

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. Union Bank of India has been taken into Bank's possession by the Authorised Officer of Union Bank of India and will be sold on "As is where is", "As is what is", & "Whatever there is" on 30.04.2024 for recovery of dues mentioned hereunder to Union Bank of India from the below mentioned borrower (s) & Guarantor(s).

The details of Properties, Reserve Price and EMD mentioned hereunder:-

Name of Borrower / Guarantors	Description of Properties	Reserve Price EMD Possession Type
Borrower/s - 1(a). Pratham Heera Sales PVT LTD. Address: Krida Bhavan building, behind Municipal council Nandurbar, Dist. Nandurbar, Maharashtra-425412 Director- 1(a). Mrs. Anita Shirish Chaudhari Address: W/O Mr Shirish Hiralal Chaudhary, Chaudhari Galli, Nandurbar Mh 425412 Director- 1(b). Mrs. Vandana Ravindra Chaudhari Address: W/O Mr Ravindra Hiralal Chaudhari, Flat no 201 EL Castillo, Plot no 23, sector 6, Palm Beach Road, Nerul West, Navi Mumbai, Nerul Node -3, Thane, Mh 400706 And The Guarantor/s - 2(a). Mr. Ravindra Hiralal Chaudhari Address: S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Mh-425412 2(b). Mr. Shirish Hiralal Chaudhari Address: S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Mh-425412 2(c). Mr. Bhagwan Bansilal Chaudhari Address: 799b Mathura Bhavan, Maratha galli, Mangal bazar, Opposite Sagar Tailor, Nandurbar, Maharashtra - 425412 2(d). Mrs. Indubai Hiralal Chaudhari Address: W/O Hiralal Maganlal Chaudhari Chaudhari Galli, Nandurbar Mh-425412 2(e). Mr. Narendra Hiralal Chaudhari Address: Aashish Building, Chaudhari Galli, Nandurbar Maharashtra 425412 2(f). Mr. Hiralal Maganlal Chaudhari Address: Chaudhari Galli, Nandurbar Maharashtra 425412 2 (g). Yash Wines PVT LTD Address: Gat.No108, Gangurde Warehouse. Behind B.M. Patil Petrol pump, At post Jaulke-Dindori, Dindori, Nashik 422202 2 (h) Heera Hospitality Pvt. Ltd. Address: Survey No. 298/1/3 Dhule Road Tal. Distt. Nandurbar, Mh-425412 2 (i). Mrs. Pranita Narendra Chaudhari Address: W/O Narendra Hiralal Chaudhari, Chaudhari Galli, Nandurbar Mh-425412 2(j). Mr. Manohar Bansilal Chaudhari Address: 799 Mathura Bhavan, Maratha galli, Mangal bazar, Opposite Sagar Tailor, Nandurbar, Mh-425412 2(k). Mr. Anil Bansilal Chaudhari Address: S/O Bansilal Chaudhari, Plot no 9, Megh Nagar, Savitribai Fule Shala no 4, Nandurbar, Mh-425412 2(l). Mrs. Mathurabai Bansilal Chaudhari Address: R/O Mathura Bhawan, Maratha Galli, Mangal Bazar, Nandurbar, Mh-425412 2(m). Mrs. Meenabai Vithoba Chaudhari Address: R/o Shivaji Road, Nandurbar, Maharashtra - 425412 2(n). Mrs. Lilabai Motilal Chaudhari Address: Maniknagar, Nandurbar, Maharashtra 425412	Property 1: NA Residential plot no 1 to 4 situated at survey No 177/1 +2, Bansilal Nagar, Nandurbar. Plot 1 area admeasuring 1073.60 Sq.Mtrs.: East: Plot no 2, West: Remaining area of S No., North: Survey no 181, South: Road Plot 2 area admeasuring 660.00 Sq.Mtrs.: East: Plot no 4, West: Plot no 1, North: survey no 181, South: Road Plot 3 area admeasuring 287.00 Sq.Mtrs.: East: Road, West: Plot No 2, North: Survey No 181, South: Plot No. 4 Plot 4 area admeasuring 669.75 Sq.Mtrs.: East: Road, West: Plot no 2, North: Plot No 3, South: Road Property 2: Non-Agriculture City Survey No. 1197 area admeasuring 16.7 Sq.Mtrs & City Survey no 1204 area admeasuring 117.1 Sq.Mtrs