) /2 Total area 3651.35 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s pandhe Constructions Pvt Ltd. Boundaries - North-Agriculture Land, South-Ashwini rural Medical college Hospital, East-Kumhari siddheshwar karkhana Road, New bypass Road & West-18 Mtr wide proposed Road (Under Physical Possession) ● Reserve Price :Rs. 1,70,00,000.00 ● Earnest money to be deposited: Rs.17,00,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

**Property No. 4:-** Proposed residential township comprising buildings and layout of subdivided plots known as Vasant vihar on residential plot no 4, bearing Gut No 510/1,510/2+3,511/2,512 (Part) total area 9098 sq mtr, of kasbe Solapur, near Old Pune Naka and Arvind Dham police housing, solapur

Boundaries of Second to Sixth Floor: North: Common Passage, Lift & Stair Chaitanya Shopping Centre, South: Bhupendra Road, East: Other's property & West: Tenanted Property & Public Road.

● Reserve Price :Rs.4,63,00,000.00 ● Earnest money to be deposited: Rs.46,30,000.00 ● Date of Demand notice:- 07-04-2017 ● Date of possession notice : 10-10-2017 (SYMBOLIC POSSESSION) ● Sale Notice Date: 22-04-2024

For Further Details Contact : (During Office Hours)  
Authorised Officer – Mr. Dhurandhar Ram at Mob No. 7800003631

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

- 1.M/S INDUS PROJECTS LIMITED, At - 504, Loha Bhavan, P. D'Mello Road, Masjid, Mumbai -400009.
- 2.MR. KISHOR H. MEHTA, At - Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400 -049. & Also At- 53, Nutan Laxmi Society, Rajgrahi, N. S. Road, No. 9, JVPD Scheme, Vile Parle (West), Mumbai-400 049
- 3MR. ABHAI K. MEHTA At - Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai- 400 049.
- 4.MR. MAHAVIR K. MEHTA, At - 53, Nutan Laxmi Society, Rajgrahi, N. S. Road, No. 9, JVPD Scheme, Vile Parle (West), Mumbai 400 049 & Also At - Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400 049.
5. MR. MADHUR K. MEHTA, Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400049.
- 6.M/S INDUS MECHANICAL ENGINEERING COMPANY PRIVATE LIMITED, At - 504, Loha Bhavan, P. D'Mello Road, Masjid Bunder, Mumbai- 400 009.& Also At - 1/4, Sai Sadan Sai Baba Marg, Parel, Mumbai-400012

Amount Due:- Total Outstanding Dues – Rs. 90,46,46,240.07 (Rupees Ninety Crores Forty-Six Lacs Forty-Six Thousand Two Hundred Forty and Seven Paise only), details of which are mentioned as below: -

- (1) Union Bank Of India - Rs. 71,85,50,645.07 as on 31.03.2024 plus further interest at applicable rate, costs, dues, and expenses that may accrue from 01.04.2024 till total repayment and settlement of dues
- (2) State Bank of India – Rs 18,60,95,595.00 as on 22-04-2024 plus further interest at applicable rate, costs, dues, and expenses that may accrue from 23.04.2024 till total repayment and settlement of dues

Property No. 1:- Residential building (9 storied) situated at Plot No. 53, Nutan Laxmi CHS Ltd., North-South Road No. 9 bearing C.T.S. No. 660, S.No. 70, Sub Plot No. 53 admeasuring 800 sq.yards. in the Nutan Laxmi Co-operative Housing Society Ltd., North South Road No. 9, J. V. P. D. Scheme, Vile Parle (West), Mumbai -400 056 standing in the name of Shri Kishore Mehta (Under Physical Possession)

● Reserve Price :Rs.115,68,00,000.00 ● Earnest money to be deposited: Rs.11,56,80,000.00 ● Date of Demand notice:- 18-07-2019(ECB), 19-07-2019(UBI) & 14-07-2022 (SBI) ● Date of possession notice : 23-01-2020 ● Sale Notice Date: 22-04-2024

Property No. 2:- Flat No. 401 admeasuring 121.76 sq.mtrs. on the 4th Floor, The Everest Chamber Co-operative Housing Society Ltd., situated on Plot bearing CS No. 332(Part) of Malabar Hill & Cumballa Hill Division, Mount Pleasant Road, Mumbai -400 006 standing in the name of M/s. Indus Mechanical Engineering Co. Pvt. Ltd. (Under Physical Possession)

● Reserve Price :Rs.7,23,00,000.00 ● Earnest money to be deposited: Rs.72,30,000.00 ● Date of Demand notice:- 18-07-2019(ECB), 19-07-2019 (UBI) & 14-07-2022 (SBI) ● Date of possession notice : 23-01-2020 ● Sale Notice Date: 22-04-2024

For Further Details Contact : (During Office Hours)

File Handling Officer - Ms. Poonam Gautam at Mob. No. 9873008931 & Authorised Officer – Mr. Dhurandhar Ram at Mob No. 7800003631

