



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 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 Paise 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: Flat no 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)
2.	ARB -PUNE 78780 (9130082186) Mr. Vinayak Pandurang Sadawarte (Borrower) Mrs. Shradha Vinayak Sadawarte (Co-Borrower) (Symbolic possession)	Rs.23,05,002.02 (Rupees Twenty Three Lakhs Five Thousand Two and Two Paise 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. 33,50,000/- (Rupees Thirty Three Lakhs Fifty Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
3.	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 Paise 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 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)
4.	ARB PUNE (9130082186) M/S Prafull Sales Corporation Mr. Satish Jagannath Yewale Mr. Sunil Ashok Deore Mr. Akash Nitin Kurne (Symbolic Possession)	Rs.2,40,55,879/- (Rupees Two Crore Fourty Lakhs Fifty-Five Thousand Eight Hundred Seventy-Nine Only) As Per Demand Notice 01-09-2018 And Further Interest, Cost And Expenses Thereafter.	Property 1: All the part and parcel of land & building in the name of Prafull Sales Corporation: Residential flat No. 705 admeasuring 1832 Sq. Ft. 7th floor, V. N. Pride, CTS No. 5984, S. No. 148/9 Nashik City-422003 Bounded by: East: side margin space, West: flat no. 704, South: by staircase, North: by side margin space. Property 2: Plot No. 39, G. No.286, S. No. 107/2 B/h Punjababa Govardhan College, Nashik. Nashik-Mumbai Highway Village Take Gholi, Tal. Igatpuri, Dist. Nashik admeasuring 435.25 sqm. belonging to Satish Jagannath Yewale. Bounded by: East: S. No. 99 West: 9.14 M wide road South: S. No. 101 North: Plot No. 38 AD Property 3: Plot No.48, G. No.286, S. No. 107/2 B/h Punjababa Govardhane College, Nashik. Nashik-Mumbai Highway Village Take Gholi, Ta. Igatpuri, Dist. Nashik admeasuring 329 Sq. Mt. belonging to Satish Jagannath Yewale Bounded by: East: Plot No. 47 West: Plot No. 49 South: Plot No. 53 North: Colony Road Property 4: Plot No. 49, G. No.286, S. No. 107/2 B/h Punjababa Govardhane College, Nashik. Nashik-Mumbai Highway Village Take Gholi, Ta. Igatpuri, Dist. Nashik admeasuring 357sqm. belonging to Satish Jagannath Yewale Bounded By: East : Plot No. 47 West : Plot No. 49 South : Plot No. 53 North : Colony Road Property 5: N.A. Plots bearing numbers 1 to 10, out of Gat No. 37/3, Village Shastrinagar, Nandgaon-Manmad road, Ta. Nandgaon, Dist. Nashik. Admeasuring 7109.73 Sq. Mt. Bounded By: East: 9.00m Wide Colony Road West: Remaining Land Out Of Gat No. 37/3 South: Gat No. 28 North: Gat No. 36	Property 1 Rs. 48,36,000/- (Rupees Forty Eight Lakhs Thirty Six Thousand Only) Property 2 Rs.14,99,000/- (Rupees Fourteen Lakhs Ninety Nine Thousand Only) Property 3 Rs.11,33,000/- (Rupees Eleven Lakhs Thirty Three Thousand Only) Property 4 Rs. 12,30,000/- (Rupees Twelve Lakhs Thirty Thousand Only) Property 5 Rs. 31,60,000/- (Rupees Thirty One Lakhs Sixty Thousand Only)	10% of the Reserve Price 10% of the Reserve Price 10% of the Reserve Price 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) Rs.25,000/- (Rupees Twenty Five Thousand Only) Rs.25,000/- (Rupees Twenty Five Thousand Only) Rs.25,000/- (Rupees Twenty Five Thousand Only)
5.	ARB -PUNE 78780 (9130082186) Mr. Shankaral Choudhary, Mrs. Hiredevi Choudhary, Ramesh Bhuraji Chaudhari (Symbolic possession)	Rs.21,48,011.28 (Rupees Twenty-One Lakhs Forty-Eight Thousand Eleven Rupees and Twenty-Eight Paise Only) as per Demand notice dated 16.06.2022 and further interest, cost and expenses thereafter.	All the piece and parcel of Flat No 303, 3rd Floor, "A" Wing, Selene Building, Sr No 32, Hissa No 11B and 11C, Pisoli, Tal-Haveli, Dist- Pune 411048 East: Open Space, West: Entry Passage, North: Lift and Starcase, South: Flat no 304	Rs.24,00,000/- (Rupees Twenty-Four Lakhs Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
6.	ARB PUNE (7588358627) BALAJI MILK INDUSTRIES Proprietor Mr. Janardan Dattatraya Khaire Mr. Somnath Tukaram Langhe (Symbolic possession)	Rs. 13,80,768.74 (Rs. Thirteen Lakh Eighty Thousand Seven Hundred Sixty Eight and Paise Seventy Four Only) as on 22-05-2025 + interest and expenses thereon	All the piece and parcel of the Flat No.401, 4th Floor, Javer Heights Co Operative Housing Society Ltd, Sr.No. 34A/7C/2/5, 34A/7C/2/12 situated at Wadgaon sheri, Tal Haveli, Dist Pune 411014 Maharashtra owned by Mr. Somnath Tukaram Langhe	Rs. 48,57,000/- (Rs. Forty Eight Lakh Fifty-Seven Thousand Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
7.	ARB PUNE (7588358627) Mr. Janardan Dattatraya Khaire Mrs. Neeta Janardan Khaire (Symbolic possession)	Rs. 68,93,126.10 (Rs. Sixty-Eight Lakh Ninety-Three Thousand One Hundred Twenty-Six and Paise Ten Only) as on 24-01-2025 + interest and expenses thereon	All the piece and parcel of the Flat No.101, 4th Floor, Javer Heights Co Operative Housing Society Ltd, Sr.No. 34A/7C/2/5, 34A/7C/2/12 situated at Wadgaon sheri, Tal Haveli, Dist Pune 411014 Maharashtra bounded as North: 9-meter road East: 6-meter road West: Plot No. 4 South: 6-meter road	Rs. 75,20,000/- (Rs. Seventy-Five Lakh Twenty Thousand Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
