

**E-Auction of 15 days Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 properties mortgaged / charged to the Secured Creditor, the symbolic / 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 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 Money Deposit	Min. Bid Increment By which the Bid is to be increased
1	ARB - PUNE 78780 (₹ 9967917032) M/s Evergreen Agro Irrigation Systems LLP., Mr. Mohan Vitthal Shitole (Partner & Guarantor), Mr. Digamber Ramrao Dhamdhare (Partner & Guarantor), Mr. Sampat Balaso Temgire (Guarantor), Mr. Vasant Shivaji Dhamdhare (Guarantor), Mrs. Chabubai Ramrao Dhamdhare (Guarantor), Mrs. Shubhangi Mohan Shitole (Guarantor) (Symbolic Possession)	Rs.28,98,049.92 (Rupees Twenty-Eight Lakh Ninety-Eight Thousand Forty-Nine and paisa Ninety-Two Only) as per Demand notice dated 19.12.2018 and further interest, cost and expenses thereafter	Commercial NA Land & Shed at Gat No.81, Khata No.347, Talegaon - Nivavare Road, Village Parodi, Taluka - Shirur, Dist - Pune 412208 (As per valuation report Total area of land Adm 2500 Sq Mtrs) Plot Boundaries as per documents: East: Gat No. 81 (P), South: Nivavare - Talegaon Road, West: Gat No.81(P), North: Gat No.81(P), Boundaries as per site visit: East: Land of Mr. Shitole, South: Entry/Road, West: Land of Mr. Dhamdhare, North: Land of Mr. Dhamdhare	Rs.1,00,50,000.00 (Rupees One Crore Fifty Thousand only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakh Only)
2	ARB - PUNE 78780 (₹ 9967917155) Liquidator of M/s Shambhu Mahadev Sugar and Allied Industries Ltd (Under NCLT) Mr. Dilip Shankarrao Apet, Mr. Vijay Diliprao Apet Mrs. Shalini Diliprao Apet, Mr. Abhijit Diliprao Apet, M/s Pingale Sugar & Agro Products Pvt. Ltd (Physical Possession)	Rs.8,42,13,967.00 (Rupees Eight Crore Forty Two Lakhs Thirteen Thousand Nine Hundred Sixty Seven Only) plus interest and charges thereafter.	Non Agriculture Land belonging to M/s Pingale Sugar & Agro Products Pvt Ltd , situated at Gat No.56 & 57 , Village Sailu , Taluka:-Gavali, Dist: Beed, Maharashtra ,admeasuring 68700 sq. mtrs.	Rs.2,58,00,000/- (Rupees Two Crore Fifty Eight Lakhs Only)	10% of the Reserve Price	Rs.2,00,000/- (Rupees Two Lakhs Only)
3	ARB - PUNE 78780 (₹ 9967917032) M/s Reddy Catering Services. Mr. Akki Ratnayya Chinnapeddya Reddy (Proprietor & Guarantor), Mr. Akki Ramanaya Chinnapeddya Reddy (Guarantor), M/s Reddy Restaurants Pvt Ltd (Guarantor) (Symbolic Possession)	Rs. 3, 55,42,620.83 (Rupees Three Crore Fifty - Five Lakh Forty-Two Thousand Six Hundred Sixty Two and paisa Eighty - Three Only) as per Demand notice dated 13.08.2024 and further interest, cost and expenses thereafter.	All that piece and parcel of the land admeasuring 850 sq. mtr. (805 Sq. mtrs. As per Property Card Extract) out of total land admeasuring 00 H 99.50 R, out of Survey No.222/2/1D, CTS No.2104/D, TPS Final plot no. 70/13, lying and situated at Village Yerawada (Kalyani Nagar) Taluka - Haveli, District - Pune - 411 006 Within the limits of Pune Municipal Corporation and Registration District Pune, Sub - District: Taluka - Haveli Owned by Mr. Akki Ratnayya Chinnapeddya Reddy and Mr. Akki Ramanaya Chinnapeddya Reddy and the said land is bounded as follows North: Kalyani Nagar Road, South: Survey No. 222/2/1D(P), East: TPS Final Plot No. 70/14, West: Survey No. 222/2/1D(P)	Rs. 8,52,50,000.00 (Rupees Eight Crore Fifty Two Lakh Fifty Thousand Only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakh Only)
