

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
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 properties mortgaged / charged to the Secured Creditor, the symbolic / physical possession 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 from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No.	Name of the Branch and Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Dep
1	ARB - PUNE 78780 MS. Chhaya Bhauasheb Aglave (Physical Possession)	Rs.23,39,000 /- (Rupees Twenty-Three lakh Thirty-Nine thousand Only.) (further Intrest And Charges)	All that piece and parcel of property bearing Flat No.401 admeasuring about 52.50sq.mtrs, 4th Floor, Building A, Phinix Gulmohar, Survey No.54, Wadachiwadi Road, Near Siddhivinayak Sankalp, Undri, Pune	Rs.19,89,000/- (Rupees Nineteen Lakhs Eighty-Nine Thousand Only)	Rs.1,00,000/- (Rupees One Lakh Hundred Only)
2	ARB -PUNE 78780 Mr. Rojer Richard Das, Mrs. Maria Jeroza (Physical Possession)	Rs. 66,38,501/- (Rupees Sixty-Six Lakh Thirty-Eight Thousand Five Hundred One Only) + further interest, cost and expenses.	Flat No. 102 on 1st Floor admeasuring about 935 Sq. Ft. i.e. 86.90 Sq. Ml. built up + terrace admeasuring about 230 Sq. Ft. i.e. 21.37 Sq. Ml. + one reserved car parking in building known as "Pranayraj Heritage" constructed on land bearing CTS No. 407, Plot No. 54 out of survey No. 40 situated at village Dhanori, Taluka Haveli, District Pune and within the limit of Pune Municipal Corporation	Rs. 49,27,000 /- (Rupees Forty-nine Lakhs Twenty-seven Thousand Only)	RS. 4,92,700/- (Rupees Four Lakh Two Thousand Seven Hundred Only)
3	ARB -PUNE 78780 M/s KGN Interiors (Physical Possession)	Rs. 40,34,351.50 (Rupees Forty lakh Thirty-Four Thousand Three Hundred Fifty-one and Paise Fifty Only.) (further interest And Charges)	Residential flat No.2, Building No. A, First Floor, Atharva Purva Co-op Housing Soc, admeasuring 767 sq. ft. situated at Survey no 71/2/2C, 71/3/3B,71/1/3, 71/2/21C,71/4/3, 71/2/5C/1, 71/2/4C,71/1/3/1 and 71/4/3/1, Handewadi Road, Hadapsar, Pune, Belonging to Mr. Israil Abdul Rauf Khan.	RS. 28,80,000/- (Rupees Twenty-eight Lakhs Sixty Thousand Only)	RS. 2,88,000/- (Rupees Two Lakh Eighty Thousand Only)
4	ARB -PUNE 78780 Mata Ramal Magasvargiya Sahakari Graharachana Sanstha Maryadit (Symbolic Possession)	Rs.35,44,447.77/- (Rupees Thirty-Five Lakhs Forty-Four Thousand Four Hundred Forty-Seven and Seventy-Seven Paise Only)) plus further interest and charges	A) Land & Building along with construction thereon situated at Survey No 5 Hissa No 14/1/5, Kondhwa Budruk, Tal-haveli, Pune admeasuring 500 sq. mtrs. B) Land & Building along with construction thereon situated at Survey No 5 Hissa No 14/1/6, Kondhwa Budruk, Tal-haveli, Pune admeasuring 500 sq. mtrs C) Land & Building along with construction thereon situated at Survey No 5 Hissa No 14/3/10, Kondhwa Budruk, Tal-haveli, Pune admeasuring 200 sq. mtrs D) Land & Building along with construction thereon situated at Survey No 5 Hissa No 14/2/18, Kondhwa Budruk, Tal-haveli, Pune admeasuring 100 sq. mtrs. E) Land & Building along with construction thereon situated at Survey No 5 Hissa No 5/1/2/4/1, kakde Nagar, Kondhwa Budruk, Tal-haveli, Pune admeasuring 300 sq. mtrs.	Rs. 5,49,45,000/- (Rupees Five Crore Forty-Nine Lakhs Forty-Five Thousand Only)	Rs. 5,49,450/- (Rupees Five Lakh Forty-Nine Thousand Only)
5	ARB -PUNE 78780 Mr. Prakash Chhabu Shinde (Symbolic Possession)	Rs.50,53,820.50/- (Rupees Fifty Lakhs Fifty-Three Thousand Eight Hundred Twenty and Fifty Paise only) plus further interest and charges	All that piece and parcel of Flat no.16 an area admeasuring about 840 sq.ft. i.e.78.03 sq.mt built up on Fourth Floor in the Building no.E-3,known as "CITADEAL SOCIETY" being constructed upon the land of Survey no. 51/1/6,51/1/7,51/1/8,67A/3,67A/10B,68/8 and 68/9 of Ghorpadi Pune and within the Limits of Pune Municipal Corporation of Pune and also within the jurisdiction of Sub Registrar Haveli Pune.	Rs. 46,27,000/- (Rupees Forty-Six Lakhs Twenty-Seven Thousand Only)	RS. 4,62,700/- (Rupees Four Lakh Two Thousand Seven Hundred Only)
6	ARB -PUNE 78780 M/s Real Technologies (Symbolic Possession)	Rs.59,92,073/- (Rupees Fifty-Nine Lakhs Ninety-Two Thousand Seventy-Three Only) + (further Intrest And Charges)	Property No.01 : Flat No.20, Wing A, Indranil Galaxy Co-Op. Hsg. Society, Situated At S.No.18, Hissa No.4/5/2, Plot No B, Admeasuring 568 Sq.ft., Situated At Bavdhan Khurd, Taluka -Mulshi (Paud), Dist-Pune-411 041. Property No.02 : Flat No. 19,wing A, Indranil Galaxy Co-op Hsg Society, Situated At S.no.18, Hissa No.4/5/2, Plot No.B, Admeasuring 528 Sq.ft Situated At Bavdhan Khurd, Taluka-Mulshi (Paud), Dist, Pune-411 041.	Property No.01 Rs.25,91,000/- (Rupees Twenty-Five Lakhs Ninety-One Thousand Only). Property No.02 Rs. 25,30,000/- (Rupees Twenty-Five lakhs Thirty Thousand Only).)	Property Rs. 2,59,100/- Lakhs Fifty-Nine One Hund Property Rs. 2.5 (Rupees Two Thousand Five Hundred Only)
7	ARB -PUNE 78780 Mr. Amol Arun Shinde (Symbolic possession)	Rs. 39,03,234.50/- (Rupees Thirty-Nine Lakhs Three Thousand Two Hundred Thirty-four and Fifty Paise Only) + (Further Intrest and Charges)	All that piece and parcel of the land bearing House No. 213, admeasuring about 945 sq.ft., open space and constructed house admeasuring about 945 sq.ft. totally admeasuring about 1890 sq.ft. situated at village Ghorpadi, Taluka Haveli District Pune and within the limit of Pune Cantonment Board, Pune and Municipal Corporation and within the registration Taluka Haveli District Pune.	Rs.48,56,000/- (Rupees Forty-Eight Lakh Fifty-Six Thousand Only).	Rs. 4,85,600/- (Rupees Four Lakh Eighty Five Thousand Six Hundred Only)

Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased
Rs.19,89,000/- (Rupees Nineteen Lakhs Eighty-Nine Thousand Only)	Rs.1,98,900/- (Rupees One Lakh Ninety-Eight Thousand Nine Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Rs. 49,27,000 /- (Rupees Forty-nine Lakhs Twenty-seven Thousand Only)	RS. 4,92,700 /- (Rupees Four Lakhs Ninety Two Thousand Seven Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
RS. 28,60,000/- (Rupees Twenty-eight Lakhs Sixty Thousand Only)	RS. 2,86,000/- (Rupees Two Lakhs Eighty-six Thousand Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Rs. 5,49,45,000/- (Rupees Five Crore Forty-Nine Lakhs Forty-Five Thousand Only)	Rs. 54,95,500/- (Rupees Fifty Four Lakh Ninety Five Thousand Five Hundred Only)	Rs. 1,00,000/- (Rupees One Lakhs Only)
Rs. 46,27,000/- (Rupees Forty-Six Lakhs Twenty-Seven Thousand Only)	RS. 4,62,700/- (Rupees Four Lakh Sixty-Two Thousand Seven Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Property No.01 Rs.25,91,000/- (Rupees Twenty-Five Lakhs Ninety-One Thousand Only).	Property No.01 Rs. 2,59,100/- (Rupees Two Lakhs Fifty-Nine Thousand One Hundred Only).	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Property No.02 Rs. 25,30,000/- (Rupees Twenty-Five lakhs Thirty Thousand Only).).	Property No.02 Rs. 2,53,000/- (Rupees Two Lakhs Fifty-Three Thousand Only).	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Rs.48,56,000/- (Rupees Forty-Eight Lakh Fifty-Six Thousand Only).	Rs.4,85,600/- (Rupees Four lakh Eighty-Five Thousand Six Hundred Only).	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)

