यूनियन बैंक ऑफ इंडिया Union Bank of India

ASSET RECOVERY BRANCH
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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** **(7498474301)** **Mr. Ajitkumar Mithilesh Singh (Borrower)/ Mrs.Minakshi Ajitkumar Singh (Guarantor)** **(Symbolic possession)**	**Rs. 27,31,949.45** (Rupees Twenty-Seven Lakhs Thirty-One Thousand Nine Hundred Fourty Nine and paisa Fourty Five Only) as per demand notice dated 15.04.2025 + Interest and Expenses thereon after.	All that piece and parcel of immovable property bearing Flat No.701 on 7th Floor in Building No. "A-2" admeasuring an area 957. Sq.Ft i.e 88.94 Sq.Mtrs Saleable in building project to be known as " Tara City" constructed on the property bearing Gat No.1607,1608,1609,1611, and 1702 Situated at village Loni Kalbhor Tal Haveli, Dist.Pune which is within the local limits of Grampanchayat Loni kalbhor Zilla Parishad Pune,Taluka Panchayat Samiti Haveli Dist.Pune	**Rs.30,66,000 /-** (Rupees Thirty Lakhs Sixty-Six Thousand Only)	10% of the Reserve Price mentioned above.	**Rs.25,000/-** (Rupees Twenty Five Thousand Only)
2.	**ARB -PUNE** **(7498474301)** **Mrs. Pragati Kartik Chavan (Borrower)/Mr. Kartik Subhash Chavan(Co-Applicant) & Mr.Mahesh Shanmukh Tambulkar(Guarantor)** **(Symbolic possession)**	**Rs. 28,97,594.98** (Rupees Twenty Eight Lakhs Ninety Seven Thousand Five Hundred Ninety Four and paisa Ninety Eight Only)as per demand notice dated 15.04.2025 + Interest and Expenses thereon after.	All that piece and parcel of immovable property bearing Flat No.503 on 5th Floor in Building No. "A-4" admesuring an area 957. Sq.Ft i.e 88.94 Sq.Mtrs Net Saleable Along with One Car Parking in building project to be known as " Tara City" constructed on the property bearing Gat No.1607,1608,1609,1611, and 1702 Situated at village Loni Kalbhor Tal Haveli, Dist.Pune which is within the local limits of Grampanchayat Loni kalbhor Zilla Parishad Pune,Taluka Panchayat Samiti Haveli Dist.Pune	**Rs.30,66,000 /-** (Rupees Thirty Lakhs Sixty-Six Thousand Only)	10% of the Reserve Price mentioned above.	**Rs.25,000/-** (Rupees Twenty Five Thousand Only)
3.	**ARB -PUNE** **(7498474301)** **Mr.Raju Kamble(Borrower)/ Mrs.Shobha Raju Kamble(Co-Applicant)** **(Symbolic possession)**	**Rs.42,75,142.28/-** (Rupees Forty Two Lakhs Seventy Five Thousand One Hundred Forty Two and Twenty Eight Paise only) as per demand notice dated 01.03.2025 + Interest and Expenses thereon after.	All that piece and parcel of the property bearing Flat.No. A 202 on 2nd floor area adms 753 Sq fts i.e 49.54 Sq.Mtrs in the Building Known as Siddhivinayak Tejas (Shree Nivas Park) Situated at S No 47/3A at Village Ghorpadi Tal Pune Dist Pune 411001	**Rs.56,46,000 /-** (Rupees Fifty-Six Lakhs Forty-Six Thousand Only)	10% of the Reserve Price mentioned above.	**Rs.50,000/-** (Rupees Fifty Thousand Only)
4.	**ARB -PUNE** **(7498474301)** **Legal Heirs of Mr.Sandeep Amrut Patil (Deceased) (Borrower)/ Mrs.Seema Sandeep Patil (Co-Borrower)** **(Symbolic possession)**	**Rs. 32,64,989.21** (Rupees Thirty Two Lakhs Sixty Four Thousand Nine Hundred Eighty Nine and paisa Twenty One Only) as per demand notice dated 02.06.2025 + Interest and Expenses thereon after.	All the piece and parcel of land bearing S.No.28/21/2/16 , 28/21/2/1/14, 28/20/3, Flat NO.306,3Rd Floor, "Sai Majestique" admeasuring 49.79 Sq.Mtr.(536.Sq.Ft. Carpet Area) 64.75 Sq.Mt. (697 Sq.Ft. Built Up area) ,attached terrace admeasuring 7.24 Sq.mt.i.e. 78.Sq.ft, Ambegaon Budruk,Tahuka Haveli, Dist.Pune.	**Rs.37,55,000 /-** (Rupees Thirty-Seven Lakhs Fifty-Five Thousand Only)	10% of the Reserve Price mentioned above.	**Rs.25,000/-** (Rupees Twenty Five Thousand Only)