4	ARB - PUNE 78780 (₹ 9967917032) Mr. Mithlesh Madhusudan Kendre, Mrs. Urmila Madhusudan Kendre (Co-Applicant) (Symbolic Possession)	Rs. 1, 66,99,634.42 (Rupees One Crore Sixty - Six Lakh Ninety-Nine Thousand Six Hundred Sixty Four and paisa Forty - Two Only) as per Demand notice dated 18.10.2021 and further interest, cost and expenses thereafter.	All that piece and parcel of Flat situated at Flat No.302,3rd Floor, admeasuring area 1500 Sq. Ft (built up) i.e. 139.35 Sq. Mtrs (Carpet Area 1155 Sq. Ft i.e. 107.30 Sq. Mtrs.) + Covered Car Park No.05, admeasuring area 135 Sq. Ft i.e. 12.50 Sq. Mtrs in the building Known as 'Wind' constructed on C.T.S. No.104/5, T.P. Scheme No 1, situated at Village Erandawane, Taluka Haveli and Dist. Pune-411004 and within limits of Pune Municipal Corporation. Bounded as follows North: Final Plot No.60/13 and 60/14, South: By Road, East: Final Plot No. 61/5, West: Final Plot No.61/3.	Rs. 1,92,00,000.00 (Rupees One Crore Ninety Two Lakh Only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakh Only)
5	ARB - PUNE 78780 (₹ 9967917032) Mr. Vijay Prakash Mane, Mrs. Sarika Vijay Mane (Co-Borrower) (Symbolic Possession)	Rs.13,81,619.43 (Rupees Thirteen lakh Eighty-One Thousand Six Hundred Nineteen and Forty-Three Paisa only) as per Demand notice dated 11.05.2023 and further interest, cost and expenses thereafter.	All that piece and parcel of the Flat No.206, 2nd Floor, Building 'B' admeasuring area 415 sq ft i.e. 38.56 sq. mtrs (Built up) in the society known as 'ANJANA Apartment Co-operative Housing Society Ltd' constructed on the Survey No.175/2A (Old Survey No.147) Grampanchayat Property No.2/3061, Situated at Village Phursungi, Tal Haveli, Dist - Pune Pin:412308. Within the local limit of Zilla Parishad Pune and Panchayat Samiti Taluka Haveli and Gram Panchayat Samiti Taluka Haveli and Gram Panchayat Phursungi and also within the jurisdiction of Registrar Haveli Pune. Bounded as follows North: By Pune - Saswad Road, South: By Sr No.175/2B, East: By Sr No.175/3, West: By Common Road (Internal) & Sr No.175/2A	Rs.12,45,00,000.00 (Rupees Twelve Lakh Forty Five Thousand only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty Five Thousand Only)
6	ARB - PUNE 78780 (₹ 991337155) Borrower: M/s C M BAGRO PROCESSING PVT LTD & Mr. Chandrakant Ramchandra More (Guarantor)/ Sagar Mahadev Gaikwad (Guarantor)/Krishnat Mahadev Patil (Guarantor) (Symbolic possession)	Rs. 3,67,09,945.64 ( Rupees Three Crore Sixty-Seven Lakhs Nine Thousand Nine Hundred Forty-Five and Paise Sixty-Four Only), as per demand notice dated 30.04.2019 plus further interest and charges thereafter	<b>Property No.1.</b> All that piece and parcel of land property situated at Gat No.200 totally admeasuring 1H 27R out of that 63.5 R land property with Factory construction situated at Yevelwadi, Tal-Kadegaon, Dist-Sangli  <b>Property No. 2.</b> All that pieces and parcel of property situated at "K.S.T Pride Shop No.01 @Basement Floor in G.M. No.GB-829/1 S.No.194/1B+2A+2C/1/5/1/2 Area of the shop :-422 Sq. ft situated at Agashivnagar, Malkapur, Tal-Karad, Dist-Satara, Karad Dhebewadi Road	Property No.01 Rs. 1,70,10,000/- (Rupees One Crore Seventy Lakh Ten Thousand Only)  Property No.02 Rs. 21,73,000/- (Rupees Twenty-one Lakh Seventy Three Thousand Only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakh Only)