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

- 1 M/S Khator Fiber & Fabrics Ltd At - 9/11, Assembly Lane, 38, Dadi Seth Agiary Lane-Kalbadevi Road, Mumbai-400002.
- 2 Mr. Kallash Khator At - Flat No. 504, 503,5th Floor, Building No. 25, Siddhachal Phase-4 CHS Ltd, Thane West, Thane-400610.
- 3 Mr. Ashok Khator At - 1B/1401, Siddhachal Elite Phase-7, Pokhran Road No-2, Near Vasant Vihar School, Thane (West), Thane, Maharashtra-400610 & Also At- Flat No 101/102 1st Floor Siddhachal, Complex Phase 11, Anjangiri Bldg No 6, Mumbai Maharashtra-400610
- 4 Mrs. Jasoda Kallash Khator At - Flat No. 504, 503,5th Floor, Building No. 25, Siddhachal Phase-4 CHS Ltd, Thane West, Thane-400610
- 5 M/s Maheshwari Fabtex Pvt Ltd At - 9/11, Assembly Lane, 38, Dadi Seth Agiary Lane-Kalbadevi Road, Mumbai-400002 & Also At - Gala No.D-2 Rajlaxmi, Suzler Park, Village Sonale, Bhiwandi-421302
- 6 M/s Goyal Creations Pvt Ltd At - 9/11, Assembly Lane, 38, Dadi Seth Agiary Lane-Kalbadevi Road, Mumbai-400002. & Also At- Gala No.D-2 RajlaxmiSuzler Park Village Sonale Bhiwandi-421302 & Also At- Unit At Plot No.A-150 (B), Ambaji Industrial Area, Abu Road, Rajasthan-307026

land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1A, 396/B/1, 398/A/1, 400/1, 401/1, 593/1/2A, 387/1A, 386/1A, 371/2A, 373/1, 594/1/2A, 591/2A, 591/1/1A, 394/1, 385/1/1/2A, 385/1/1/1/1A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr in the name of M/s Pandhe Construction Pvt Ltd. (Under Physical Possession) ● Reserve Price :Rs. 43,54,00,000.00 ● Earnest money to be deposited: Rs.4,35,40,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

Property No. 2:- All Commercial and Residential vacant plot nos 9 & 10 in residential zone bearing Gut no. 262 (15 & 16) /4 with Total area 6203.49 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra owned by M/s pandhe Constructions Pvt Ltd. Boundaries :- North -Agriculture Land, South-Ashwini rural Medical college Hospital, East- Kumhari Siddheshwar Karkhana Road, New bypass Road & West - 18 Mtr wide proposed Road (Under Physical Possession) ● Reserve Price :Rs.2,88,00,000.00 ● Earnest money to be deposited: Rs.28,80,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

Property No. 3:- All Commercial and Residential vacant plot nos 11 & 12 in residential zone bearing Gut no. 262 (8 to 13) /2 Total area 3651.35 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s pandhe Constructions Pvt Ltd. Boundaries – North-Agriculture Land, South-Ashwini rural Medical college Hospital, East-Kumhari siddheshwar karkhana Road,New bypass Road & West-18 Mtr wide proposed Road (Under Physical Possession) ● Reserve Price :Rs. 1,70,00,000.00 ● Earnest money to be deposited: Rs.17,00,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

Property No. 4:- Proposed residential township comprising buildings and layout of subdivided plots known as Vasant vihar on residential plot no 4, bearing Gut No 510/1,510/2+3,511/2,512 (Part) total area 9098 sq mtr,of kasbe Solapur, near Old Pune Naka and Arvind Dham police housing, solapur, Maharashtra in the name of M/s Pandhe infracons Pvt Ltd. . Boundaries :- North-Open Space, South- Open land, East- Gulmohar residential society & West - Internal Road (Under Physical Possession) ● Reserve Price :Rs.7,74,00,000.00 ● Earnest money to be deposited: Rs.77,40,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

For Further Details Contact : (During Office Hours)  
Authorised Officer – Mr. Vikas Srivastava at Mob No. 9935387181

