



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 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 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 ■ (7498474301) Mr. Aasieef Khurshid Patthn and Mrs.Nazneen Aasieef Patthn (Symbolic Possession)	Rs.31,30,110.25 (Rupees Thirty One Lakhs Thirty Thousand One Hundred Ten and Paisa Twenty Five Only) as per demand notice dated 12.11.2024 + Interest and Expenses thereon after.	All that piece and parcel Flat No.403, Situated on 4th Floor, Wing D in Building Known as "Ammar Residency" Survey No.51/2B situated at Village Kondhwa Khurd, Taluka Haveli, District Pune which is situated within the jurisdiction of sub registrar Haveli pune having admeasuring area about 640 Sq.Fts.i.e. 59.47 Sq.Mtrs built up	Rs.24,24,000/- (Rupees Twenty Four Lakhs Twenty Four Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
2.	ARB -PUNE ■ (7498474301) Mrs. Ashwini Dattatray Phalke & Mr. Dattatray Gulabrao Phalke & Mr. Sachin Bhagwan Jagtap (Physical Possession)	Rs. 1,46,70,511.00 (Rupees One Core Forty-Six Lakh Seventy Thousand Five Hundred Eleven Only) as per demand notice dated 15-09-2017 + Further Interest, Expenses thereafter.	All that piece and parcel of land bearing Gat No. 42/1B Part (except area under Petrol Pump) which is 0-40R.i.e.1 Acres) Situated at Village- Pimpalsuti, Tal - Shirur Dist. Pune. Boundaries on the:- East : Gat no. 40. West : Gat no. 65 to 67, 70 to 73 and 75. North : Road. South : Gat no. 70.	Rs. 1,67,76,000/- (Rupees One Core Sixty Seven Lakh Seventy Six Thousand Only)	10% of the Reserve Price	Rs.1,00,000/- (Rs. One lakh only)
3.	ARB -PUNE 78780 ■ (7498474301) Mr. Dhananjay Namdevrao Paithane and Mrs.Sanjeevani Dhananjay Paithane (Symbolic possession)	Rs. 28,84,251/- (Rupees Twenty Eight Lakhs Eighty Four Thousand Two Hundred Fifty One Only) as per demand notice dated 15.06.2016 + Interest and Expenses thereon after.	All the piece and parcel of Flat No.12 A, on 2nd Floor, Admeasuring area 59.86 Sq.Mtrs.Carpet area + Terrace 3.75 Sq.Mtrs. with common parking in project known as Kamdhenu Orchid Co-Op. Housing Soc.Itd Wing-A, Situated on CDC Sector,Plot No.4,admeasuring area 1650 Sq.mtrs.situated at Village Chikhali,Taluka Haveli Dist.Pune, with in the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, and with in the control of C.C.N.T.D.A	Rs.39,30,000/- (Rupees Thirty Nine Lakh Thirty Thousands Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
4.	ARB -PUNE ■ (7498474301) Mr. Faiyaj Balubhai Pathan (Borrower) Mrs. Gulnaaz Faiyaj Pathan (Co-borrower) Mr. Sachin Bhagwan Adsul (Guarantor) (Physical Possession)	Rs.23,75,857.95 (Rupees Twenty-Three Lakhs Seventy-Five Thousand Eight Hundred Fifty-Seven and Paise Ninety-Five only) as per demand notice dated 27.03.2023 + Interest and Expenses thereon after.	All that piece and parcel of Flat No. 1, admeasuring 586 Sq. Fts i.e. 54.46 Sq. Mtrs. on first floor in Building A, in Mukta Palace, constructed on Survey. No. 183 (old Sr. No. 154) Hissa No. 1A+1B/8A/7, Village Phursungi, Tal Haveli, Dist. Pune+412 308 with the limit of panchayat samiti Haveli Zilla Parishad Pune and registration Dist. Pune sub register Tal. Haveli	Rs.16,55,000/- (Rupees Sixteen Lakh Fifty Five Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
5.	ARB -PUNE ■ (7498474301) M/S KESHARIYA AGRO FOODS Partner. Mr.Lalit Nandkumar Mutha, Pritam Lalit Mutha, Deepak Nandkumar Mutha (Physical possession)	Rs. 3,75,60,794.00 (Rupees Three Crore Seventy Five lakh Sixty Thousand Seven Hundred Ninety Four only) as per Demand notice dated 20-12-2023 and further interest, cost and expenses thereafter.	Property No. 1 : All that piece and parcel of Unit No.646 consisting of three floors i.e. Ground + 2 totally admeasuring about 180 sq. mtrs. in Building No.82, T.P.Scheme No.3, Final Plot No.474, S No. 588A, MHADA, lying and situated at village Gultekadi, Tal - Haveli, Dist - Pune (owned and possessed Lalit Nandkishor Mutha) and said land is bounded as under: On or towards East - Road On or towards South - House property of Mr. Bodhe On or towards West - Lane On or towards North - House property of Mr. Nigusre	Property No. 1 : Rs.1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)	10% of the Reserve Price	Rs.100,000/- (Rs. One Lakh only)
			Property No. 2 : All that piece and parcel of Plot of an area of 00 H 01 R and house constructed thereon bearing No. 76 of an area of 88.16 sq. mtr. out of Survey No 7, Hissa No. 1/1/1/2B/2/1A/2/2/1/2/1, lying and situated at Dhankawadi, Tal - Haveli, Dist - Pune (owned and possessed by Sujata Narendra Chopada) and said land is bounded as under: On or towards East - Property of Mr. Otturkar On or towards South - Common Road On or towards West - House property of Mr. Sambhaji Sutar On or towards North - House property of Mr. Birkule	Property No. 2 : Rs.62,50,000/- (Rupees Sixty Two Lakh and Fifty Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rs. Fifty Thousand only)