7	ARB - PUNE 78780 (₹ 7588358627) Mr. Dattatray Arun Shinde (Physical Possession)	Rs.25,51,784.95 (Rupees Twenty-Five Lakh Fifty One Thousand Seven Hundred Eighty Four and Paise Ninety Five only) as per demand notice date 30-06-2023 plus further interest and expenses thereafter.	All the piece and parcel of Flat No. F-02 ( as per agreement to sale) and Flat No. S-02 (as per building sanction plan) ,second floor,CTS no 92 in Kamatipura satara area under satara municipality corporation limited Taluka and Dist Satara Pin 415002 admeasuring 825 sq feet i.e. 76.64 Sq.meter super built up area Bounded as follows East: flat no 1, West: open space of flat, North: Road, South: open space of flat.	Rs. 17,91,000/- (Rupees Seventeen Lakh Ninety One Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
8	ARB - PUNE 78780 (₹ 7588358627) Mr.Sridhar Vithal Ghorpade, Mrs.Ashwini Shridhar Ghorpade (Physical Possession)	Rs.24,18,494.25 (Rupees Twenty Four Lakh Eighteen Thousand Four Hundred Ninety Four and Paise Twenty Five only) as per demand notice date 30-06-2023 plus further interest and expenses thereafter.	All the piece and parcel of flat No. S-01, Second floor, Golden orchid building, at CTS no 92, Kamathipura Satara Tal Dist Satara Pin 415002 admeasuring 825 sq Feet I.E. 76.64 sq.meter super built up area Bounded as follows East: open space, West: flat no S-02, North: Road, South: open space.	Rs. 17,91,000/- (Rupees Seventeen Lakh Ninety One Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
9	ARB - PUNE 78780 (₹ 7588358627) Mr. Amar Vasantrao Bende, Mrs. Sujata Amar Bende, Mr. Akash Vasantrao Bende, Mr. Kiran Shankar Kadam (Symbolic Possession)	Rs.23,84,075.73 (Rupees Twenty Three Lakh Eighty Four Thousand Seventy Five and Paise Seventy Three only) as per demand notice date 22-09-2022 plus interest and expenses thereon	All the piece and parcel of property Flat No.01,admeasuring 674 sq.ft,carpet area,1395 sq.ft,saleable area including attached garden and verandha space located at ground floor in building No.A in SAI SHRADDA Apartment at Chandrabhaga City Garden City constructed on plot No.6 in CTS No.144,145 and 146 Godoli Satara and Bounded as follows: East: Common Passage, West: Open Space,Flat No.17, North: part of Flat No.2 and duct, South: Parking and Open Space	Rs. 34,10,000/- (Rupees Thirty Four Lakh Ten Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
10	ARB - PUNE 78780 (₹ 7588358627) Ajinkya Nitin Rajebhosale And Nitin Shivaji Rajebhosale (Symbolic Possession)	Rs. 27,68,266.23 (Rupees Twenty seven Lakhs Sixty Eight Thousand Two Hundred Sixty Six and Paise Twenty Three Only) and further interest, expenses thereon.	All that piece and parcel of G P Milkat No 732/A(1),area 7500.00 Sq.ft,its open space ,Asst Rs.1500.00 Ps (Rashin Gaythan Limits) at village Rashin Tal Karjat dist.Ahmednagar in the name of Mr.Nitin Shivaji Rajebhosale	Rs. 64,50,00,000.00 (Rs. Sixty Four Lakh Fifty Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
11	ARB - PUNE 78780 (₹ 7588358627) Amol Devidas Shete (Symbolic Possession)	Rs. 26,36,067.93 (Rupees Twenty Six Lakhs Thirty Six Thousand Sixty Seven and Paise Ninety Three Only) as on 24-06-2021 and further interest, expenses thereon.	House and open space situated at Gram Panchayat milkat No.367, at village Rashin Tal Karjat Dist Ahmednagar admeasuring area 5000.00 Sq.ft, belonging to Mr.Amol Devidas Shete.	Rs. 51,50,00,000.00 (Rs. Fifty One Lakh Fifty Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