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

- 1 M/S STAUNCH NATURAL RESOURCES PVT. LTD. At - 702 & 702, Nestor Court, Baji Prabhu Deshpande Marg, Vile Parle (W), Mumbai-400056.
- 2 MR. HARDIK N. SHAH At - 173/B, Jainam Bunglow, Vijayrajnagar, Bhavnagar, Gujarat-364002 & Also At - Rustomjee Towers, G-Wing, 401, Juhu Circle, Andheri West, Mumbai.
- 3 MR. KRUNAL RATHOD At - Vitrag Residency, 303, Plot no. 708, Deri Road, Krushnanagar, Bhavnagar, Gujarat
- 4 MR. NANDISH PAREKH At - A-3, Cloud Residency, Moti Nagar Society, Tolaknagar Paladi, Ahmedabad-380007.
- 5 MR. SHEWTANG JIVANI At - 202, Triskla CHS, 152/C, Indira Nagar, 1, S V Road, Vile Parle(W), Mumbai-400056.
- 6 MR. ADITYA GOLECHA At - 225, Usha Kiran, Malviya Nagar, Durg, Chhatisgarh-491001
- 7 MR. NEMICHAND GOYAL At - Commercial Plot no. 3, Survey 265/1, Beside Bansal Cargo workshop, Opposite Vijay timber Unit/Gypsum Plot area approaching N.H. 8A (Ahmedabad Highway) at village Mithirohar, Taluka Gandhidham, Dist. Kutch-370201 & Also At - Plot no. 85, Sector-5, Gandhidham, Gujarat-370201
- 8 MR. SANTOSH GOLECHA At - 46, Heavy Industrial Area, Bhilai, Chhatisgarh-490026. & Also At - Commercial property Khasra No.64/3-64/7, 64/1-64/6, Durg, Raipur-491001. & Also At - Aditya Tower, Supela, Tal, Bhilai-490023. G+3 commercial building. & Also At - Prithvi Tower, Near Himalaya Complex, Akash Ganga, GE Road, Supela Bazar, Ward no. 06, Supela, Bhilai Tec., Dist-Durg (Chhhattisgarh)-490023. & Also At - Survey No.01, Plot No.Shop 10,Himalaya Com & Shop No.84,85,86, Flat No. Shop 10, Himalaya Com, Him, Himalaya Com, Floor No.01, Dg, Chattisgarh.
- 9 MR. GOPAL LALWANI At - Commercial Plot no. 2, Survey 265/1, Beside Bansal Cargo workshop, Opposite Vijay timber Unit/Gypsum Plot area approaching N.H. 8A(Ahmedabad Highway) at village Mithirohar, Taluka Gandhidham, Dist. Kutch-370201. & Also At - House no. 38-39, Word 9/A(H), Gandhidham Gujarat 370201
- 10 MR. MUNJAL VARIYA At - Plot no. 166, Ward 12/C, Lalbaug Nagar, Gandhidham.

Amount Due:- Rs. 15,06,39,791.30 (Rupees Fifteen Crores Six Lakhs Thirty-Nine Thousand Seven Hundred Ninety-One and Thirty paise only) as on 31.03.2024 with further interest, cost & expenses that may accrue from 01.04.2024 till total repayment and settlement of dues by the Corporate Debtor.

**Property No. 1:-** Residential Flat No. 503 & 504, 5th Floor, Building No 25, "Siddhachal Phase IV Co-op Hsg. Soc. Ltd.", Majiwade, Thane (West), Taluka & District- Thane- 400610 in the name of Yashodadevi Khatore and Kailash khatore with built up area of 997 sq ft. Boundaries :- North – TMC garden, South – Dharamveer nagar Marg, East – Internal Road & West- Open space (Under Symbolic Possession)

● Reserve Price :Rs.1,20,15,000.00 ● Earnest money to be deposited: Rs.12,01,500.00 ● Date of Demand notice:- 02-12-2019 ● Date of possession notice : 03-02-2020 ● Sale Notice Date: 20-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer & Authorised Officer –  
Mr. Vikas Srivastava at Mob No. 9935387181

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

1.M/S OSHIYA INDUSTRIES LTD At - 510, 5th Floor, Loha Bhavan 93,P.D.Mello Road, Carnec Bunder, Masjid Bunder(E), Mumbai-400009 & Also At - 72,7th Floor, Atlanta Building, Nariman Point, Mumbai-400021 & Also At - Office No. 103, 1st Floor, Arihant Building, Ahemdabad street, Masjid Bunder, Mumbai-400021

2.MR.VIJENDRA RANKA At - 1101, 11th Floor, Sannidhi Apartment, Plot No.71, 12th Raod, Khar(W), Mumbai-400052 & Also At - Office No.103, 1st floor, Arihant Building, Ahmedabad Street, Masjid Bunder, Mumbai-400021 & Also At - 369, Banarasi Das ward Gorakhpur,Jabalpur, Madhya Pradesh-482001& Also

At - 510, 5th floor, Loha Bhavan, 93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E), Mumbai-400009 & Also At - Flat No.2, 2nd Floor, Deep Apartment, Khar Pali Road, Khar(W), Mumbai-400052

3.MR.SATISH KUMAR RANKA,At - 1101, 11th Floor, Sannidhi Apartment, Plot No.71, 12th Raod, Khar(W), Mumbai-400052 & Also At - Office No.103, 1st floor, Arihant Building, Ahmedabad Street, Masjid Bunder, Mumbai-400021 & Also At - 369, Banarasi Das ward Gorakhpur,Jabalpur, Madhya Pradesh-482001 & Also At - 510, 5th floor, Loha Bhavan, 93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E), Mumbai-400009 & Also At - Flat No.2, 2nd Floor, Deep Apartment, Khar Pali Road, Khar(W), Mumbai-400052

4.MR .YOGESH SARASWATE S/O SHASHIKANT SARASWATE At - D-531,Clover, Centre, Moledina Road Camp, Pune-411001 & Also At - Office No.544, 5th Floor, 9, Moledina Road, Clover Centre, Chandan Nagar, Pune-411001 & Also At - 307, 3rd Floor, Maker Chamber-V, Nariman Point, Mumbai-400021