6.	ARB PUNE ■ (7498474301) Mrs. Manisha Satish Pachange & Mr. Satish Ankush Pachange (Physical Possession)	Rs.49,46,323.00 (Rupees Forty-Nine Lakhs Forty-Six Thousand Three Hundred Twenty-Three Only) as per demand notice dated 03.07.2018 + Interest and Expenses thereon after	All That Piece And Parcel Of Residential Flat No.1,Wing-A of Building known as Siddhant Classic, on First Floor, Area Adm.109.62 Sq.Mtrs.(Built Up),Plot No 25, Sr.No. 199, 204, 205, 206/1, 209/1, Opp. Kidz School, Near The Chamber, Mauje Lohgaon, Vimarnagar, Pune.	Rs.67,59,000/- (Rupees Sixty Seven Lakhs Fifty Nine Thousands Only)	10% of the Reserve Price mentioned above	Rs.50,000/- (Rupees Fifty Thousand Only)
7.	ARB -PUNE 78780 ■ (7498474301) Mr. Peermahmmad Madar Bavagi (Borrower) Mrs. Minaj Peermahmmad Bavagi (Co-applicant) (Physical Possession)	Rs. 28,57,174.80 (Rupees Twenty Lakhs Fifty Seven Thousand One Hundred Seventy Four and Paise Eighty Only) as per Demand notice dated 03-04-2021 and further interest, cost and expenses thereafter.	All that piece & Parcel of Flat Bearing No. 03, admeasuring 465 sq. fts. i.e. 43.21 sq. mtrs. Built up on Stilt Floor as per Plan (First Floor as Agreement) in Lalit Apartment, constructed on Private Plot No. 2, 3-5, Survey No. 53/3/2 having corresponding CTS No. 978, lying and situated at Village Ghorpadi, Tal - Haveli, Dist - Pune.	Rs. 19,58,000/- (Rupees Nineteen Lakhs Fifty Eight Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
8.	ARB -PUNE ■ (7498474301) M/s. Pixel Telepower Infra, Proprietor Mr. Prakash Devendra Prakash Khandelwal (Physical Possession)	Rs. 51,02,307.00/- (Rupees Fifty One Lakhs Two Thousand Three Hundred Seven Only) as per Demand notice dated 01-09-2018 and further interest, cost and expenses thereafter.	All That Piece And Parcel Of The Flat No. 36 Situated On 3rd Floor, In Building Named "Neco Nx", Admeasuring About 1222 Sq. Feet, i.e. 113.56 Sq. Mtrs. In Built Up, Together With Attached Terrace Admeasuring 76 Sq. Feet, i.e. 7.06 Sq. Mtrs And With Basement Car Parking Space No. L-16 Admeasuring 150 Sq. Feet, i.e. 13.94 Sq. Mtrs. Situated At S. No. 209/2(Part), Of Village - Viman Nagar, Mouje - Laohegaon, Tal - Haveli, District - Pune - 411014 Boundaries East : By Flat No. 37 & Duct West : By Open Space Side Margin South : By Open Space Side Margin North : By Flat No. 35. (The property is offered for sale on "as is where is", "as is what is", and "whatever there is" basis, without recourse and without any warranty or assurance from the Bank regarding title, possession, condition, or any other aspect. The property was also financed by multiple lenders. All prospective bidders shall conduct their own independent due diligence, and the Bank shall not be liable for any deficiency, defect, encumbrance, or claim pertaining to the property, which is not known to the Bank)	Rs. 70,36,000/- (Rupees Seventy Lakhs Thirty Six Thousand Only)	10% of the Reserve Price mentioned above	Rs.50,000/- (Rupees Fifty Thousand Only)
9.	ARB -PUNE 78780 ■ (7498474301) Mrs.Sheetal Vrushant Jagtap (Symbolic possession)	Rs.1,15,41,371.55 (Rupees One Crore Fifteen Lakhs Forty One Thousand Three Hundred Seventy One and Fifty Five Paisa Only) as per demand notice dated 04.07.2022 + Interest and Expenses thereon after	All that piece and parcel of property bearing Apartment No.6, admeasuring 1068 Sq.Meters, Situated on the Second Floor along with Garage (Family Unit No.10) admeasuring 212 Sq. ft. with WC No.1 constructed and situated in the north-east corner of the said land and described in scheduled I above along with space in corner admeasuring about 40 Sq.Ft., in the said building named "Anjali Apartments Condominium" Constructed over the land and land appurtenant thereto and which Apartment No.6	Rs.90,70,000/- (Rupees Ninety Lakhs Seventy Thousands Only)	10% of the Reserve Price	Rs.1,00,000/- (Rupees One lakh Only)
10.	ARB -PUNE ■ (7498474301) M/s. Shree Communication Prop. Mr. Dinesh Arvind Vadhane (Symbolic possession)	Rs.53,75,902.30/- (Rupees Fifty-Three Lakhs Seventy-Five Thousand Nine Hundred Two and Thirty Paisa only) as per demand notice dated 30.08.2022 + Interest and Expenses thereon after	All that piece and parcel of land hereditaments and the property bearing Sr.No.74, Hissa No.13A, area adm. about 193 Sq.mtrs, R.C.C. Built up area adm.129.10 Sq.mtrs. P.M.C.Property No. P/F/24/04006000. Situated at Lane No. A-28, Adarsh Colony, Sayyed Nagar, Mohammadwadi Road, Village Hadapsar, within the local limits of Pune Municipal Corporation and also within the jurisdiction of Sub-registrar, Haveli No.1 to 27, Pune together with all appurtenances thereto and right of easements and same is bounded as follows:	Rs.76,72,000/- (Rupees Seventy Six Lakhs Seventy Two Thousand Only)	10% of the Reserve Price mentioned above	Rs.50,000/- (Rupees Fifty Thousand Only)
