

**STRESSED ASSET MANAGEMENT BRANCH :** Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-400 001. **E-Mail :** samvmumbai@unionbankofindia.bank

## SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

**E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6)/Rule 9(1)/Rule 6 (2) 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/movable properties mortgaged / charged / hypothecated to the Secured Creditor, the 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 **28.02.2025** from **12:00 p. m. to 05:00 p. m.**, for recovery of respective amount, due to Union Bank of India (Secured Creditor) from the respective Borrower(s) & Guarantor(s) as mentioned below. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

**DATE & TIME OF AUCTION : 28.02.2025, FROM 12:00 P. M. TO 05:00 P. M**

**Name of the Borrower, Co-Applicant & Guarantor :-** 1. M/s. Luthra Water Systems Private Limited, (Currently, Under Liquidation Under The Provisions Of IBC, 2016) 2. Mr. Naveen Luthra 3. Mr. Arun Luthra, 4. Ms. Mala Mehta, 5. Ms. Shagun Mehta

**Amount Due :** ₹ 3,41,20,447.68 as per demand notice dated 09.06.2023 with further interest, cost & expenses.

**Property No. 1 :-** Residential Room No. 22 to 25, Trinity Chambers, situated at 115-117, Bora Bazar Street, Fort, Mumbai-400 001 admeasuring 850 Sq. Ft. (Built-Up Area), Fort Division in the Registration District at Mumbai City in the name of Mrs. Mala Mehta (Under Symbolic Possession)

• Encumbrances, if any known to the Bank : NIL  
• Reserve Price : ₹ 1,11,35,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.02.2025

**Property No. 2 :-** Residential Room No. 21 & 26, 2<sup>nd</sup> Floor, Trinity Chambers, situated at 115-117, Bora Bazar Street, Fort, Mumbai-400 001 admeasuring 450 Sq. Ft. (Built-Up Area), Fort Division in the Registration District at Mumbai City in the name of Mrs. Shagun Mehta (Under Symbolic Possession)

• Encumbrances, if any known to the Bank : NIL  
• Reserve Price : ₹ 78,20,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.02.2025

**For Further Details Contact :** (During Office Hours) :- File Handling Officer & Authorized Officer : Mr. Sidhartha Mhade - 8980518779

**Name of the Borrower, Co-Applicant & Guarantor :-** 1. M/s. Vikram Iron & Steel Company Private Limited 2. Mr. Vikram Khubchandani 3. Mr. Mohan Khubchandani, 4. Mrs. Rakhee Khubchandani

**Amount Due :** ₹ 26,26,83,192.92 (Rs. Twenty Six Crore Twenty Six Lac Eighty Three Thousand One Hundred Ninety Two & Paise Ninety Two Only) plus, further interest at applicable rate, costs, dues, and expenses that may accrue from 01.04.2024 till total repayment and settlement of dues.

**Property No. 3 :-** Factory Premises Consisting of Land bearing Gut No. 141/3, Hissa No. 3 of Village Shivare alongwith Industrial / Factory sheds and other ancillary Structures on it situated Near Divgi Torq Transfer System Pvt. Ltd. & Girdhar Metals Co., Near Toll Station, Off Pune Satara Highway, Shivare, Taluka Bhore, District : Pune-412 205 in the name of Mr. Mohan Madhavdas Khubchandani, Property bounded by :- • North : Entry Gate; • South : Road & Gat No. 142; • East : Open Plot by Forest; • West : Divgi Torque Transfer System Pvt. Ltd. (Under Physical Possession)

• Encumbrances, if any known to the Bank : 1) Central Excise duty with interest + penalty of ₹ 4,06,57,501/- + ₹ 50,00,000/- dated 16.11.2015 2) Mahavitaran (MSDCL) Electricity bill of ₹ 12,75,20,494.53 claim dated 30.09.2020 3) Property Tax of

**Name of the Borrower, Co-Applicant & Guarantor :-** 1. M/s. Patoda Taluka Dudh Vyavsaik Sahkari Sansthan Dudh Utpadak & Purvatha Sangh Ltd. 2. Mr. Ramkrishna Bangar, 3. Mrs. Satyabhama Bangar 4. Mr. Mahadeo Sripati Bangar, 5. The Legal Heirs of Late. Kisanrao Yeshwant Kantale

**Amount Due :** ₹ 26,65,26,468/- as per demand notice dated 10.11.2017 with further interest, cost & expenses.

**Property No. 5 :-** All piece & parcel of Commercial Land at Survey No. 327, Kasbe & Taluka : Patoda, District : Beed admeasuring 87120 Sq. Ft. in the name of Mr. Ramkrishna M. Bangar. Boundaries :- East : Shrikrishna Dudh Prakriya Prkalp, West : Road, South : Manjarsuba Patoda Road & North : MIDC Road.