situated at Nandurbar, Mh. Owner Mr. Narendra Hiralal Chaudhari City survey No. 1197- East: City Survey No 1196, West: Road, North: City survey No 1196, South: City Survey No. 1198 City survey No. 1204- East: CTS No 1192, 1205, West: CTS NO 1196,1202,1203, North: Lane and use of property, South: Road Property 3: NA plot no. 1 to 54, 56 & 57 situated at S No 368/1, Indumati Nagar, Nandurbar. Owner Mr. Shirish Hiralal Chaudhari Plot 1, area admeasuring 207.00 Sq.Mtr.: East: Road, West: Survey No: 369, North: Road, South: Plot no 3. Plot 2, area admeasuring 142.50 Sq.Mtr.: East: Road, West: Survey no: 369, North: Plot no 1, South: Plot no 4. Plot 3, area admeasuring 142.50 Sq.Mtr.: East: Road, West: Survey no: 369, North: Plot no 2, South: Plot no 3. Plot 4, area admeasuring 147.75 Sq.Mtr.: East: Road, West: Survey no: 369, North: Plot no 1, South: Plot no 3. Plot 5, area admeasuring 137.25 Sq.Mtr.: East: Road, West: Open Space, North: Plot no 6, South: Survey no 368/2. Plot 6, area admeasuring 137.25 Sq.Mtr.: East: Road, West: Open space, North: Plot no 7, South: Plot no 5. Plot 7, area admeasuring 137.25 Sq.Mtr.: East: Road, West: Open space, North: Plot no 8, South: Plot no 6, Plot 8, area admeasuring 137.25 Sq.Mtr.: East: Road, West: Open space, North: Plot no 9, South: Plot no 7, Plot 9, area admeasuring 225.10 Sq.Mtr.: East: Road, West: Amenity Space, North: Road, South: Plot no 8, Plot 10, area admeasuring 259.53 Sq.Mtr.: East: Plot no 19, West: Road, North: Road, South: Plot no 11. Plot 11, area admeasuring 135.00 Sq.Mtr.: East: Plot no 18, West: Road, North: Plot no 10, South: Plot no 12 Plot 12, area admeasuring 135.00 Sq.Mtr.: East: Plot no 17, West: Road, North: Plot no 11, South: Plot no 13 Plot 13, area admeasuring 135.00 Sq.Mtr.: East: Plot no 15, West: Road, North: Plot no 12, South: Plot no 14 Plot 14, area admeasuring 135.00 Sq.Mtr.: East: Plot no 16, West: Road, North: Plot no 13, South: Survey no 368/3 Plot 15, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 14, North: Plot no 16, South: Survey no 368/4 Plot 16 area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 13, North: Plot no 17, South: Plot no 15 Plot 17, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 12, North: Plot no 18, South: Plot no 16 Plot 18, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 11, North: Plot no 19, South: Plot no 17 Plot 19, area admeasuring 283.15 Sq.Mtr.: East: Road, West: Plot no 10, North: Road, South: Plot no 18 Plot 20, area admeasuring 186.03 Sq.Mtr.: East: Plot no 31, West: Road, North: Road, South: Plot no 21 Plot 21, area admeasuring 135.00 Sq.Mtr.: East: Plot no 30, West: Road, North: Plot no 20, South: Plot no 22 Plot 22, area admeasuring 135.00 Sq.Mtr.: East: Plot no 29, West: Road, North: Plot no 21, South: Plot no 23 Plot 23, area admeasuring 135.00 Sq.Mtr.: East: Plot no 28, West: Road, North: Plot no 24, South: Plot no 24 Plot 24, area admeasuring 135.00 Sq.Mtr.: East: Plot no 27, West: Road, North: Plot no 23, South: Plot no 25 Plot 25, area admeasuring 135.00 Sq.Mtr.: East: Plot no 26, West: Road, North: Plot no 24, South: Survey no 368/4 Plot 26, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 25, North: Plot no 27, South: Survey no 368/5 Plot 27, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 24, North: Plot no 28, South: Plot no 26 Plot 28, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 23, North: Plot no 29, South: Plot no 27 Plot 29, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 22, North: Plot no 30, South: Plot no 28 Plot 30, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 21, North: Plot no 31, South: Plot no 29 Plot 31, area admeasuring 209.65 Sq.Mtr.: East: Road, West: Plot no 20, North: Road, South: Plot no 30 Plot 32, area admeasuring 228.13 Sq.Mtr.: East: Plot no 43, West: Road, North: Road, South: Plot no 33 Plot 33, area admeasuring 135.00 Sq.Mtr.: East: Plot no 42, West: Road, North: Plot no 32, South: Plot no 34 Plot 34, area admeasuring 135.00 Sq.Mtr.: East: Plot no 41, West: Road, North: Plot no 33, South: Plot no 35 Plot 35, area admeasuring 135.00 Sq.Mtr.: East: Plot no 40, West: Road, North: Plot no 34, South: Plot no 36 Plot 36, area admeasuring 135.00 Sq.Mtr.: East: Plot no 39, West: Road, North: Plot no 35, South: Plot no 37 Plot 37, area admeasuring 135.00 Sq.Mtr.: East: Plot no 38, West: Road, North: Plot no 36, South: Survey no 368 Plot 38, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 37, North: Plot no 39, South: Survey no 368 Plot 39, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 36, North: Plot no 40, South: Plot no 38 Plot 40, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 35, North: Plot no 41, South: Plot no 39 Plot 41, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 34, North: Plot no 42, South: Plot no 40 Plot 42, area admeasuring 135.00 Sq.Mtr.: East: Road, West: Plot no 33, North: Plot no 43, South: Plot no 41 Plot 43, area admeasuring 201.40 Sq.Mtr.: East: Road, West: Plot no 32, North: Road, South: Plot no 42 Plot 44, area admeasuring 233.28 Sq.Mtr.: East: Plot no 52, West: Road, North: Road, South: Plot no 45 Plot 45, area admeasuring 150.00 Sq.Mtr.: East: Plot no 52, West: Road, North: Plot no 44, South: Plot no 46 Plot 46, area admeasuring 150.00 Sq.Mtr.: East: Plot no 51, West: Road, North: Plot no 45, South: Plot no 47 Plot 47, area admeasuring 150.00 Sq.Mtr.: East: Plot no 50, West: Road, North: Plot no 46, South: Plot no 48 Plot 48, area admeasuring 150.00 Sq.Mtr.: East: Plot no 49, West: Road, North: Plot no 47, South: Survey no 368 Plot 49, area admeasuring 150.00 Sq.Mtr.: East: Road, West: Plot no 48, North: Plot no 50, South: Survey no 368 Plot 50, area admeasuring 150.00 Sq.Mtr.: East: Road, West: Plot no 47, North: Plot no 51, South: Plot no 49 Plot 51, area admeasuring 150.00 Sq.Mtr.: East: Road, West: Plot no 46, North: Plot no 52, South: Plot no 50 Plot 52, area admeasuring 150.00 Sq.Mtr.: East: Road, West: Plot no 45, North: Plot no 53, South: Plot no 51 Plot 53, area admeasuring 205.90 Sq.Mtr.: East: Road, West: Plot no 44, North: Road, South: Plot no 52 Plot 54, area admeasuring 374.68 Sq.Mtr.: East: Road, West: Road, North: Road, South: Plot no 55 Plot 56, area admeasuring 548.24 Sq.Mtr.: East: Road, West: Road, North: Plot no 56, South: Survey no 368 Plot 57, area admeasuring 769.00 Sq.Mtr.: East: Plot no 9 & 8, West: Road, North: Road, South: Open Space	Reserve Price for Property 1 Rs. 6,95,00,000/- EMD for Property 1 Rs. 69,50,000/- Symbolic Possession Reserve Price for Property 2 Rs. 1,35,00,000/- EMD for Property 2 Rs. 13,50,000/- Symbolic Possession Reserve Price for Property 3 13,10,00,000/- EMD for Property 3 1,31,00,000/- Symbolic Possession