5. MR.MILANKUMAR RANKADirector of M/s Oshiya Strips Impex Pvt Ltd At - 510,5th Floor,Loha Bhavan,93, P.D.Mello Road,Carnec Bunder, Masjid Bunder(E), Mumbai-400009 & Also At - 1101,11th floor, Sannidhi Apartment, Plot No.71,12th Road,Khar(W), Mumbai-400052

6. M/S OSHIYA STRIPS IMPEX PVT LTD, At - 510, 5th Floor, Loha Bhavan 93, P.D.Mello Road, Carnec Bunder, Masjid Bunder(E), Mumbai-400009

Amount Due:- Rs. 64,59,72,902.80 (Rs. Sixty-four crores fifty-nine lacs seventy-two thousand nine hundred two and eight paise) as on 31.01.2024 plus further interest thereon w.e.f 01.02.2024 at applicable rate of interest, cost and charges till date

**Property No. 1:-** Commercial premises bearing Office No. 320, 3rd Floor, E Wing, Aurora Towers Premises Co-op Society Ltd., 9, Moledina Road, Pune-411001 admeasuring 647 Sq. ft Built up area and 591 Sq. ft Carpet area in the name of Mr. Virendra Ranke (Symbolic Possession) ● Reserve Price :Rs.. 64,35,000.00 ● Earnest money to be deposited: Rs.6,43,500.00 ● Date of Demand notice:- 10-01-2015 ● Date of possession notice : 27-03-2015 ● Sale Notice Date: 22-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer -Hitesh Patel (9050933331) & Authorized Officer-  
Mr. Vikas Srivastav - 9935387181

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

1 M/S PANDHE INFRACONS PVT LTD At - No-157/c, Railway Lines, Solapur-413001, Maharashtra & Also At - 234 Praneet Jayant Palkar Marg,Opp, Poddar Hospital Worli, Mumbai-400030

2 MR. ANKUR ANIL PANDHE At - No-157/c, Railway Lines, Solapur-413001, Maharashtra

3 MRS. ROHINI ANIL PANDHE At - No-157/c, Railway Lines, Solapur-413001, Maharashtra

4 MRS. POOJA ANKUR PANDHE At - No-157/c, Railway Lines, Solapur-413001, Maharashtra

5 MR. VEGESNA RAVI VARMA At - D. No. 6-10-1/1,Sugar Colony, Palakol-534260, west Godavari District, Andhra Pradesh

6 M/S PANDHE CONSTRUCTION PVT LTD At - No-157/c, Railway Lines, Solapur-413001, Maharashtra

Amount Due:- Rs 362,78,59,228/- (Rupees Three Hundred Sixty-Two Crores Seventy-Eight Lakhs Fifty-Nine thousand Two hundred Twenty Eight only) as on 30.09.2022 with further interest, cost & expenses that may accrue from 01.10.2022 till total repayment and settlement of dues by the Corporate Debtor

**Property No. 1:-** All the peace and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1A, 396/B/1, 398/A/1, 400/1, 401/1, 593/1/2/A, 387/1A, 386/1A, 371/2A, 373/1, 594/1/2/A, 591/2/A, 591/1/1A, 394/1, 385/1/1/2A, 385/1/1/1/1A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr in the name of M/s Pandhe Construction Pvt Ltd. (Under Physical Possession) ● Reserve Price :Rs. 43,54,00,000.00 ● Earnest money to be deposited: Rs.4,35,40,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

**Property No. 2:-** All Commercial and Residential vacant plot nos 9 & 10 in residential zone bearing Gut no. 262 (15 & 16) /4 with Total area 6203.49 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra owned by M/s pandhe Constructions Pvt Ltd. Boundaries :- North -Agriculture Land, South-Ashwini rural Medical college Hospital, East- Kumhari Siddheshwar Karkhana Road, New bypass Road & West - 18 Mtr wide proposed Road (Under Physical Possession) ● Reserve Price :Rs.2,88,00,000.00 ● Earnest money to be deposited: Rs.28,80,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

**Property No. 3:-** All Commercial and Residential vacant plot nos 11 & 12 in residential zone bearing Gut no. 262 (8 to 13) /2 Total area 3651.35 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s pandhe Constructions Pvt Ltd. Boundaries – North-Agriculture Land, South-Ashwini rural Medical college Hospital, East-Kumhari siddheshwar karkhana Road,New bypass Road & West-18 Mtr wide proposed Road (Under Physical Possession) ● Reserve Price :Rs. 1,70,00,000.00 ● Earnest money to be deposited: Rs.17,00,000.00 ● Date of Demand notice:- 02-08-2017 ● Date of possession notice : 17-10-2017 ● Sale Notice Date: 20-04-2024