12	ARB - PUNE 78780 (₹ 7588358627) Rahul Sambhaji Rajebhosale (Symbolic Possession)	Rs. 28,00,749.85 (Rupees Twenty Eight Lakhs Seven Hundred Forty Nine and Paise Eighty Five Only) as on 18-10-2021 and further interest, expenses thereon.	All that piece and parcel of G P Milkat No.1522/B ,area 2112.00 Sq.Ft. its open space , asst. Rs.425.00 Ps. At village Rashin ,tal.karjat , Dist Ahmednagar.	Rs. 46,05,00,000.00 (Rs. Forty Six Lakh Five Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty Five Thousand Only)
13	ARB - PUNE 78780 (₹ 7588358627) Ramkrishna Manik Salve And Dadaram Manik Salve (Symbolic Possession)	Rs. 26,50,518.98 ( Rupees Twenty Six Lakhs Fifty Thousand Five Hundred Eighteen and Paise Ninety Eight Only) as on 24-06-2021 and further interest, expenses thereon.	House and open space situated at Sr.No. 1614, Gram Panchayat milkat No.806/3 At village Rashin ,tal Karjat Dist Ahmednagar ,admeasuring area 1175.00 Sq.Ft. belonging to Mr.Ramkrishna Manik Salve and Dadaram Manik Salve.	Rs. 23,23,00,000.00 (Rs. Twenty Three Lakh Twenty Three Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty Five Thousand Only)
14	ARB - PUNE 78780 (₹ 7588358627) Mr. Sudhir Shantilal Bhatewara And Mrs. Rajashree Sudhir Bhatewara (Physical Possession)	Rs. 39,83,892.00 (Rupees Thirty Nine Lakh Eighty Three Thousand Eight Hundred Ninety Two only) as per demand notice date 21-07-2020 plus further interest and expenses thereafter.	All the piece & Parcel of the property bearing Flat No.203, admeasuring about 1148 Sq. Ft. i.e 106.65 Sq. Mtrs. buildup area, with adjoining Terrace area 20.06 Sq. Mtrs., located on the Second Floor of the Building No. 'S-8', in the Scheme namely "Sun Paradise Phase-II Co-Operative Society Limited" along with Parking No. 2, Constructed on land bearing S. No. 10(P), 10/11, 10/12, and 10/13(P) Situated at Village Vadgaon Budruk, Taluka Haveli, District Pune, within the local limit of Pune Municipal Corporation & also within the jurisdiction of Sub-Registrar Haveli, Pune.	Rs. 84,00,000/- (Rupees Eighty Four Lakh Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
15	ARB - PUNE 78780 (₹ 9130082186) M/s Shree Gurudatta Wholesale Textile Market (Borrower) Mrs. Vaishali Shivaji Dalvi, Mr. Shivaji Bapu Dalvi, Mr. Avdhut Dilip Nimbalkar, Mr. Santosh Ramchandra Khatavkar (Symbolic Possession)	Rs. 49,55,849.90/- (Rupees Forty Nine Lakh Fifty Five Thousand Eight Hundred Forty Nine and Ninety Paisa Only) as per Demand Notice Dated 15.01.2024 and further interest, cost and expenses thereafter.	All that piece and parcel of Survey No.201, Hissa No. 16C/1 admeasuring area 102.23 Sq. Mtrs i.e. 1100 Sq. Ft situated at Village Hadapsar (Sadesatara Nali),Taluka Haveli, District Pune and within the limits of Panchayat Samiti Haveli, District Parishad Pune and Sub Registrar Haveli No.3, Along with common facilities	Rs. 1,06,00,000/- (Rupees One Crore Six Lakhs Only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakhs Only)
