



ASSET RECOVERY BRANCH  
Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004.  
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Mega E-auction For  
Sale of Movable / Immovable Properties

15 days Sale Notice for E-Auction 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 property 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. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No.	Name of the Branch Name of the 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 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 Twenty 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. 70/14, 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/- (Rupees Eight crore Fifty-Two Lakh Fifty Thousand Only)	10% of the Reserve Price	Rs.1,00,000/- (Rupees One lakh Only)
2.	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 Thirty-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 'Vrind' 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.1,73,00,000/- (Rupees One crore Seventy-Three Lakh Only)	10% of the Reserve Price	Rs.1,00,000/- (Rupees One lakh Only)
3.	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.12,45,000.00 (Rupees Twelve lakh Forty-Five Thousand only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
4.	ARB -PUNE ■ (9913337155) Liquidator of M/s Shambhu Mahadev Sugar and Allied Industries Ltd (Under NCLT) (Borrower)/ 1. Mr. Dilip Shankarrao Apet 2. Mr. Vijay Diliprao Apet 3. Mrs. Shalini Diliprao Apet 4. Mr. Abhijit Diliprao Apet 5. M/s Pingale Sugar & Agro Products Pvt. Ltd ( Sr No.1 to 5 Guarantors) (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-Gavrai, 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 lakh Only)
5.	ARB -PUNE ■ (9913337155) Borrower: M/s C M BIO AGRO 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 Yevalewadi, Tal-Kadegaon, Dist-Sangli	Property No.01 Rs.1,70,10,000/- (Rupees One Crore Seventy Lakhs Ten Thousand Only)	10% of the Reserve Price	Rs.1,00,000/- (Rs. One lakh only)
			<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.02 Rs.21,73,000/- ( Rupees Twenty-One Lakhs Seventy Three Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
6.	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 dated 30.06.2023 plus further interest and charges 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)
7.	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 dated 30.06.2023 plus further interest and charges 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)
8.	ARB -PUNE ■ (7588358627) Mrs. Shital Shrikant Shinde (Physical Possession)	Rs.25,50,216.87 (Rupees Twenty Five Lakh Fifty Thousand Two Hundred Sixteen and Paise Eighty Seven Only) as per demand notice dated 30-06-2023 and Further Interest, Costs and expenses thereafter.	All the piece and parcel of Flat No. F-02 ( as per agreement to sale), Fourth Floor, Golden Orchid Building, at CTS no 92 in Kamatipura Satara area under Satara Municipality Corporation limit, Taluka and Dist Satara Pin 415002 admeasuring 825 sq feet i.e. 76.64 Sq.meter super built up area	Rs.17,93,000/- (Rupees Seventeen Lakh Ninety Three Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
9.	ARB -PUNE 78780 ■ (7588358627) M/s. Anant Highway Services, Prop: Mrs. Aradhana Mohan Vidhate, Mrs. Meena Mohan Vidhate (Guarantor) (Symbolic Possession)	Rs. 86,51,885.15 (Rupees Eighty Six Lakh Fifty One Thousand Eight Hundred Eighty Five and Paise Fifteen Only) as per demand notice date 20-06-2022+ further interest and expenses thereon	All the piece and parcel of New Gat No.423 (Old Gat No.2018),Plot No.06,area admeasuring 6380 Sq.Ft,i.e.592.93 Sq.mtrs.out of total area 00H 33R near Gandharva Hotel, Industrial zone situated at village Medankarwadi,Chakan,Tal Khed, Dist Pune and within the jurisdiction of sub registrar Khed/khed-2 Pune,standing in the name of Mrs.Meena Mohan Vidhate	Rs.1,36,00,000/- (Rupees One Crore Thirty Six Lakh Twenty Four Thousand Only)	10% of the Reserve Price	Rs.1,00,000/- (Rs. One lakh only)