11.	ARB -PUNE 78780 ■ (7498474301) Mr. Sayed Abrar Abdul Kadir Nazir (Borrower) And Mrs. Sayed Aysha Abrar Nazir (Co-Borrower) And Mr. Saifullah Sadiq Sayed (Guarantor) (Symbolic Possession)	Rs. 41,18,250.00 (Rupees Forty-One Lakhs Eighteen Thousand Two Hundred Fifty Only) as per demand notice dated 03.04.2018+Interest and Expenses thereon after	Flat No.203, area admeasuring about 85.28 sq. mtrs i.e. 918 sq. ft, along with attached terrace area admeasuring 8.55 sq. mtrs i.e. 92 sq. ft on the second floor of the building No. E in Hillmist Harmony, along with one covered car parking, situated at S.No.13, Hissa Nos.16+17+18, situated at Village-Kondhwa Khurd, Tal-Haveli, Dist-Pune with the limit of PMC Pune-411048	Rs.64,93,000/- (Rs. Sixty Four Lakhs Ninety Three Thousands Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
12.	ARB -PUNE ■ (7498474301) Mr. Yuvraj Goroba Linge Mrs. Aparna Yuvraj Linge (Co-borrower) Mr. Sachin Jeevanrao Mane (Guarantor) (Physical Possession)	Rs.16,17,670.30 (Rupees Sixteen Lakh Seventeen Thousand Six Hundred Seventy and paisa Thirty Only) as per Demand notice dated 24.11.2015 and further interest, cost and expenses thereafter.	All that piece and parcel of the property, bearing Flat No.201 & 202, on the Second Floor, admeasuring about 507 + 496 (respectively) i.e., 1003 sq. ft., i.e., 93.18 Sq. Mts. (Built Up), in the building known as "Shree Ganesh Nandanvan" constructed on the property bearing Survey No.36, Hissa No.1/1, Area admeasuring about, 00H 09 Ares out of which 00H 2.75 Ares i.e., 275 Sq. Mts. Situated at Village - Ambegaon Budruk, and within the Registration District - Pune, Sub-Registration Taluka - Haveli, Dist - Pune and within the Jurisdiction of Sub-registrar, Haveli, Pune and also within the limits of Pune Municipal Corporation and Boundaries as under: East: By Mr. Jaynath Beldare's Property, South: By Road, West: By Road, North: By Mr. Shahajirao Beldare's Property	Rs. 19,33,000/- (Rupees Nineteen lakh Thirty Three Thousand Only)	10% of the Reserve Price mentioned above	Rs. 25,000/- (Rs. Twenty Five thousand only)
13.	ARB PUNE ■ (9130082186) M/s Hotel Suhas Prop. (Late) Ananda Thombare Mrs. Alka Daulat Thombare (Guarantor). Mr. Dhondiba Ananta Thombare (Guarantor) Mr. Haridas Lalge (Guarantor) (Symbolic Possession)	Rs. 2,40,55,879.00 (Two Crore Forty Lakhs Fifty Five Thousand Eight Hundred Seventy Nine only) as per demand notice dated 18.03.2020 + Further Interest, Expenses thereafter.	All the piece and parcel of Hotel Suhas, Gat No.53, Pune Solapur Highway, Near Kasurdi Tol Plaza, Village: Kasurdi, Daund, Pune.	Rs. 3,34,00,000/- (Rupees Three Crore Thirty Four Lakhs Only)	10% of the Reserve Price mentioned above	Rs. 1,00,000/- (Rupees One lakh Only)
14.	ARB -PUNE 78780 ■ (9130082186) M/s Muskan Enterprises Prop:Mr. Wahab Md. Naim Khan Mr. Md. Anwar Abdul Hasan Khan (Guarantor) (Symbolic Possession)	Rs.67,25,339.92 (Rupees Sixty-Seven Lakh Twenty-Five Thousand Three Hundred Thirty Nine and paisa Ninety Two Only) as per demand notice dated 22.06.2023 and further interest, expenses thereafter.	All that piece and parcel of land here diataments and the property bearing S No 74, Hissa No 6 6C, Area admeasuring 93.27 sq. m. RCC built up area admeasuring 200 sq. mtr Milkat No 59 situated at 6C Sayyednagar, Mohammed Wadi Road, Village Hadapsar within the local limits of PMC and also within the jurisdiction of Sub-Registrar Haveli No 1 to 27, Pune together with all appurtenances thereto and right of easements East: Property of S No 74 South: Common Road West: Property of S No 74 North: Property of Mr. Md Yusuf Sayyed	Rs.42,75,000/- (Rupees Forty-Two Lakhs Seventy Five Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
15.	ARB PUNE ■ (9130082186) Sadguru Kisan Seva Kendra Prop. Ganesh Pandurang Barke Arvind Pandurang Barke (Guarantor) Draupadi Pandurang Barke (Guarantor) (Symbolic Possession)	Rs.2,54,55,348.82 (Rupees Two Crores Fifty Four Lakhs Fifty Five Thousand Three Hundred Forty Eight and Eighty Two Paisa)	All the piece and parcel of NA Land and building of petrol pump on Gat no 448, 449 near Makar Vasti, Pune Solapur Road, at village SAHAJPUR, Tal-DAUND, Dist- PUNE 412307 admeasuring 6914 sq. mtr.	Rs. 3,50,00,000/- (Rupees Three Crores Fifty lakh only)	10% of the Reserve Price mentioned above	Rs. 2,00,000/- (Rupees Two lakhs Only)

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**Mega E-auction For
Sale of Movable / Immovable Properties**

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