2(n). Mrs. Lilabai Motilal Chaudhari
Address: Maniknagar, Nandurbar,
Maharashtra 425412
2(o). Dhanashri Shriram Gadgil,
Address: R/O Harsul, Tal.
Trambakeshwar, Distt Nashik
2(p). Mr. Vishal Ravindra Chaudhari,
Address: R/O h -82, Gaudline, Back of
GRP Office, Bhusawal, Distt Jalgaon
2(q). Mr. Chetan Ravindra Chaudhari,
Address: R/O h -82, Gaudline, Back of
GRP Office, Bhusawal, Distt Jalgaon

Plot 56, area admeasuring 548.24 Sq.Mtr.: East: Road, West: Road, North: Plot no 50, South: Survey no 500 Plot 57, area admeasuring 769.00 Sq.Mtr.: East: Plot no 9 & 8, West: Road, North: Road, South: Open Space	Reserve Price for Property 4 5,85,00,000/-
Property 4: Na Residential Plot No.6A, 6B, 7A, 7B, 8A, 8B, 9, 10, 11A,11B, 12A, 12B, 13A, 13B, 79B, 80A, 80B, 81A, 81B, 82A, 83B, 84A,84B, 85A,85B,86A,87B, 88A,88B, 89A,89B, 90A,91B, 92A,92B, 93A, 93B, 94A, 95B,96A,96B, 97A,97B, 98A,99, 100A,100B, 101A, 101B, 102, 103,108A, 108B, 109A, 109B, 110A, 110B, 111,112,113A, 113B, 114A, 114B, 115A, 115B, 116A, 116B, 117A, 117B, 118A, 118B, 119, 120A, 120B, 121A, 121B, 122A, 122B, 123A, 123B, 124A, 124B, 125A, 125B, 126,127, 128A, 128B, 129A,129B, 130A, 130B, 131A, 131B, 132A, 132B, 133A, 133B, 134, 135A, 135B, 136A, 136B, 137A, 137B, 138A, 138B, 139A, 139B, 140A, 140B, 141, 142A, 142B, 143A, 143B, 144A, 144B, 145, 146A, 146B, 147A, 147B, 148, 149, 150A, 150B, 151A, 151B, 152, 153, 154A, 154B, 155A, 155B, 156, 157, 158A, 158B, 159A and 159B situated at Survey No. 48/1A, 48/1B, 49 all together area admeasuring 19000.96 Sq.Mtrs at Kakaji Nagar, Tokartale, Nandurbar. Owner Mrs Vandana Ravindra Chaudhari. Bounded by: East: Road, West: Adj S No 50, North: Adj S No 46, South: Adj S No 54	EMD for Property 4 56,50,000/- Symbolic Possession
Property 5: NA Residential plot no 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A,7B, 8A, 9A,9B, 10 TO 27, 32, 33A, 33B, 34A, 34B, 35A,35B,36A,36B,37A,37B, 38A, 38B, 39A, 39B, 40A, 40B, 41, 42, 43A, 43B, 44A, 44B, 45A, 45B, 46A,46B, 47A, 47B, 48A, 48B, 49A, 49B, 51, 54, 55A, 55B, 56A,56B, 57A, 57B, 58A, 58B, 59A, 59B, 60A, 60B, 61, 62, 63A, 63B, 64A,64B, 65A,65B, 66A,66B, 67A,67B, 68, 69, 70A, 70B, 71A, 71B, 72A, 72B, 73A, 73B, 74A, 74B, 75, 76, 77A, 77B, 78A, 78B, 79A, 79B, 80A, 80B, 81A, 81B, 82A, 82B, 83, 84, 85A, 85B, 86A, 86B, 87A, 87B, 88A, 88B, 89A, 89B, 90A, 90B, 91, 104, 105A, 105B, 106A, 106B, 107A, 107B, 108A, 108B, 109, 110A, 110B, 111,112A, 112B, 113A, 113B, 114A, 114B, 115A, 115B, 116A, 116B, 117A, 117B, 118A, 118B, 119, 120, 121A, 121B, 122A, 122B, 123A,123B, 124 Situated at survey no 51/1A/1A, 51/1A/1A/1, 51/1A/1B, 51/1A/2, 51/1/B and 51/2, all together area admeasuring 26175.74 Sq.Mtrs. Rakaswada, Nandurbar Mh. Owner Mrs Anita Shirish Chaudhari, Bhagwan Bansilal Chaudhari & Mr Bansilal Makkan Chaudhari – [deceased his legal heirs namely 