**Property No. 4:-** Proposed residential township comprising buildings and layout of subdivided plots known as Vasant vihar on residential plot no 4, bearing Gut No 510/1,510/2+3,511/2,512 (Part) total area 9098 sq mtr,of kasbe Solapur, near Old Pune Naka and Arvind Dham police housing, solapur, Maharashtra in the name of M/s Pandhe infracons Pvt Ltd. Boundaries :- North -Open Space, South- Open land, East- Gulmohar residential society

Amount Due:- Total: INR. Rs.44,21,69,729.74 (Rupees forty-four crore twenty-one lakhs sixty-nine thousand seven hundred twenty-nine rupees and seventy four paise Only) as on 31.10.2023. Plus, further interest at applicable rate, costs, dues, and expenses that may accrue from 01.11.2023 till total repayment and settlement of dues by the Corporate Debtor

**Property No. 1:-** Two Residential Flats no. 701 & 702 (Amalgamated), 7th Floor, Nestor Court Co-operative Housing Society Limited, Vinayak CHS Compound, Baji Prabhu Deshpande Marg, Vile Parle (West), Mumbai-400056 admeasuring area of 701 is 515.27 sq ft. & 702 is 502.57 sq feet. Total carpet area is 1017.84 sq ft. in the name of M/s. Staunch Natural Resources Pvt. Ltd. (Under Physical Possession) ● Reserve Price :Rs.3,09,00,000.00 ● Earnest money to be deposited: Rs.30,90,000.00 ● Date of Demand notice:- 19-09-2017 ● Date of possession notice : 23-10-2018 ● Sale Notice Date: 22-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer - Ms. Poonam Gautam at Mob. No. 9873008931 & Authorised Officer – Mr. Dhurandhar Ram at Mob No. 7800003631

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

1 M/S U. GOENKA SONS PVT. LTD (BORROWER) At - 204, Green House, 2nd Floor, Green Street, Fort, Mumbai- 400001

2 MR LOKESH SRIPRAKASH GOENKA (Guarantor & Legal Heir of Late Mrs Ilaichi devi Goenka and Sriprakash S Goenka) At - Flat No 1301, B- Wing, 13th Floor, Mayfair Meridian, Amboli Cesar Road, Near Amboli Church, Andheri (W), Mumbai- 400058.

3 MRS NAINA S GOENKA (Guarantor /Mortgagor/ Legal Heir of Late Mrs Ilaichidevi Goenka & Sriprakash S Goenka) At - 1301/ 1302, B-Wing, Mayfair Meridian, Amboli Cesar Road, Near Amboli Church, Andheri (W) Mumbai 400058.

4 MR JAI PRAKASH GOENKA (Legal Heir of Late Mrs Ilaichidevi Goenka and Sriprakash S Goenka) At - Flat No 1301, B- Wing, 13th Floor, Mayfair Meridian, Amboli Cesar Road, Near Amboli Church, Andheri (W), Mumbai- 400058.

5 Mrs Tasneem Lokesh Goenka (Guarantor/ Legal Heir of Late Mrs Ilaichidevi Goenka and Sriprakash S Goenka) At - Flat No 1301, B- Wing, 13th Floor, Mayfair Meridian, Amboli Cesar Road, Near Amboli Church, Andheri (W), Mumbai- 400058.

6 MR MURARI LAL GOENKA (Legal Heir of Late Mrs Ilaichidevi Goenka and Sriprakash S Goenka) At - Flat No 1301, B- Wing, 13th Floor, Mayfair Meridian, Amboli Cesar Road, Near Amboli Church, Andheri (W), Mumbai- 400058.

Amount Due:- Rs 45,14,46,988.75 (Rupees Forty-Five Crores Fourteen Lakhs Forty-Six Thousand Nine hundred Eighty Eight and seventy five paise) amount as on 30.11.2021 with further interest, cost & expenses that may accrue from 01.12.2021 till total repayment and settlement of dues by the Corporate Debtor

**Property No. 1:-** Industrial Unit No. 213 on the 2nd Floor adm. 792 sq.ft. built up area of the buiding known as "Shah & Nahar Industrial Premises Co-Operative Society Limited", Dr. E. Moses Road, constructed on all that piece and parcel of land adm. 3611.62 sq. mtrs. And registered in books of Collector of Land Revenue Under CPR No. 6923 and parts of 12182, 12280, New No. 17240, New Survey no. 338 and parts of 3139 C.S. No. 135 and 136 (P) of Lower Parel Division and in the District of Registration District of Mumbai City and within the limits of G Ward of BMC, Worli, Mumbai- 400018 in the name of Mr.Sriprakash Goenka. Boundaries :- North - Apte Chawl, South - Kopran Limited, East - Indiabulls Blu Tower & West- Dr. E. Moses Road (Under Symbolic Possession, CMM Order Received) ● Reserve Price :Rs.2,84,00,000.00 ● Earnest money to be deposited: Rs.28,40,000.00 ● Date of Demand notice:- 26-12-2021 ● Date of possession notice : 23-05-2022 ● Sale Notice Date: 20-04-2024