16.	ARB PUNE ■ (9130082186) Balesha Milk and Milk Product Pvt. Ltd. Directors/Guarantors:- Rohidas Harishchandra Bhosale, Mrs. Sunita Rohidas Bhosale, Mrs. Manda Prakash Patole, Mr. Mansing Laxmanrao Sonawane.	Rs. 3,86,32,114.50 (Rupees Three Crore Eighty-Six Lakh Thirty-Two Thousand One Hundred Fourteen and Fifty paise Only) as per demand notice dated 05.07.2018 + Further Interest, Expenses thereafter.	Property 01. Plant and Machinery in the name of BALESHA MILK AND MILK PRODUCTS at Gat No. 474/1 (P) Mauje Nirvi Tal Shirur, Dist Pune- 412210. (Physical Possession) Property 02. NA Land & Milk Dairy Plant Building (N A land admeasuring 1500 sq. mtr. And construction thereon build up area 652.01 sq. mtr.) at Gat No. 474/1 (P) Mauje Nirvi Tal Shirur, Dist Pune- 412210. (Physical Possession) Property 03. Commercial NA Land bearing Gat no. 474/1 (P), admeasuring 5193.11 sq. mtr. Situated at village Mauje Nirvi, Tal Shirur, Dist. Pune- 412210. (Physical Possession) Property 04. Residential Bungalow on NA LAND bearing Plot No. 14 (P), Gurukul HSG society, Near S T Stand, Shirur- Pune Road, Shirur. Sr no. 52/12, Tal Shirur, Dist. Pune – 412210 in the name of Mansing L. Sonawane. (Symbolic Possession) Property 05. Residential flat on ground floor having G+3 building on plot bearing gat no 1088, Hissa no 4, Behind Wagholi Bus stand, Kesnand Road, Opposite to green nine Hotel, Village- Wagholi, Tal- Haveli, Dist- Pune 412207 in the name of MANDA P PATEL. (Physical Possession)	Rs. 67,61,000/- (Rupees Sixty Seven Lakhs Sixty One Thousand Only)	10% of the Reserve Price mentioned above.	Rs.50,000/- (Rupees Fifty Thousand Only)
17.	ARB -PUNE 78780 ■ (9130082186) M/S Amparo Safetech Pvt Ltd And Mr. Nilesh Ashok Bhujbal, Mrs. Shilpa Nilesh Bhujbal, Mr. Pandharinath Balasaheb Sabale, Mr. Mangesh Ashok Bhujbal (Symbolic possession)	Rs.59,64,521.05 (Rupees Fifty Nine Lakhs Sixty-Four Thousand Five Hundred Twenty One and Five Paisa Only) and interest thereon.	Industrial Building at plot no 10, S.G. Jakate Industrial Estate Gat no 184, Near John Deere company, Off Pune Nagar Road, Sanawadi, Tal- Shirur, Dist- Pune adm 2152 sq.ft. and same is bounded as follows: East: Road West: Delux Bearing Company South: Plot No.11 in Gat No 184 North: Plot No 09 in Gat No. 184	Rs.58,50,000/- (Rupees Fifty-Eight Lakhs Fifty Only)	10% of the Reserve Price mentioned above.	Rs.50,000/- (Rupees Fifty Thousand Only)
18.	ARB -PUNE ■ (7588358627) M/s. Swami Computers and Enterprises Mrs. Mayuri Prashant Pawar, Mrs. Surekha Arjun pawar, Mr. Prashant Arjun Pawar, Mr. Arjun Sitaram Pawar (Symbolic possession)	Rs. 70,57,911.84 (Rs. Seventy - Lakh Fifty - Seven Thousand Nine Hundred Eleven and Paise Eighty Four only) as per demand notice dated 30-10-2021 +Interest thereon after 30-10-2021	Property No.1 Commercial shop situated at Shop No. A-S-1 , Ground floor in the building named Ramkund Tower-A constructed on CTS No.6472A/2, plot No. 2/A area admeasuring of shop 15.93 sq.mtrs. i.e. 171.45 sq.feet having its nagarpardesh Milkat No. 1400 within the sub limits of nagar parashad Phaltan, Tal.Phaltan, Dist Satara, Pin 415523 Property No.2 Residential flat property situated at Flat No.B-1, Ground floor of building Ramkund Tower-B bearing CTS No.6472A/2, within Plot No. 2/B admeasuring built-up area of flat 637.17 sq.feet i.e. 59.21 sq.meters having its nagarpalika Milkat No.1410 within the sublimits of Phaltan municipal council, Tal.Phaltan, Dist. Satara , Pin 415523 Property No.3 Open non-agricultural plot situated at zirapwadi village bearing survey No.106/1/3, Plot No. 2 as per sale deed admeasuring area of plot 0.05 Ha and as per latest 7/12 extract admeasuring area of plot is 372.74 R within gram panchayat Zirapwadi,Tal Phaltan, Dist .Satara, Pin 415523	Property No.1 Rs.12,60,000/- (Rupees Twelve lakh Sixty Thousand Only) Property No.2 Rs.17,50,000/- (Rupees Seventeen Lakh Fifty Thousand Only) Property No.3 Rs.11,82,000/- (Rupees Eleven Lakh Eighty Two Thousand only)	10% of the Reserve Price 10% of the Reserve Price 10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only) Rs. 25,000/- (Rs. Twenty Five thousand only) Rs. 25,000/- (Rs. Twenty Five thousand only)
19.	ARB -PUNE ■ (7588358627) Mr. Kiran Bhimrao Pawar (Symbolic Possession)	Rs.10,95,014.62 (Rupees Ten Lakh Ninety Five Thousand Fourteen and Paise Sixty Two only) as per demand notice date 30-06-2022 + interest and expenses thereon	All that piece and parcel of Flat No.B-2 Ground Floor, Ramkund Tower-B ,constructed on Plot No.2/B upon CTS No.6472A/2 Milkat No.W3BZ2000353 Laxminagar,Phaltan Tal Phaltan Dist Satara 415523 admeasuring area 637.17 Sq.feet	Rs.16,70,000/- (Rupees Sixteen Lakh Seventy Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
20.	ARB -PUNE ■ (7588358627) Mrs. Sujata Uddhav Suryawanshi And Mr. Uddhav J. Suryawanshi Flat No.F-10, Building No.1, Neelmani Co-operative society, Plot No.RH-176,G Block, MIDC, Akurdi, Pune 411019 (Symbolic Possession)	Rs.39,93,081.50 (Rupees Thirty Nine Lakh Ninety Three Thousand Eighty One and Paise Fifty only) as of 08-11-2024 plus further interest and expenses thereafter.	All the piece and parcel of property bearing residential Flat No.F-10 on the second floor in the Building No.1 in the society known as Neelmani Co-Operative HSG Society Ltd. Constructed on Plot No.RH-176, G Block of MIDC village Akurdi,Taluka Haveli, Dist Pune and built up area admeasuring 58.818 Sq.mtrs.and lying within the jurisdiction of sub-registrar Haveli and within the limits of PCMC	Rs.25,98,000/- (Rupees Twenty Five Lakh Ninety Eight Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