16	ARB - PUNE 78780 (₹ 9130082186) Borrower: Pravin Banakrao Jawale Sonali Pramod Gaikwad Sangita Pravin Jawale (Physical Possession)	Rs.51,90,979.33 (Rupees One Lakhs Ninety Thousand Nine Hundred Seventy Nine and Paise Thirty Only) as per Demand notice dated 03.10.2023 and further interest, cost and expenses thereafter.	All the piece and parcel of Flat No 14, admeasuring about 840 sq.Fts. i.e. 78.03 Sq. Mtrs. Build up with attached terrace admeasuring 52 sq. Fts. i.e. 4.83 Sq. Mtrs. On fourth floor of building no "E" in Citadel Phase- I Co-op housing society ltd constructed on survey no 51/1/6, 51/1/7, 51/1/8, 67a/3.67a/10b,68/7, 68/8, and 68/9 having corresponding CTS no 701 to 713, laying and situated at village Ghorpadi, Tal-Haveli, Dist-Pune 411001 within the local limits of the Pune Municipal Corporation	Rs. 56,00,000/- (Rupees Fifty Six Lakhs Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
17	ARB - PUNE 78780 (₹ 7350321178) M/s Poonam Automation Mr. Arjun Baburao Thakare (Partner) Mrs. Mandakini Arjun Thakare (Guarantor) Mr. Jatin Arjun Thakare (Guarantor) (Symbolic Possession)	Rs. 34,06,902.12 (Rupees Thirty Four Lakh Six Thousand Nine Hundred Two and Paise Twelve Only) as per Demand notice dated 08.04.2021 and further interest, cost and expenses thereafter.	All that Piece and Parcel of the Property bearing Residential Flat No. 4 on the Ground Floor in the Building No J/C - 5, of the Housing Society known as "Mittal Co - Operative Housing Society Ltd" constructed on the Survey No. 144 and 149/1 Ajmera Complex, Village Pimpri Waghore, Pune lying within the jurisdiction of Sub - Registrar Haveli and within the limits of the Pimpri Chinchwad Municipal Corporation and built up area of the said Flat is Admeasuring about 375 Sq.Ft. I.e. 34.85 Sq.Mtrs.  All that Piece and Parcel of the Property bearing Residential Flat No. J/C/5/002 on the Ground Floor in the Building No J/C - 5, of the Housing Society known as "Mittal Co - Operative Housing Society Ltd" constructed on the Survey No. 144 and 149/1 Ajmera Complex, Village Pimpri Waghore, Pune lying within the jurisdiction of Sub - Registrar Haveli and within the limits of the Pimpri Chinchwad Municipal Corporation and built up area of the said Flat is Admeasuring about 375 Sq.Ft. I.e. 34.85 Sq.Mtrs.  Both the Flats are amalgamated by the owners and combined Boundaries is as under:- On or Towards <b>East</b> : 40 Ft. wide internal Road, <b>South</b> : 40 Ft. wide D. P. road, <b>West</b> : Building Plot No. B-2, <b>North</b> : Building Plot No. C-4	Rs. 32,71,000/- (Rupees Thirty Two Lakh Seventy One Thousand only).	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty Five Thousand Only)
18	ARB - PUNE 78780 (₹ 7350321178) Mr. Ajit Dinkar Patil (Borrower), Mrs. Anita Ajit Patil (Co-Borrower for Housing Loan) Mr. Sanjay Maruti Salunkhe (Guarantor) For Housing Loan Mr. Dinkar Bhujangrao Patil (Guarantor) For ODGEN & TL Mr. Satish Dhondiram Patil (Guarantor) For ODGEN & TL (Symbolic Possession)	1) Rs. 54,47,231.39 (Rupees Fifty Four Lakh Forty Seven Thousand Two Hundred Thirty One and Paise Thirty Nine Only) & Rs. 76,639.03 as per Demand notice dated 03.04.2021 and further interest, cost and expenses thereafter for ODGEN & TL.  2) Rs. 32,22,553.01 (Rupees Thirty Two Lakh Twenty Two Thousand Five Hundred Fifty Three and Paise One Only) as per Demand notice dated 07.04.2021 and further interest, cost and expenses thereafter for Housing Loan.	<b>Property -1:</b> All that piece and parcel of property situated at C.S. No. 2449, 2450, 2451 & 2452,			