**Property No. 2:-** Flat No. 2003/2004 adm. 1270 sq.ft. situated at Windsor Tower Co-Operative Housing Society Limited, T28, Shastri Nagar, Andheri (West), Mumbai-400053, constructed on the Plot of land bearing Survey No. 41, Oshiware Taluka, South Salsette, Mumbai Suburban in the name of Mrs Naina Sriprakash Goenka. Boundaries:- North – Road, South - Uttara Society, East - Silver Arch Tower & West- Eden Woods (Under Symbolic Possession, CMM Order Received) ● Reserve Price :Rs.3,36,00,000.00 ● Earnest money to be deposited: Rs.33,60,000.00 ● Date of Demand notice:- 20-12-2021 ● Date of possession notice : 23-05-2022 ● Sale Notice Date: 20-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer & Authorised Officer –  
Mr. Vikas Srivastava at Mob No. 9935387181

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

1.Mr. S. Sthanushesha Sharma At - R-18, Sudarshan Nagar, MIDC, Dombivli (E), Dist. Thane - 421203

2 Mr. Padmabha Sundaram Sharma At - R-18, Jyoti Saadan, 2nd Floor, Sudarshan Nagar, MIDC, Residential Colony, Domivali (E) Dist. Thane - 421203

3 Mrs. Meena P Sharma At - R-18, Jyoti Saadan, 2nd Floor, Sudarshan Nagar, MIDC, Residential Colony, Domivali (E) Dist. Thane - 421203

M/S Speciality Polymers Pvt. Ltd (Under Liquidation)  
At - Office No. 5A KA New Excelsior Building, Wallace Street, A.K. Naik Marg, Fort, Mumbai – 40000

Amount Due:- Rs. 86,05,90,596.31(rupees Eighty Sixty crore Five Lacs Ninety Thousand Five Hundred Ninety-Six and paise Thirty-One only) as per demand notice plus further interest thereon and other charges.

**Property No. 1:-** Flat No. B/12, on the First Floor in the Building Known as "Navrang Apartment", Wing 'B' Behind S.I.A.H. School, Kopar Road, Dombivali (W) - 421202 Dist. Thane. (507 sq. feet Built up area) East- Pusha Darshan CHSL West- Shree Samarth Krupa Building North- Ashmani CHSL South- Road ● Reserve Price :Rs.27,20,000.00 ● Earnest money to be deposited: Rs.2,72,000.00 ● Date of Demand notice:- 14-12-2016 ● Date of possession notice : 16-03-2017 (PHYSICAL POSSESSION) ● Sale Notice Date: 23-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer - Ms. Wapale Kale at Mob No. 9833765376 & Authorised Officer - Mr. Dhurandhar Ram at Mob No. 7800003631

4. MRS. POOJA ANKUR PANDHE At - No-157/c, Railway Lines, Solapur-413001, Maharashtra  
5 MR. VEGESNA RAVI VARMA At - D. No. 6-10-1/1, Sugar Colony, Palakol-534260, west Godavari District, Andhra Pradesh  
6 M/S PANDHE CONSTRUCTION PVT LTD At - No-157/c, Railway Lines, Solapur-413001, Maharashtra

**Amount Due:-** Rs 362,78,59,228/- (Rupees Three Hundred Sixty-Two Crores Seventy-Eight Lakhs Fifty-Nine thousand Two hundred Twenty Eight only) as on 30.09.2022 with further interest, cost & expenses that may accrue from 01.10.2022 till total repayment and settlement of dues by the Corporate Debtor

**Property No. 1:-** All the peace and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1/A, 396/B/1, 398/A/1, 400/1, 401/1, 593/1/2/A, 387/1A, 386/1/A, 371/2A, 373/1, 594/1/2/A, 591/2/A, 591/1/1/A, 394/1, 385/1/1/2A, 385/1/1/1/1/A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr in the name of M/s Pandhe Construction Pvt Ltd. (Under Physical Possession) ● **Reserve Price** :Rs. 43,54,00,000.00 ● **Earnest money to be deposited:** Rs.4,35,40,000.00 ● **Date of Demand notice:-** 02-08-2017 ● **Date of possession notice** : 17-10-2017 ● **Sale Notice Date:** 20-04-2024

**Property No. 2:-** All Commercial and Residential vacant plot nos 9 & 10 in residential zone bearing Gut no. 262 (15 & 16) /4 with Total area 6203.49 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra owned by M/s pandhe Constructions Pvt Ltd. Boundaries :- North -Agriculture Land, South- Ashwini rural Medical college Hospital, East- Kumbhari Siddheshwar Karkhana Road, New bypass Road & West - 18 Mtr wide proposed Road (Under Physical Possession) ● **Reserve Price** :Rs.2,88,00,000.00 ● **Earnest money to be deposited:** Rs.28,80,000.00 ● **Date of Demand notice:-** 02-08-2017 ● **Date of possession notice** : 17-10-2017 ● **Sale Notice Date:** 20-04-2024