21.	ARB PUNE ■ (7588358627) Mr. Lakan Arjun Godhani And Mrs. Manisha Lakan Godhani, (Physical Possession)	Rs.42,14,091.17 (Rupees Forty Two Lakhs Fourteen Thousand Ninety One Paise Seventeen Only) as per Demand notice dated 13.01.2025 and further interest, cost and expenses thereafter	All that piece and parcel of the Residential Flat bearing No. 1002, situated on 10th Floor, in H Building, in "Green City Building 'H' Co-Op Housing Society Ltd.", admeasuring 857 Sq. Ft. Salable build up along with Terrace admeasuring 71 sq. ft., and One Covered Car Parking No. H - 45 Constructed upon the land bearing S. No. 66, Hissa No. 3/13/1+3/11/1, 3/1 + S. No. 67, Near JSPM School, Handewadi Road, Hadapsar, Pune – 411028	Rs.46,62,000/- (Rupees Forty Six Lakhs Sixty Two Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
22.	ARB PUNE ■ (7588358627) Mr. Amol Arun Shinde Mr. Arun Yashwant Shinde Alias Arun Kalu Kamble And Mrs. Nirmal Arun Shinde (Symbolic Possession)	Rs.39,03,234.50/- (Rupees Thirty-Nine Lakhs Three Thousand Two Hundred Thirty-four and Fifty Paisa Only) + (Further Interest 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 the limit of Pune Cantonment Board, Pune and Municipal Corporation and within the registration Taluka Haveli District Pune.	Rs.49,08,000/- (Rupees Forty-Nine Lakh Eight Thousand Only).	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
23.	ARB -PUNE 78780 ■ (7588358627) Mrs. SHAMA HUSSEN PATHAN Mr. PATHAN HUSSEN AHMED (Symbolic Possession)	Rs.31,95,282.08 (Rupees thirty One Lakh ninety Five Thousand Two Hundred Eighty Two and paisa Eight Only) as per Demand notice dated 25-10-2018 and further interest, cost and expenses thereafter.	All that Piece and parcel of the Shop No. 101 and Shop No. 102 situated on 1st floor building known as, " Al - KARIM Complex", constructed on City Survey No. 789/1 situated at village Bhavani Peth, Taluka: Haveli, District-Pune which is situated within local limits of Pune Municipal Corporation and also situated within the jurisdiction of Sub Registrar Haveli Pune having admeasuring area about 1000 Sq. Fts. i.e 92.90 Sq. Mtrs. Built up along with loft.	Rs.63,10,000/- (Rupees Sixty Three Lakhs Ten Thousand Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
24.	ARB -PUNE ■ (7588358627) Mr. Vijaykumar Bhagwandas Unecha And Mrs. Bhagyashree Vijaykumar Unecha (Symbolic Possession)	Rs. 54,73,282.00 (Rupees Fifty Four Lakh Seventy Three Thousand Two Hundred Eighty Two only) as on 30-10-2024 plus further interest and expenses thereafter.	All that piece and parcel of the Flat No.901,carpet area admeasuring 75.62 Sq.Mtrs.i.e.814 Sq.ft. i.e 94.50 Sq.ft.i.e.1017 Sq.Ft,built up area in Wing No.D on 9th floor,along with terrace area admeasuring 209.17 Sq.ft. i.e.19.44 Sq.mtrs and right to use one single premium car parking No.5 in D building area admeasuring 9.00 Sq.mtrs i.e.96.84 Sq.ft. in the scheme known as Montvert Belair constructed on the Sr.no.8/9,8/10 situated at village Bhagaon within the registration district Pune ,sub registration District Mulshi pin 412115	Rs. 54,27,000/- (Rupees Fifty Four Lakh Twenty Seven Thousand Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
25.	ARB -PUNE 78780 ■ (7588358627) Mr.Santosh Popat Chavan (Symbolic Possession)	Rs.14,70,902.00 (Rupees Forteen Lakh Seventy Thousand Nine Hundred Two only) as per demand notice date 12-09-2019 plus further interest and expenses thereafter.	Property No.1: Residential plot vide CTS No.259 and 260A, Municipal No.273/1 and 277/1, measuring 543.58 Sq.Ft., situated near Laxmi Mata Temple and New English school, off pune Solapur highway, Hadapsar, Tal Haveli, Pune 411028 Property No.2: Residential plot vide CTS No.301, Municipal No.273/1, measuring 251.87 Sq.Ft.situated near Laxmi Mata Temple and New English school, off pune Solapur highway, Hadapsar, Tal Haveli, Pune 411028.	Property No.1 :- Rs.16,29,000/- (Rupees Sixteen Lakh Twenty Nine Thousand Only) Property No.2:- Rs.6,90,000/- (Rupees Six Lakh Ninety Thousand only)	10% of the Reserve Price 10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only) Rs.25,000/- (Rupees Twenty Five Thousand Only)
26.	ARB -PUNE 78780 ■ (9967917032) M/s Sai Enterprises Through its Proprietor Mr. Swapnil Vilas Gaikwad, Mr. Vilas Raghu Gaikwad (Guarantor & Mortgagor) (Symbolic Possession)	Rs.1,05,93,949.60 (Rupees One Crore Five Lakh Ninety-Three Thousand Nine Hundred Forty-Nine and Paisa Sixty Only) as on 31.05.2023 as per Demand notice dated 22.06.2023 and further interest, cost and expenses thereafter.	All piece and parcel of Land and Building – Urban land and double stories building belonging to Mr. Vilas Raghu Gaikwad (Owner of property) situated at Sr. No. 74, Hissa No.13, H No. 979, area adm. About 92.97 sq. mtrs. RCC Built up area adm 1314.46 Sq. mtrs. Old Grampanchayat Milkat No.744 and P.M.C No. P/F/24/01052000 situated at village Hadapsar, within the local limits of Pune Municipal Corporation and also within the Jurisdiction of Sub-registrar Haveli No. 1 to 27, Pune together with all appurtenances thereto and right of easements and same is bounded as follows: East: By property of Mr. Lavhe, West: By property of Mr. Sayyad, North: Road, South: By Property of Mr. Sasane	Rs.37,93,000/- (Rupees Thirty-Seven Lakh Ninety-Three Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