8	ARB -PUNE 78780 Mrs. Shital Prashant Patil (Symbolic Possession)	Rs.57,82,379.05/- (Rupees Fifty-Seven Lakh Eighty-Two Thousand Three Hundred Seventy-Nine and Five Paise Only) plus further interest and charges	All that piece and parcel of Flat No. 03, on the still floor admeasuring area of about 50.65 sq.mtrs. i.e. 545 sq.ft. in the scheme known as Samarth Heights Apartment Condominium duly constructed on the land bearing S No. 249/1 within the limits of Pune Municipal Corporation, situated at village Baner, Taluka Haveli, District Pune and also within the jurisdiction of Sub-Registrar Haveli.	Rs.26,88,000/- (Rupees Twenty-Six lakhs Eighty-Eight Thousand Only)	Rs. 2,68,80,000/- (Rupees Two Crores Sixty Eight Lakhs Eight Thousand Only)
9	ARB -PUNE 78780 Mr. Swapnil Manohar Mhatre (Physical Possession)	Rs. 35,09,352.00 (Rupees Thirty-five Lakhs Nine Thousand Three Hundred Fifty-two Only) Plus Further Interest And Charges.	Flat Bearing No. 102, First Floor, B- Wing, admeasuring carpet area 54.72 Sq. Mtrs. i.e 589 Sq.Ft. and adjacent terrace admeasuring 12.54 Sq. Mtrs. i.e 135 Sq. ft in Building "Aishwaryam Courtyard", Phase-II, situate at Gat No. 1169, 1170,1172 and 1241, Village Chikhali, Tal. Haveli, Dist. Pune.	Rs. 38,56,000/- (Rupees Thirty-Eight Lakhs Fifty-six Thousand Only)	Rs. 3,85,60,000/- (Rupees Three Crores Eighty Five Thousand Only)
10	ARB -PUNE 78780 Mr. Arjun Bira Chormale (Physical Possession)	Rs. 20,68,530.44 (Rs. Twenty Lakh Sixty-Eight Thousand five Hundred Thirty and Paise Forty-Four Only) +Interest thereon after.as per demand notice dated 29.10.2022	All that piece and parcel of Flat No. 503, 5th Floor, admeasuring about 38.08 sq mtrs (carpet) +terrace and open parking space in the building name "The Orchid " constructed on Gat No. 686/2 (Old Gat No. 686) Opp. South Indian Bank ATM, IVY Estate Road, Off. Nagar Road, Wagholi, Pune -412207 situated within jurisdiction of registration district Pune, Sub District Taluka- Haveli and within the limits of Pune Zilla Parishad Pune.	Rs. 27,54,000/- (Rupees Twenty-Seven Lakh Fifty-Four Thousand Only)	Rs. 2,75,40,000/- (Rupees Two Crores Seventy Four Thousand Only)
11	ARB -PUNE 78780 Mrs. Manisha Satish Pachange (Symbolic Possession)	Rs.49,46,323.00 (Rupees Forty-Nine Lakhs Forty-Six Thousand Three Hundred Twenty-Three Only) Plus Further Interest And Charges.	All That Piece And Parcel Of Residential Flat Admeasuring 1180 sq.ft.s Situated At Flat No. 1, First Floor, A Wing, Sidhant Classic, Plot No 25, Sr No. 199, 204, 205, 206/1, 209/1, Opp. Kidz School, Near The Chamber, Mauje Lohgaon, Viman Nagar, Pune.	Rs. 71,04,000/- (Rupees Seventy-One Lakh Four Thousand Only)	Rs. 7,10,40,000/- (Rupees Seven Crores Ten Thousand Four Hundred Only)
12	ARB -PUNE 78780 M/s. Saptashrungi Engineering Works. (Physical Possession)	Rs. 3,32,17,918.00 (Rs. Three Crores Thirty-two Lakhs Seventeen Thousand Nine Hundred And Eighteen Only.) Plus, further interest and charges	All the residential premises being a residential flat admeasuring about 95 square meters built up, along with an adjoining terrace about 3.7 square meters bearing apartment No. 301 situated on the third floor above still of the building 'Disha Apartments' and parking space of 9.29 square meters below still in the building situated at Village Kothrud S.No. 14+129+130+131 Taluka Haveli, District Pune and within the registration District of Pune, registration Sub District Taluka Haveli. Property description as specified in the INDEX II HVL-13-2273/2017 dated 22-03-2017.	Rs. 97,78,000/- (Rupees Ninety-seven Lakhs Seventy-eight Thousand Only)	Rs. 9,77,80,000/- (Rupees Nine Crores Seventy Seven Thousand Eight Hundred Only)
13	ARB -PUNE 78780 Mr. Deepak Hanumant Pawar (Physical Possession)	Rs. 1,56,56,511.65 (Rupees One Crore Fifty Six Lakhs Fifty Six Thousand Five Hundred Eleven and Sixty Five paise only) and interest thereon.	All that piece and parcel of Hall No. 1 admeasuring 74.08 Sq. Mtrs., Hall No. 2 admeasuring 74.08 Sq. Mtrs., Hall No. 3 admeasuring 27.45 Sq. Mtrs., on the First Floor of the building known as Vijay Heights, constructed on Plot No. 11+ 12/2, in CTS No. 523 A/1, situated at Sadar Bazar, Satara the jurisdiction of Sub-Registrar office Satara, bounded as:	Rs. 83,81,000.00 (Rupees Eighty-Three Lakhs Eighty-One Thousand Only) and interest thereon.	Rs. 8,38,10,000.00 (Rupees Eight Crores Three Lakhs Eighty One Thousand Only)
14	ARB -PUNE 78780 M/s Swami Samarth Enterprises (Physical Possession)	Rs.68,67,472/- (Rupees Sixty-Eight Lakhs Sixty Seven Thousand Four Hundred Seventy-Two Only) plus interest thereon	Property No.1 - Flat No.602,8th Floor, Building No. B, Wing A, Kamala City Co-Operative Housing Society, measuring 550 Sq. Ft, Situated at Plot No.1 to 12, S No.22, Hissa No.1(part), Katraj, Pune-411046 Property No.2 - Flat No 904,9th Floor, Building No F, Suyog Leher Cooperative Housing Society, measuring 81.40 Sq. Mtrs. (62.62 Sq. Mtrs carpet area), Situated at S No 16/2 (Old SrNo 15/20), Kondhwa Budruk, Tal-Haveli, Pune -411048. Property No.3 - Flat No 203, 2nd floor, PURVA RESIDENCY, measuring 59.29 sq. mtrs, Situated at S.No.58/2/2/7 (Old S.No: 93/2), S.No.58/5/1/1/10/10 (Old S. No 93/5/1/1/10/10) and S No. 58/5/1/1/10/9 (Old S No.93/5/1/1/10/9), behind Khandoba Mandir, Sukhsagar Nagar, Kondhwa Bk, Taluka -Haveli, Pune-411048	Property No. 1- Rs. 29,56,000/- (Rupees Twenty-six Lakhs Fifty-six Thousand Only) Property No. 2:- RS. 38,49,000/- (Rupees Thirty-eight Lakhs Fourty Nine Thousand Only) Property No. 3: RS. 27,45,000/- (Rupees Twenty-seven Lakhs Fourty Five Thousand Only)	Property - Rs. 2,95,60,000/- Lakhs Ninety-five Hundred Property Rs.3,84,90,000/- Lakhs Eighty-four Nine Hundred Property RS.2,74,50,000/- Lakhs Seventy-five Hundred