**Property No. 3:-** All Commercial and Residential vacant plot nos 11 & 12 in residential zone bearing Gut no. 262 (8 to 13) /2 Total area 3651.35 sq mtr of Village Kumbhari, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s pandhe Constructions Pvt Ltd. Boundaries – North-Agriculture Land, South-Ashwini rural Medical college Hospital, East-Kumbhari siddheshwar karkhana Road, New bypass Road & West-18 Mtr wide proposed Road (Under Physical Possession) ● **Reserve Price** :Rs. 1,70,00,000.00 ● **Earnest money to be deposited:** Rs.17,00,000.00 ● **Date of Demand notice:-** 02-08-2017 ● **Date of possession notice** : 17-10-2017 ● **Sale Notice Date:** 20-04-2024

**Property No. 4:-** Proposed residential township comprising buildings and layout of subdivided plots known as Vasant vihar on residential plot no 4, bearing Gut No 510/1,510/2+3,511/2,512 (Part) total area 9098 sq mtr, of kasbe Solapur, near Old Pune Naka and Arvind Dham police housing, solapur, Maharashtra in the name of M/s Pandhe infracons Pvt Ltd. . Boundaries :- North -Open Space, South- Open land, East- Gulmohar residential society, & West - Internal Road (Under Physical Possession) ● **Reserve Price** :Rs.7,74,00,000.00 ● **Earnest money to be deposited:** Rs.77,40,000.00 ● **Date of Demand notice:-** 02-08-2017 ● **Date of possession notice** : 17-10-2017 ● **Sale Notice Date:** 20-04-2024

For Further Details Contact : (During Office Hours)  
Authorized Officer – Mr. Vikas Srivastava at Mob No. 9935387181

**Name of the Borrower, Co-Applicant & Guarantor :-**  
1 M/S STAUNCH NATURAL RESOURCES PVT. LTD. At - 702 & 702, Nestor Court, Baji Prabhu Deshpande Marg, Vile Parle (W), Mumbai-400056.  
2 MR. HARDIK N. SHAH At - 173/B, Jainam Bunglow, Vijayrajnagar, Bhavnagar, Gujarat-364002 & Also At - Rustomjee Towers, G-Wing, 401, Juhu Circle, Andheri West, Mumbai.  
3 MR. KRUNAL RATHOD At - Vitrag Residency, 303, Plot no. 708, Deri Road, Krushnagar, Bhavnagar, Gujarat  
4 MR. NANDISH PAREKH At - A-3, Cloud Residency, Moti Nagar Society, Tolaknagar Paladi, Ahmedabad-380007.  
5 MR. SHEWTANG JIVANI At - 202, Triskla CHS, 152/C, Indira Nagar, 1, S V Road, Vile Parle(W), Mumbai-400056.  
6 MR. ADITYA GOLECHA At - 225, Usha Kiran, Malviya Nagar, Durg, Chhatisgarh-491001  
7 MR. NEMICHAND GOYAL At - Commercial Plot no. 3, Survey 265/1, Beside Bansal Cargo workshop, Opposite Vijay timber Unit/Gypsum Plot area approaching N.H. 8A (Ahmedabad Highway) at village Mithirohar, Taluka Gandhidham, Dist. Kutch-370201 & Also At - Plot no. 85, Sector-5, Gandhidham, Gujarat-370201  
8 MR. SANTOSH GOLECHA At - 46, Heavy Industrial Area, Bhilai, Chhatisgarh-490026. & Also At - Commercial property Khasra No.64/3-64/7, 64/1-64/6, Durg, Raipur-491001. & Also At - Aditya Tower, Supela, Tal, Bhilai-490023. G+3 commercial building. & Also At - Prithvi Tower, Near Himalaya Complex, Akash Ganga, GE Road, Supela Bazar, Ward no. 06, Supela, Bhilai Tec., Dist-Durg (Chhhattisgarh)-490023. & Also At - Survey No.01, Plot No.Shop 10,Himalaya Com & Shop No.84,85,86, Flat No. Shop 10, Himalaya Com, Him, Himalaya Com, Floor No.01, Dg, Chattisgarh.  
9 MR. GOPAL LALWANI At - Commercial Plot no. 2, Survey 265/1, Beside Bansal Cargo workshop, Opposite Vijay timber Unit/Gypsum Plot area approaching N.H. 8A(Ahmedabad Highway) at village Mithirohar, Taluka Gandhidham, Dist. Kutch-370201. & Also At - House no. 38-39, Word 9/A(H), Gandhidham Gujarat 370201  
10 MR. MUNJAL VARIYA At - Plot no. 166, Ward 12/C, Lalbaug Nagar, Gandhidham.