27.	ARB -PUNE 78780 ■ (9913337155) M/s JaiJalaxmi Sugar Products (Nitali) Pvt Ltd 1.Mr. Vijay Sitaram Dandnaik 2. Smt. Surekha V. Dandnaik 3. Shri. Prthviraj V. Dandnaik 4. M/s Pruthvi Construction Builders and Developers Sole Proprietor- Mr. Vijay Sitaram Dandnaik 5. M/s Vyankatesh Chemicals Pvt Ltd. Director-Smt. Surekha V. Dandnaik (Sr No 1 to 5 Guarantors) (Symbolic Possession)	Rs.5,87,63,739.00 (Rupees Five Crore Eighty-Seven Lakhs Sixty-Three Thousand Seven Hundred Thirty-Nine Only) as per demand notice dated 22.05.2013 and further interest, cost and expenses thereafter	All that Piece and Parcel of Land bearing plot no.39, S.No.3, CTS No-7142 admeasuring 333.94 sq. mtrs situated at Village: Usmanabad, Tal:- Usmanabad, Dist:- Usmanabad.	Rs.20,90,000/- (Rupees Twenty Lakhs Ninety Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
28.	ARB -PUNE ■ (9913337155) The Unique Star Caterers Proprietor: Mr. Rojer Richard Das/ Rita William Martin Legal Heir of Late William Moti Martin (Guarantor) (Physical Possession)	Rs. 72,80,245.50/- (Rupees Seventy-Two Lakh Eighty Thousand Two Hundred Forty-Five and Fifty Paisa) +Interest thereon after. As per demand notice dated 07.10.2022.	All the piece and parcel of the shop bearing No.1 on Ground Floor admeasuring carpet area about 350 Sq. Ft. i.e 32.52 Sq. Mtrs. in building No. 'A' in the Society known as "Satyam Co-operative Society Limited" constructed on the land bearing S. No. 49, CTS No.8 lying and situated at Village Bopodi, within the limits of Pune municipal Corporation.	Rs. 23,57,000/- (Rupees Twenty-Three Lakhs Fifty Seven Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
29.	ARB -PUNE ■ (9913337155) M/s Vedant Engineering Proprietor Mr. Santosh Baburao Kand Mr. Sunil Baburao Kand (Guarantor) (Symbolic Possession)	Rs.68,52,982.91 (Rupees Sixty-Eight Lakhs Fifty-Two Thousand Nine Hundred Eighty-Two and Paise Ninety-One Only) as per demand notice dated 04.03.2022 and further interest, cost and expenses thereafter.	All that piece and parcel of NA Land along with Factory Shed situated at bearing Gat No.104, area admeasuring 02H 68.75R plus Pot Kharaba 00H.53R i.e total area admeasuring 03H 28R out of which area adm.00H 68.75R plus Pot Kharaba 00H. 13.25R situated at Village Lonikand, Tal- Haveli, Dist-Pune and within the limits of Village Grampanchayat Lonikand, Panchayat Samiti Haveli, Zillha Parishad Pune and registration District Pune, Sub-District Taluka Haveli	Rs. 1,98,61,000/- (Rupees One Crore Ninety Eight Lakhs Sixty One Thousand Only).	10% of the Reserve Price	Rs.1,00,000/- (Rs. One lakh only)
30.	ARB -PUNE ■ (9913337155) 1. Tatiparti Venkata S. Sarma 2. Mr. Lakman Baban Katkar 3. Mr. Tatiparti Sarveswara Rao 4. Mrs. Surekha Lakman Katkar 5. Mrs. Tatiparti Bhavani Devi 6. Mrs. Sarda Sarma Tatiparti Guarantors of M/s PERI NITRATES PVT LTD (under CIRP) (Symbolic Possession)	Rs.32,33,28,554.75 (Rupees Thirty-Two Crore Thirty-Three Lakhs Twenty-Eight Thousand Five Hundred Fifty-Four and Paise Seventy-Five Only) as per demand notice dated 28.12.2023 (plus interest and charges)	Property No.1. All that piece and parcel of property being NA land bearing Gat No.294, Hissa No.3 admeasuring about 01H 00R+ Pot Kharaba 0H25R situated at Village Bhandgaon, Taluka- Daund, Dist. Pune & situated within the Registration District of Pune, Sub- Registration Taluka Daund together with construction thereon. Property No.2 All that piece and parcel of property being NA land bearing Gat No.428, admeasuring about 01H 57R out of 12H 87R situated at Village Bhandgaon, Taluka- Daund, Dist. Pune & situated within the Registration District of Pune. Property No.3 All that piece and parcel of property being NA land bearing Gat No.428, admeasuring about 01H 64R out of 12H 87R situated at Village Bhandgaon, Taluka- Daund, Dist. Pune & situated within the Registration District of Pune, Sub- Registration Taluka Daund together with construction thereon	Property No.1 Rs.85,05,000/- (Rupees Eighty-Five Lakhs Five Thousand Only) Property No.2 Rs.40,10,000/- (Rupees Forty-Lakhs Ten Thousand Only) Property No.3 Rs.41,84,000/- (Rupees Forty-One Lakhs Eighty Four Thousand Only)	10% of the Reserve Price 10% of the Reserve Price 10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only) Rs.50,000/- (Rupees Fifty Thousand Only) Rs.50,000/- (Rupees Fifty Thousand Only)

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ASSET RECOVERY BRANCH

**Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004.
Email: ubin0578789@unionbankofindia.bank.in Mob.: 8169178780**

Mega E-auction For Sale of Movable / Immovable Properties

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Mega E-auction For
Sale of Movable / Immovable Properties

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
34.	ARB -PUNE ■ (9913337155) M/s PARAG POWDER COATING & ENGINEERING WORK A Proprietary Firm through its Proprietor Mr. Sanjay Balasaheb Shinde (Borrower)/ Mr. Rajendra Balasaheb Shinde(Guarantor)/ Mrs. Yogita Rajendra Shinde(Guarantor)/ Mr. Navneet Tukaram Kakade(Guarantor)/ Mr. Tukaram Nanasheb Kakade(Guarantor)	Rs.2,62,17,446/- (Rupees Two Crore Sixty-Two Lakhs Seventeen Thousand Four Hundred Forty-Six Only) as per demand notice dated 03.04.2021 plus further interest and charges thereafter.	Property No.1. All that piece and parcel of N.A Land admeasuring 00H 04R+ Pot Kharaba 00H 01 R i.e totally admeasuring 00H 05 R, together with construction raised thereon GAT No.37, lying and situated at Village Indavali Tarph Kudal, Tal- Jawali, Dist- Satara and within the limits of Village Grampanchayat Indavali Tarph Kudal, Zilla Parishad Satara and Taluka Panchayat Samiti Jawali and Registration District Satara, Sub- District Taluka- Jawali owned by Mr. Rajendra Balasaheb Shinde. (Physical Possession) Property No.2. All that piece and parcel of N.A Land admeasuring 00H 95.5R together with construction if any raised and to be raised thereon GAT No.281, totally admeasuring 03 H 44R+ Pot Kharaba 00H 38R lying and situated at Village Bhiwadi, Tal- Jawali, Dist- Satara and within the limits of Village Grampanchayat Bhiwadi, Zilla Parishad Satara and Taluka Panchayat Samiti Jawali and Registration District Satara, Sub- District Taluka- Jawali owned by Mr. Rajendra Balasaheb Shinde. (Symbolic Possession) Property No.3. All that piece and parcel of N.A Land admeasuring 00H 95.5R together with construction if any raised and to be raised thereon GAT No.281, totally admeasuring 03 H 44R+ Pot Kharaba 00H 38R lying and situated at Village Bhiwadi, Tal- Jawali, Dist- Satara and within the limits of Village Grampanchayat Bhiwadi, Zilla Parishad Satara and Taluka Panchayat Samiti Jawali and Registration District Satara, Sub- District Taluka- Jawali owned by Mrs. Yogita Rajendra Shinde. (Symbolic Possession) Property No.4. N.A Land admeasuring 00H 40R out of GAT No.72/2,(totally admeasuring 00H 78R+ Pot Kharab 00H 03R), lying and situated at Village Mulikwadi, Tal- Phaltan, Dist- Satara , owned by Mr. Sanjay Balasaheb Shinde. (Symbolic Possession) Property No.5. N.A Land admeasuring 00H 41R out of GAT No.72/2,(totally admeasuring 00H 78R+ Pot Kharab 00H 03R), lying and situated at Village Mulikwadi, Tal- Phaltan, Dist- Satara , owned by Mr. Navneet Tukaram Kakade & Mr. Tukaram Nanasheb Kakade. (Symbolic Possession)	Property No.1. Rs.14,17,000/- (Rupees Fourteen Lakhs Seventeen Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
				Property No.2. Rs.29,64,000/- (Rupees Twenty Nine Lakh Sixty Four Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
				Property No.3. Rs.29,64,000/- (Rupees Twenty Nine Lakh Sixty Four Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
				Property No.4. Rs.25,44,000/- (Rupees Twenty Five Lakhs Forty Four Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
				Property No.5. Rs.26,10,000/- (Rupees Twenty Six Lakhs Ten Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
35.	ARB -PUNE ■ (7350321178) M/s POONAM AUTOMATION (Borrower) Mr. Arjun Baburao Thakare (Partner) Mrs. Mandakini Arjun Thakare (Partner) Mr. Jatin Arjun Thakare (Guarantor)	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 Waghare, 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 Waghare, 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 East : 40 Ft. wide internal Road South : 40 Ft. wide P. road West : Building Plot No. B-2 North : Building Plot No. C-4	Rs. 29,44,000.00/- (Rupees Twenty Nine Lakh Forty Four Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
36.	ARB PUNE ■ (7350321178) Mr. Pramod Prakashrao Jadhav Mrs. Laxmi Sagar Mirajgaonkar (Symbolic Possession)	Rs. 67,07,016.33 (Rupees Sixty Seven Lakh Seven Thousand Sixteen Rupees and Thirty Three Paise Only) as per Demand notice dated 22.06.2023 and further interest, cost and expenses thereafter	All that part of the property consisting of land and building residential flat belonging to Mr. Pramod Prakashrao Jadhav Flat No. 7, 4th Floor, Mauli Complex, Measuring 86.39 Sq. Mtrs Situated at S. No. 18/2B/6 (Old S. No. 18/2B/5), Sukhsagar Nagar, Katraj, Taluka-Haveli, Pune – 411016 Bounded by: North: 1.5 m wide road and Plot No. 15 to 18 in private layout of same S. No. 18/2B/6 South: remaining land of same S No 18/2B/6 East: 4.12m wide road and Plot No. 11 & 12 in private layout of same S No. 18/2B/6 West: land owned by Mr. Ashok Kadam from same S. No. 18/2B/6	Rs. 30,55,000/- (Rupees Thirty Lakh Fifty Five Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
37.	ARB -PUNE 78780 ■ (7350321178) Mr. Preetam Pramod Ghatkar (Physical possession)	Rs.15,03,551.00 (Rupees Fifteen Lakhs Three Thousand Five Hundred Fifty One Only) +Interest thereon after. as per demand notice dated 02.07.2021 Rs.15,07,287.95 (Rupees Fifteen Lakhs Seven Thousand Two Hundred Eighty Seven and Paise Ninety Five Only) +Interest thereon after. as per demand notice dated 02.07.2021	Property No. 1 : All That Piece And Parcel Of Flat No. 02, Situated On Ground Floor, Building No. A-3, In The Project Known As "Playtor Rajgurunagar", Constructed On Gat No/Survey No. 189(Part) & 190/1/A/2. Situated At Village - Satkarthal, Taluka- Khed, District – Pune, Having Admeasuring Area About 238.08 Sq. Mtrs. I.e. 22.12 Sq. Mtrs. Carpet + Garden Admeasuring Area 237.13 Sq. Fts I.e. 22.03 Sq. Mtrs Total Admeasuring 475.21 Sq. Ft I.e. 44.16 Mtrs Bounded By: East-Flat No. 03 West-Flat No. 01 North-Side Margin South-Entrance Property No. 2 : All That Piece And Parcel Of Flat No. 03, Situated On Ground Floor, Building No. A-3, In The Project Known As "Playtor Rajgurunagar", Constructed On Gat No/Survey No. 189(Part) & 190/1/A/2. Situated At Village - Satkarthal, Taluka- Khed, District – Pune, Having Admeasuring Area About 238.08 Sq. Mtrs. I.e. 22.12 Sq. Mtrs. Carpet + Garden Admeasuring Area 237.13 Sq. Fts I.e. 22.03 Sq. Mtrs Total Admeasuring 475.21 Sq. Ft I.e. 44.16 Mtrs Bounded By: East-Staircase West-Flat No. 02 North-Side Margin South-Entrance	Property No.1 Rs. 8,35,000/- (Rupees Eight Lakh Thirty Five Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