1. Mathurabai Bansilal Chaudhari 2. Bhagwan Bansilal Chaudhari 3. Manohar Bansilal Chaudhari 4. Anil Bansilal Chaudhari 5. Meenabai Vrithoba Chaudhari 6. Lilabai Motilal chaudhari 7. Shila Ravindra Chaudhari – {deceased her legal heirs, (A.) Dhanashri Shiram Gadgil (B.) Vishal Ravindra Chaudhari (C.) Chetan Ravindra Chaudhari}] Bounded by: On East by: Adj Survey No 50, On West by: Shiv Road, On North by: Adj Survey No 52, On South by: Shiv Road	Reserve Price for Property 5 9,45,00,000/- EMD for Property 5 94,50,000/- Symbolic Possession
Property 6: Heera Palace, Commercial plot and construction there on at cts No. 432/1/A/3 Nandurbar Mh. Area Adm. 1521.9 Sq M Owners are Mr. Shirish Hiralal Chaudhari, Shri Hiralal Maganlal Chaudhari and Smt.Indubai Hiralal Chaudhari (joint owner) Bounded by: On East by: Adj Survey No 298/4, On West by: Road, On North by: Railway Station Road, On South by: Bus station Road	Reserve Price for Property 6 16,65,00,000/- EMD for Property 6 1,66,50,000/- Symbolic Possession
Property 7: Hotel Heera Executive, Commercial Hotel Building and plot at Survey No. 298/1/3 area adm 4500.00 SqMtr Dhule Road Taluka Distt Nandurbar, Maharashtra 425412. Owner M/S Heera Hospitality Pvt. Ltd. Bounded by: On East by: Adj Survey No. 298/2 Paiki Part, On West by: Open space, On North by: Nandurbar to Dhule Road, On South by: Adj Survey No. 297 (P)	Reserve Price for Property 7 15,75,00,000/- EMD for Property 7 1,57,50,000/- Symbolic Possession
Property 8: Flat No. 201, Plot No 23/B & 23/C, Sector-6, El Castillo, palm beach road, Nerul West, Thane, Navi Mumbai, Maharashtra- 400706. Owner Mrs. Vandana Ravindra Chaudhari And Mr. Ravindra Hiralal Chaudhari. Carpet area as per Agreement= 3314.98 Sq.Ft. Balcony/Terrace area in Sq.Ft.= 1781.00 Sq.Ft. (As per actual site measurement done by valuers in valuation reports dated 07.10.2023 & 13.10.2023) Bounded by: On East by: 15 mtrs. internal Road, On West by: Bharat Petrol Pump, plot no 24, On North by: Beverly Park, Plot no 20, On South by:15 mtrs. internal Road	Reserve Price for Property 8 11,25,00,000/- EMD for Property 8 1,12,50,000/- Symbolic Possession

Amount Due Rs. 118,27,55,510.77/- (as on 30-11-2023 with further interest, cost and expenses.)

- The details of encumbrances, if any known to the Secured Creditor : Not Known to the Bank
 - Last date for submission of EMD: On or before 29.04.2024 before 5 pm.
 - Date & Time of Auction : 30.04.2024, 12 pm to 5 pm (with 10 min unlimited auto extensions)
- For detailed terms and conditions of the sale, please refer to the link provided in www.unionbankofindia.co.in. OR <https://www.ibapi.in> For Registration and Login and Bidding Rules visit <https://www.mstcecommerce.com/auclionhome/ibapi/Index.jsp>

Sd/-
Authorized Officer
UNION BANK OF INDIA

Date: 12.04.2024 | Place: Nandurbar