Rs.2,84,00,000.00 ● **Earnest money to be deposited:** Rs.28,40,000.00  
● **Date of Demand notice:-** 20-12-2021 ● **Date of possession notice** : 23-05-2022 ● **Sale Notice Date:** 20-04-2024

**Property No. 2:-** Flat No. 2003/2004 adm. 1270 sq.ft. situated at Windsor Tower Co-Operative Housing Society Limited, T28, Shastri Nagar, Andheri (West), Mumbai-400053, constructed on the Plot of land bearing Survey No. 41, Oshware Tafuka, South Salsette, Mumbai Suburban in the name of Mrs Naina Sriprakash Goenka. Boundaries:- North – Road, South - Uttara Society, East - Silver Arch Tower & West- Eden Woods (Under Symbolic Possession, CMM Order Received) ● **Reserve Price** :Rs.3,36,00,000.00 ● **Earnest money to be deposited:** Rs.33,60,000.00 ● **Date of Demand notice:-** 20-12-2021 ● **Date of possession notice** : 23-05-2022 ● **Sale Notice Date:** 20-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer & Authorized Officer –  
Mr. Vikas Srivastava at Mob No. 9935387181

**Name of the Borrower, Co-Applicant & Guarantor :-**  
1.Mr. S. Sthanushesha Sharma At - R-18, Sudarshan Nagar, MIDC, Dombivli (E), Dist. Thane - 421203  
2 Mr. Padmabha Sundaram Sharma At - R-18, Jyoti Saadan, 2nd Floor, Sudarshan Nagar, MIDC, Residential Colony, Domivali (E) Dist. Thane - 421203  
3 Mrs. Meena P Sharma At - R-18, Jyoti Saadan, 2nd Floor, Sudarshan Nagar, MIDC, Residential Colony, Domivali (E) Dist. Thane - 421203  
M/S Speciality Polymers Pvt. Ltd (Under Liquidation)  
At - Office No. 5A KA New Excelsior Building, Wallace Street, A.K. Naik Marg, Fort, Mumbai – 40000

**Amount Due:-** Rs. 86,05,90,596.31 (rupees Eighty Sixty crore Five Lacs Ninety Thousand Five Hundred Ninety-Six and paise Thirty-One only) as per demand notice plus further interest thereon and other charges.

**Property No. 1:-** Flat No. B/12, on the First Floor in the Building Known as "Navrang Apartment", Wing 'B' Behind S.I.A.H. School, Kopar Road, Dombivali (W) - 421202 Dist. Thane. (507 sq. feet Built up area) East- Pusha Darshan CHSL West- Shree Samarth Krupa Building North- Ashmani CHSL South- Road ● **Reserve Price** :Rs.27,20,000.00 ● **Earnest money to be deposited:** Rs.2,72,000.00 ● **Date of Demand notice:-** 14-12-2016 ● **Date of possession notice** : 16-03-2017 (PHYSICAL POSSESSION) ● **Sale Notice Date:** 23-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer - Ms. Mangala Kale at Mob No. 9833765376 &  
Authorized Officer- Mr. Vikas Srivastav at Mob No. 9935387181

**Name of the Borrower, Co-Applicant & Guarantor :-**  
1 Mr. Chandrakant N. Patel (Director PBPL) At - A/3, Shri Sardar Patel Society, Nehru Road, Vile Parle (E), Mumbai-400057  
2 Mr. Amit Yogesh Sampat (Director PBPL) At - 403, Gaurav Villa, Mahavir Nagar, Panchsheel Enclave, Kandivali (W), Mumbai-400057  
3 Mrs. Manishaben C. Patel (Mortgagor) At - A/3, Shri Sardar Patel Society, Nehru Road, Vile Parle (E), Mumbai-400057  
4 M/s Pushpak Bullions Pvt. Ltd (PBPL) At - 6, Thakkar Niwas, 93 Bhuleshwar Road, Mumbai-400002

**Amount Due:-** Rs. 97,43,59,724.50 (Ninety-Seven crore Forty-Three Lacs Fifty-Nine Thousand Seven Hundred Twenty-Four rupees and paise Fifty only) plus further interest thereon and other charges Under Consortium Arrangement.

**Property No. 1:-** Basement No. 1. Nisarg Apartment, C T S No. 1234,1234/1 to 4, Village Villeparle, Near Villeparle Railway Station, Besant Road, Vile Parle West, Tal. Andheri,Dist. Mumbai-400057. North-Beseant Road, South- Zaveri Building, East-Sangam Arcade & West-Best Housing Boy's Hostel ● **Reserve Price** :Rs.1,80,00,000.00 ● **Earnest money to be deposited:** Rs.18,00,000.00 ● **Date of Demand notice:-**02-05-2016 ● **Date of possession notice** : 20-02-2020 (PHYSICAL POSSESSION) ● **Sale Notice Date:** 22-04-2024

For Further Details Contact : (During Office Hours)  
File Handling Officer - Ms. Mangala Kale at Mob No. 9833765376 &  
Authorized Officer- Mr. Vikas Srivastav at Mob No. 9935387181

**DATE OF INSPECTION OF THE PROPERTY** is 07-05-2024

**Date & Time of Auction:** 14-05-2024, from 12:00 p.m. to 05:00 p.m

For Registration & Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>  
For Detailed Terms And Conditions of Sale the interested persons may also visit banks website [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)

Place : Mumbai

Sd/-  
Authorized Officer,  
Union Bank of India