5.	**ARB -PUNE 78780** **(7498474301)** **M/s. Jet Works Partner Mr.Bhushan Yashwant Pagar (Borrower), Mr.Bhushan Yashwant Pagar (Guarantor) Mrs.Shalini Yashwant Pagar (Guarantor)/ Mrs.Suvarna Yashwant Pagar** **(Symbolic possession)**	**Rs.1,20,67,719.06** (Rupees One Crore Twenty Lakhs Sixty Seven Thousand Seven Hundred Nineteen and paisa Six Only) as per demand notice dated 27.06.2025 + Interest and Expenses thereon after.	**Property No.1 :** Flat No.10,2nd Floor, Ujjwal Shilp, Admeasuring 665 Sq.Ft, Situated On Plot No.22 And 23,S.No.147, Hissa No.2,4,5,6 And 8,Raykar Nagar,Dhayari Pune Owned By Mr.Bhushan Y Pagar And Mrs.Shalini Y Pagar.	**Property No.1** **Rs.35,29,000/-** (Rupees Thirty-Five Lakh Twenty-Nine Thousand only)	10% of the Reserve Price	**Rs.25,000/-** (Rupees Twenty Five Thousand Only)
			Property No.2 : Flat No 4, First Floor,Building No.F,Sai Samarth Shilp Admeasuring Total Salable Area Of 366 Sq.Ft Situated On S No. 125/1 To4+8/19,Mauje Dhayari Bhag,Taluka Haveli,Pune 411041 Owned By Mrs.Shalini Y Pagar And Ms.Suvarna Y Pagar.	**Property No.2** **Rs.19,33,000/-** (Rupees Nineteen Lakh Thirty-Three Thousand only)	10% of the Reserve Price	**Rs.25,000/-** (Rupees Twenty Five Thousand Only)
			Property No.3 : Flat No.6,3rd Floor,Building F,Sai Samarth Shilp Admeasuring Total Built Up Area Of About 32.33 Sq.Mtr Situated On S.No. 125/1 4+8/19, Near Jiya Terrace Near DSK Vishwa,Dhayari Pune Owned By Mr.Bhushan Y Pagar.	**Property No.3** **Rs.19,33,000/-** (Rupees Nineteen Lakh Thirty-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 Ninty 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.Shridhar Vithal Ghorpade** **Mrs. Ashwini Shridhar Ghorpade** **(Physical Possession)**	**RS.24,18,494.25** (Rupees Twenty Four Lakh Eighteen Thousand Four Hundred Ninty 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** **(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.2,33,00,000/-** (Rupees Two Crore Thirty Three Lakhs Only)	10% of the Reserve Price	**Rs. 2,00,000/-** (Rupees Two lakh Only)
10.	**ARB -PUNE 78780** **(7350321178)** **M/S. Aman Enterprises, Mr. Irfan Amirhamza Mulla (Propritor), Mr. Anil Tulsidas Soneji (Gurantor)** **(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, Admesuring 2200 Sq. Feet, Thereabout Together With Building And Fixed Structure Etc. Situated At Kharadi Industrail Estate, Behind Hotel Relax, Kharadi, Havlei, 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. 1,45,20,000/-** (Rupees One Crore Fourty Five Lakh Twenty 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 (Propritor), Mr. Irfan Amirhamza Mulla (Gurantor)** **(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 Kamathe **North:** Property Of Mr. C. Wheel Gudwan **South:** Colony Road	**Rs. 67,60,000 /-** (Rupees Sixty-Seven Lakh Sixty Thousand Only)	10% of the Reserve Price	**Rs.50,000/-** (Rupees Fifty Thousand Only)
12.	**ARB -PUNE** **(7350321178)** **M/s POONAM NX** **(Prop. Mrs. Anjali Kiran Somwanshi)** **Mr. Kiran Pandurang Somwanshi (Guarantor)** **(Symbolic possession)**	**Rs.30,68,459.13/-** (Rupees Thirty lakhs Sixty-Eight Thousand Four Hundred Fifty-Nine Rupees and Thirteen Paisa Only.) as per demand notice dt. 07-11-2022 +further interest and charges thereon after.	All The Piece And Parcel Of Flat No 301, 3rd Floor Admeasuring Area About 600 Sq Fts I.e. 55.76 Sq. Mtrs Situated At Sr No.300, Village- Ganj Peth (Mahatma Phule Peth), Taluka: Haveli, Pune-411002 **Bounded By East-**Side Margin, Flat No. 302 **South :** Road **West:** Road **North:** Adj. Building	**Rs. 23,06,000 /-** (Rupees Twenty-Three Lakh Six Thousand Only)	10% of the Reserve Price	**Rs.25,000/-** (Rs. Twenty Five thousand only)
13.	**ARB PUNE** **(7350321178)** **Mr. Deepak Meghnath Pillai & Mrs. Lisa Deepak Pillai** **(Symbolic possession)**	**Rs.25,67,911.00** (Rupees Twenty Five Lakh Sixty Seven Thousand Nine Hundred Elevan Rupees Only) as per Demand notice dated 01.07.2019 and further interest, cost and expenses thereafter.	All that Piece and Parcel of Flat no. 506, 5th floor, B Wing, Swapnapurti Phase II, S. No. 312/1, 313/2, 312/2b, 312/4, CTS no. 6779,6780,6781,6808 at Village Pimpri Waghere Colony, Taluka Haveli, Pune – 411017 **Bounded By East-**By Flat no. 505 **West-**By open space **North-**By Passage & Flat no. 507 & 508 **South-**By Flat no.503	**Rs. 20,98,000/-** (Rupees Twenty Lakh Ninety-Eight Thousand Only)	10% of The Reserve Price	**Rs. 25,000/-** (Rs. Twenty Five thousand only)