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/index>
Note: All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date : 12/04/2024
Place : Pune

Date & Time of E-Auction: 30/04/2024 (12.00 Noon to 5.00 PM)

The English version shall be final if any question of interpretation arises.

Rs.26,88,000/- (Rupees Twenty-Six lakhs Eighty-Eight Thousand Only)	RS.2,68,800/- (Rupees Two Lakh Sixty-Eight Thousand Eight Hundred Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)
Rs. 38,56,000/- (Rupees Thirty-Eight Lakhs Fifty-six Thousand Only)	Rs. 3,85,600/- (Rupees Three Lakhs Eighty-Five Thousand Six Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Rs. 27,54,000 /- (Rupees Twenty-Seven Lakh Fifty-Four Thousand Only)	Rs. 2,75,400 /- (Rupees Two Lakh Seventy-Five Thousand Four Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Rs. 71,04,000/- (Rupees Seventy-One Lakh Four Thousand Only)	Rs.7,10,400/- (Rupees Seven Lakh Ten Thousand Four Hundred Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)
Rs. 97,78,000/- (Rupees Ninety-seven Lakhs Seventy-eight Thousand Only)	RS. 9,77,800/- (Rupees Nine Lakhs Seventy-seven Thousand Eight Hundred Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)
Rs. 83,81,000.00 (Rupees Eighty-Three Lakhs Eighty-One Thousand Only) and interest thereon.	Rs. 8,38,100/- (Rupees Eight Lakhs Thirty-Eight Thousand One Hundred Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)
Property No. 1- Rs. 29,56,000/- (Rupees Twenty-six Lakhs Fifty-six Thousand Only)	Property No. 1: - - Rs. 2,95,600/- (Rupees Two Lakhs Ninety-five Thousand Six Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Property No. 2: - RS. 38,49,000/- (Rupees Thirty-eight Lakhs Fourty Nine Thousand Only)	Property No. 2: - Rs.3,84,900/- (Rupees Three Lakhs Eighty-four Thousand Nine Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
Property No. 3: RS. 27,45,000/- (Rupees twenty-seven Lakhs Fourty Five Thousand Only)	Property No. 3: - RS.2,74,500 /- (Rupees Two Lakhs Seventy-four Thousand Five Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)

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ate of E-auction to avoid last minute rush.

Authorized Officer,
Union Bank of India