8.	ARB PUNE (7588358627) Mr. Sudhir Shantilal Bhatwara Mrs. Rajashree Sudhir Bhatwara (Physical Possession)	Rs.39,83,892/- (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)
9.	ARB -PUNE 78780 (7588358627) Mr.Dipak Shriram Barge, Mrs. Jyoti Dipak Barge (Physical Possession)	Rs.18,55,355.82 (Rupees Eighteen Lakh Fifty Five Thousand Three Hundred Fifty Five and Paise Eighty Two only) As Per Demand Notice Date 10-05-2021 Plus Further Interest And Expenses Thereafter.	All and singular their development right in All that piece or parcel of Land admeasuring 100 sq mtrs and 81.31 sq.mtrs construction on it lying being situate at village sadar Bazar Peth Satara having CTS No.245/A1.	Rs.17,44,000/- (Rupees Seventeen Lakh Forty Four Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
10.	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)
11.	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 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)
12.	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)
13.	ARB -PUNE 78780 (9967917032) M/s Sai Enterprises Through its Proprietor Mr. Swapnil Vilas Gaikwad, Mr. Vilas Raghav Gaikwad (Guarantor & Mortgagee) (Symbolic Possession)	Rs.1,05,93,949.60 (Rupees One Crore Five Lakh Ninety-Three Thousand Nine Hundred Forty-Nine and Paise 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 Raghav 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 131.46 Sq. mtrs. Old Grampanchayat Mikat 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)
14.	ARB -PUNE 78780 (9967917032) Mr. Aniket Sambhaji Benake, Mrs. Chhaya Sambhaji Benake (Co-borrower), Mr. Tukaram Sitaram Benake (Co-borrower), Mr. Sambhaji Sitaram Benake (Guarantor) (Symbolic possession)	Rs.6,47,54,616.07 (Rupees Six Crore Forty-Seven Lakh Fifty-Four Thousand Six Hundred Sixteen and Paise Seven Only) as on 31.05.2025 as per Demand notice dated 21.06.2025 and further interest, cost and expenses thereafter.	Property No. 1: All that piece and parcel of the, property bearing GAT No. 137 totally admeasuring about 02 H 91 Ares plus Potkharaba 02 H 91 Ares totally adm. 05 H 82 Are situated at village Alegaon Paga, Tal. Shirur, Dist. Pune within the limits of Grampanchayat Alegaon Paga, Taluka Shirur Panchayat Samiti and within the jurisdiction of Sub-Registrar Shirur & Talegaon Dhamdhare (Property belonging to Shri. Aniket Benake) and the same is bounded as under: On or Towards East: by Gat No. 138 On or Towards South: by Gat No. 136, 133 On or Towards West: by Gat No. 165 On or Towards North: by Gat No. 140 Property No. 2: All that piece and parcel of the land adm. 03H 69 Ares consisting of one portion admeasuring 01 H 20 Ares being converted into NA use of mineral water plant out of larger land bearing GAT No.123 totally adm. 2 H 83 Are plus Potkharaba of 04 H 55 Ares Total area 7H 38 Ares out of it the portion of the land adm. about 1H 41.5 Ares plus, Potkharaba of 02 H 27.5 Ares i.e. total area out of it converted to, situated at village Alegaon Paga, Tal. Shirur, Dist. Pune within the limits of Grampanchayat Alegaon Paga, Taluka Shirur Panchayat Samiti and within the jurisdiction of Sub-Registrar Shirur (Property Belonging to Sau. Chhayatal Sambhaji Benake) Property No. 3: All that piece and parcel of the land adm. 00H 20 Ares out of larger land bearing Gat No. 496 totally adm. about 01 H 55 Ares situated at village Nhavare Tal. Shirur, Dist. Pune within the limit of Shirur Panchayat Samiti and Gram panchayat Mauje Nhavare and within the jurisdiction of Sub-Registrar Shirur (Property belonging to Shri. Tukaram Sitaram Benake) and the same is bounded as under: On or Towards East: Shirur Pargaon Road On or Towards South: by remaining land out of Gat No. 496 On or Towards West: by Gat No. 495 On or Towards North: by remaining land out of Gat No Gat No. 496	Property No. 1 Rs.7,19,50,000/- (Rupees Seven Crore Nineteen Lakh Fifty Thousand Only) Property No. 2 Rs.2,15,50,000/- (Rupees Two Crore Fifteen Lakh Fifty Thousand Only) Property No. 3 Rs.51,00,000/- (Rupees Fifty-One Lakh Only)	10% of the Reserve Price 10% of the Reserve Price 10% of the Reserve Price	Rs.1,00,000/- (Rupees One lakh Only) Rs.1,00,000/- (Rupees One lakh Only) Rs.50,000/- (Rupees Fifty Thousand Only)
15.	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 Rakhamaaji 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 Paise 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' Vajjayanti 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 1/2 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 1/2 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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