14.	**ARB -PUNE** **(7350321178)** **Mr. Arun Mahadev Bag, and Mrs. Sampa Arun Bag** **(Symbolic possession)**	**Rs.22,21,158.26** (Rupees Twenty Two Lakh Twenty One Thousand One Hundred Fifty Eight Rupees and Twenty Six Paisa Only) as per Demand notice dated 05.01.2023 and further interest, cost and expenses thereafter.	All that piece and parcel of Flat No. 14, 3rd Floor, Wing B, Vijayraj Corner B Co-Operating Housing Society Ltd, CTS No. 131/ B+141, Plot No. 5, Near Trishundya Ganapati Mandir, Off Station Road, Somwar Peth, Pune-411011 which is situated within the jurisdiction of sub registrar Haveli, Pune having admeasuring area about 686.69 Sq.Fts. i.e. 63.795 Sq.Mtrs built up. **Bounded by: East:** Entrance Passage and Flat No. 15 **West:** Open Space **North:** Open Space **South:** Flat No. 13	**Rs. 27,14,000/-** (Rupees Twenty Seven Lakh Fourteen Thousand Only)	10% of the Reserve Price mentioned above.	**Rs.25,000/-** (Rupees Twenty Five Thousand Only)
15.	**ARB -PUNE** **(7350321178)** **Mr. Dilip Namdeo Shelar, Mrs.Usha Santosh Pote** **(Physical possession)**	**Rs.27,33,840.57** (Rupees Twenty-Seven Lakh Thirty-Three Thousand Eight Hundred Forty and Paise Fifty Seven only) as per demand notice date 15-03-2023 Plus further interest and expenses thereafter.	Flat no.18, Third floor , Shree Sai chhaya ,Old Sr.No. 8/1,Plot No.5,CTS No.45526,Mouje saswad Tal Purandar Dist Pune 412301 admeasuring are 689.43 Sq.ft. i.e.64.07 Sq.Mtrs.	**Rs. 16,13,000/-** (Rupees Sixteen Lakh Thirteen Thousand Only)	10% of the Reserve Price	**Rs.25,000/-** (Rupees Twenty Five Thousand Only)
16.	**ARB -PUNE 78780** **(9967917032)** **Mr. Mithilesh 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)
17.	**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/-** (Rupees Twelve lakh Forty-Five Thousand only)	10% of the Reserve Price	**Rs.25,000/-** (Rupees Twenty Five Thousand Only)
18.	**ARB -PUNE 78780** **(9967917032)** **M/s Inventive Engineering and Technology Pvt Ltd** **Mr. Prasanna Madhavrao Kadam (Director & Guarantor), Mrs. Asmita Mangesh Chinchalkar (Director & Guarantor), Mr. Ravindra Rakhamaji Sinare (Director & Guarantor)** **(Symbolic possession)**	**Rs.2,13,45,748.36** (Rupees Two Crore Thirteen Lakh Forty-Five Thousand Seven Hundred Forty-Eight and Thirty-Six Paisa only) as per Demand notice dated 19.08.2023 and further interest, cost and expenses thereafter.	All that piece and parcel of Flat No. 1, in Building 'C' Vaijayanti Apartments consisting of Ground and First floor , area admeasuring about 2160 sq. Ft built-up and attached terrace admeasuring about 125 sq. ft. along with top terrace area admeasuring about 460 sq. ft. with garden area admeasuring about 7650 sq. ft. and covered parking space admeasuring about 116 sq. ft. constructed on land admeasuring 1619 square meters out of the said land situated at Survey No. 7/1 bearing surplus area admeasuring about 3456 square meters + S. No. 7/1 being open space area admeasuring 384 square meters out of total open space area admeasuring about 1374 sq. meters having total area admeasuring about 3840 square meters at Village Katraj, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, Pune along with ½ undivided share in the land admeasuring 1619 square meters out of the said land 3840 square meters and all rights to use F.S.I of ½ share out of the F.S.I of 420.44 square meters out of the total available F.S.I of 3665.23 square meters including all easement rights. Owned by Mr. Prasanna Mahadevrao Kadam, one of the directors of the firm and **bounded as under: East:** By S. No. 7A, **West:** By colony Road of S. No. 7/1 and Plot No. 4 and 6, **South:** By S. No. 7 (Shree Ranjeshwar Housing Society), **North:** By Dhankawadi S. No. 24	**Rs.2,73,50,000/-** (Rupees Two Crore Seventy-Three Lakh Fifty Thousand only)	10% of the Reserve Price	**Rs.1,00,000/-** (Rupees One lakh Only)

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