				Property No.2 Rs. 8,35,000/- (Rupees Eight Lakh Thirty Five Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
38.	ARB PUNE ■ (7350321178) Mrs. Sarika Suraj Patil (Physical Possession)	Rs.50,63,474.00 (Rupees Fifty Lakh Sixty Three Thousand Four Hundred Seventy Four Only) as per Demand notice dated 13/03/2023 and further interest, cost and expenses thereafter.	All that piece and parcel of flat no. 204, situated on 2nd floor, in the scheme known as Green Park, constructed on Survey No. 9, Hissa No. 3A, City Survey No. 1884 Situated at Village Dapodi Taluka Haveli Dist Pune & within the limits of pimpri chinchwad municipal corporation and within the jurisdiction of Sub Registrar Haveli Pune, having 56.1 Sq. Mtrs. Carpet + attached terrace admeasuring area about 9.45 sq. mtrs + covered car parking	Rs. 56,85,000/- (Rupees Fifty Six Lakh Eighty Five Thousand Only)	10% of the Reserve Price mentioned above.	Rs.50,000/- (Rupees Fifty Thousand Only)
39.	ARB PUNE ■ (7350321178) Mr. ShahwajAhmad Jalaluddin Sayyad(Borrower) Mr. Mohammad Alamgir Sayyad(Guarantor) (Symbolic Possession)	Rs.27,39,459.16 (Rupees Twenty Seven Lakh Thirty Nine Thousand Four Hundred Fifty Nine Rupees and Sixteen Paisa Only) as per Demand notice dated 30.11.2024 and further interest, cost and expenses thereafter.	All that piece and parcel of the Flat No. 303, on 3rd floor, Wing A, admeasuring area 580 sq. ft. i.e. 53.88 sq. mtrs. + terrace admeasuring area 120 sq. ft. i.e. 11.14 sq. mtrs. In building known as "AMAN COMPLEX", constructed on City Survey No. 1295 & 1296, situated at Kasba Peth, Taluka Haveli, District Pune & within limits of Pune Municipal Corporation. Bounded by : East: By PMC Lane West: By CTS No. 1305, Kasba Peth South: By CTS No. 1297, 1298 & 1302, Kasba Peth North: By PMC Lane & CTS No 1294, Kasba Peth	Rs. 37,98,000/- (Rupees Thirty Seven Lakh Ninety Eight Thousand Only)	10% of the Reserve Price mentioned above	Rs.25,000/- (Rs. Twenty Five thousand only)
40.	ARB PUNE ■ (7350321178) M/s. Shriyash Petroleum Prop. Mr. Bapu Baburao Divekar (Borrower) Mr. Dipak Rambhau Lipne (Guarantor) (Physical Possession)	Rs.20,77,562.69 (Rupees Twenty Lakh Seventy Seven Thousand Five Hundred Sixty Two Rupees and Sixty Nine Paisa Only) as per Demand notice dated 07.11.2019 and further interest, cost and expenses thereafter.	NA Land admeasuring area 20000 sq. mtrs I.e. 00H.20R out of Gat No. 512, situated at Village Boribeli, Tal: Daund, Dist: Pune along with standing construction thereon. Bounded By: North: Out of Gat No. 512 South: Road East: Bhigwan-Alegaon Road (MDR No. 81) West: Out of Gat No. 512	Rs. 45,00,000/- (Rupees Forty Five Lakh Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
41.	ARB -PUNE 78780 ■ (7350321178) Mr. Vicky Sunil Undre (Borrower) Mr. Sunil Kisan Undre (Co-Borrower) (Symbolic Possession)	Rs.41,31,060.00 (Rupees Forty One Lakh Thirty One Thousand Sixty Rupees Only) as per Demand notice dated 15/10/2018 and further interest, cost and expenses thereafter.	Property 1: All That Piece And Parcel Of Flat No. 301, 3rd Floor, Building No. B, Admeasuring Area About 550 Sq. Ft. I.e. 51.10 Sq. Mtrs Built Up Salable (Which Is Inclusive Of The Area Of The Balcony) Along With The Car Parking No. 12 In The Building Known As Raut Vihar Situated On Land Bearing S No. 37, Hissa No. 12/1 An Area Admeasuring 00 H 79 R Assessed At 01 Rs 40 Pai At Revenue Village Hadapsar, Taluka Haveli, Dist Pune Property 2: All That Piece And Parcel Of Flat No. 302, 3rd Floor, Building No. B, Admeasuring Area About 550 Sq. Ft. I.e. 51.10 Sq. Mtrs Built Up Salable (Which Is Inclusive Of The Area Of The Balcony) Along With The Car Parking No. 12 In The Building Known As Raut Vihar Situated On Land Bearing S No. 37, Hissa No. 12/1 An Area Admeasuring 00 H 79 R Assessed At 01 Rs 40 Pai At Revenue Village Hadapsar, Taluka Haveli, Dist Pune.	Property 1 Rs. 20,10,000/- (Rupees Twenty Lakh Ten Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
				Property 2 Rs. 20,10,000/- (Rupees Twenty Lakh Ten Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
42.	ARB -PUNE 78780 ■ (7350321178) MR. PURAN GANGARAM CHAVAN (Borrower) & MRS. SUMITRA PURAN CHAVAN (Co-Borrower) (Symbolic Possession)	Rs. 28,73,194.29 (Rupees Twenty Eight Lakh Seventy Three Thousand One Hundred Ninety Four and Twenty Nine Paisa Only) as per Demand notice dated 04.01.2024 and further interest, cost and expenses thereafter.	House Property situated on residential Flat No. 405, Fourth Floor, Shiv Prasad Society, Situated at S. No. 286, Hissa No. 1/D, Plot No. 3+4, Nearby Castle Royal Complex, Kutwal Colony, Village Lohagaon, Taluka Haveli, District Pune, Maharashtra 411047. Built up area of flat is about 555 sq. ft. along with terrace area of 45 sq. ft. & carparking no. 405 area of 100 sq. ft. (1BHK Flat) Bounded By: North: By Property of Shri. Korban Gupta South: By Property of Shri. Shaha East: By Property of Shri. Bhujad West: By Road	Rs. 32,14,000/- (Rupees Thirty Two Lakh Fourteen Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://baanknet.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 update & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date & Time of E-Auction: 28.01.2026 (12:00 Noon to 5:00 PM)

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

Date : 07.01.2026
Place : PuneAuthorized Officer,
Union Bank of India