10.	ARB -PUNE 78780 ■ (7350321178) M/S. Aman Enterprises, Mr. Irfan Amirhamza Mulla (Proprietor), Mr. Anil Tulsidas Soneji (Guarantor) (Symbolic possession)	Rs. 52,88,105.00/- (Rs. Fifty-Two Lakhs Eighty-Eight Thousand One Hundred And Five Only) as per Demand notice dated 03.08.2018 and further interest, cost and expenses thereafter.	All That Piece And Parcel Of Land Vide S.no. 27, Hissa No. 1+2/2, Admeasuring 2200 Sq. Feet, Thereabout Together With Building And Fixed Structure Etc. Situated At Kharadi Industrial Estate, Behind Hotel Relax, Kharadi, Haveli, Pune And Within The Limits Of Pune Municipal Corporation. East : By Plot Of Mr. Shinde West : By Road North : By Plot No. 52 South : By Road	Rs. 1,61,33,000/- (Rupees One Crore Sixty One Lakh Thirty Three Thousand Only)	10% of the Reserve Price	Rs.1,00,000/- (Rupees One lakh Only)
11.	ARB -PUNE 78780 ■ (7350321178) M/S. Yasmeen Irfan Mulla, Mrs. Yasmeen Irfan Mulla (Proprietor), Mr. Irfan Amirhamza Mulla (Guarantor) (Symbolic Possession)	Rs. 42,34,347.00/- (Rs. Fourty Two Lakh Thirty Four Thousand Three Hundred Fourty Seven Rupees Only) as per Demand notice dated 15.06.2018 and further interest, cost and expenses thereafter.	Residential Land & Building Vide S No. 48, Hissa No. 3/1, Milkat No. 4a/9, Measuring 1908 Sq. Ft. Situated At Kranti Nagar, Near Anand Park Bus Stop, Wadgaon Sheri, Tal- Haveli, Pune – 411014 And Bounded By : East: Property Of Shukla West: Property Of Kamath North: Property Of Mr. C. Wheel Guddwan South: Colony Road	Rs. 75,10,000/- (Rupees Seventy Five Lakh Ten Thousand Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
12.	ARB -PUNE 78780 ■ (9130082186) Mr. Pravin Banakrao Jawale (Borrower), Mrs. Sonali Pramod Gaikwad (Co-Borrower), Mrs. Sangita Pravin Jawale (Co-Borrower) (Symbolic possession)	Rs.51,90,979.33 (Rupees Fifty One Lakhs Ninety Thousand Nine Hundred Seventy Nine and Thirty Three Paisa 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 and registration District Pune. East :Open Space West: Flatno 13 North: Open Space South: Lift, Passage and Flat no 15	Rs.56,00,000/- (Rupees Fifty Six Lakhs Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
13.	ARB -PUNE 78780 ■ (9130082186) Mr. Vinayak Pandurang Sadawarte (Borrower) Mrs. Shraddha Vinayak Sadawarte (Co-Borrower) (Symbolic possession)	Rs.23,05,002.02 (Rupees Twenty Three Lakhs Five Thousand Two and Two Paisa Only) as per Demand notice dated 22.11.2025 and further interest, cost and expenses thereafter.	All the piece and parcel of Flat no 907, area admeasuring about 114.45 sq. metres i.e. 1232 sq. ft. build up inclusive of attached terrace on the 9th floor, in 'B' wing, in Nakshatra Angan, being constructed at gat no 299/301/302, situated at village Urawade, Tal Mulshi, Pune 412115 Bounded By:- East: Flat no 906 South: Wing A West: Flat no 908 North: Lift/Passage	Rs.37,00,000/- (Rupees Thirty Seven Lakhs Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
14.	ARB -PUNE 78780 ■ (9130082186) M/s Shree Gurudatta Wholesale Textile Market (Borrower) Mrs. Vaishali Shivaji Dalvi. (Partner) Mr. Avdhut Dilip Nimbalkar. (Partner) Mr. Shivaji Bapu Dalvi. (Partner) Mr. Santosh Ramchandra Khatavkar. (Partner) (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), Taluk Haveli, District Pune and within the limits of Panchayat Samiti Haveli, District Parishad Pune and Sub Registrar Haveli No.3, Along with common facilities and Having Boundaries as under: On or Towards East :- Property of Tupe On or Towards South :- Property of Mr. Sagar Dattatray Modak On or Towards West :- Property of Mr. Bhujbal On or Towards North :- Property of Amanora Township	Rs.1,06,00,000/- (Rupees One Crore Six Lakhs Only)	10% of the Reserve Price	Rs.1,00,000/- (Rupees One lakh Only)

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://baanet.com> & <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>.  
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 & Time of E-Auction: 09.01.2026 (12:00 Noon to 5:00 PM)

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

Date : 22.12.2025  
Place : Pune

Authorized Officer,  
Union Bank of India