(Under Symbolic Possession, order under section 14 has been obtained, in process to Take Physical Possession)

• Encumbrances, if any known to the Bank : NIL  
• Reserve Price : ₹ 1,57,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.02.2025

**Property No. 6 :-** All part, piece & parcel of Residential Bungalow admeasuring 60256.00 Sq. Ft. at Gut No. 876, Kasbe Patoda, Taluka : Patoda, District : Beed in the name of Mr. Ramkrishna M. Bangar. Boundaries :- East : MSEB Compound; West : Pandurang Gawali, South : Patoda Parli Road & North : Remaining Land of this Gut. (Under Symbolic Possession, Order Under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : NIL  
• Reserve Price : ₹ 7,05,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.02.2025

**Property No. 7 :-** All part, piece & parcel of Non-agricultural land Gut No. 723 admeasuring 81 R (8100 Sq. Mtrs.) along-with 10 constructed commercial shop thereon each having area 400 Sq. Ft. situated at Gut No. 723, Shivaji Nagar, Near ST Stand, Opp. Market Committee, Patoda, Tq. Patoda, District : Beed in the name of Mr. Kisanrao Yeshwant Kantale. Boundaries :- East : Land of Krusi Utpanna Bajar Samiti, West : Remaining Land of Survey No. 723, South : Narayan & Hamid Tailor & North : Baburao Tambore. (Under Symbolic Possession, Order Under Section 14 has been obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : NIL  
• Reserve Price : ₹ 2,85,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.02.2025

**Property No. 8 :-** All the part & parcel of the property land in Gut No. 636 & 643, Village : Bhayala, Tq. Pathoda, District : Beed admeasuring 1 Hectare 20 R & 27 R respectively in the name of Mrs. Satyabhama. Boundaries of the Gut No. 643 :- East : Govt. Road, West : Land of Bapurao Tatyaba Bangar, South : Babu Ganaji Bangar & North : Gundiba Kondiba Bangar & Boundaries of the Gut No. 636 :- East : Land of Bapu Tatyaba From Gut No. 636, West : Land of Bapu Tatyaba From Gut No. 636, South : Land of Bapurao Tatyaba From Gut No. 636

Amount Due : ₹ 3,41,40,000/- as per demand notice dated 09.06.2023 with further interest, cost & expenses.

**Property No. 1 :** - Residential Room No. 22 to 25, Trinity Chambers, situated at 115-117, Bora Bazar Street, Fort, Mumbai-400 001 admeasuring 850 Sq. Ft. (Built-Up Area), Fort Division in the Registration District at Mumbai City in the name of Mrs. Mala Mehta. (Under Symbolic Possession)

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**Property No. 2 :** - Residential Room No. 21 & 26, 2<sup>nd</sup> Floor, Trinity Chambers, situated at 115-117, Bora Bazar Street, Fort, Mumbai-400 001 admeasuring 450 Sq. Ft. (Built-Up Area), Fort Division in the Registration District at Mumbai City in the name of Mrs. Shagun Mehta (Under Symbolic Possession)

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• Reserve Price : ₹ 78,20,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.02.2025

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• Encumbrances, if any known to the Bank : 1) Central Excise duty with interest + penalty of ₹ 4,06,57,501/- + ₹ 50,00,000/- dated 16.11.2015 2) Mahavitaran (MSEDCL) Electricity bill of ₹ 12,75,20,494.53 claim dated 30.09.2020 3) Property Tax of Grampanchayat Shivare - ₹ 6,70,670/- as on 30.09.2023  
• Reserve Price : ₹ 4,80,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.02.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer : Mr. Ajit Shirodkar-9822583937.

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Lahoti Terra Knitfab Ltd. 2. M/s. Volant Textile Mills Ltd. 3. Mr. Rajesh Somani 4. Mrs. Jyoti Somani 5. Mr. Rajesh Somani, HUF

Amount Due : ₹ 85,97,42,285/- as per Demand notices with further interest thereon, cost & expenses.

**Property No. 4 :** - Land & Building situated at Plot No. L-9 admeasuring 39,842 Sq. Mt. land and L-10 admeasuring 39,975 Sq. Mt. land totalling of 79,817 Sq. Mt. land, MIDC Chincholi Industrial area, Chincholi, Sub District Mohol, District : Solapur-413 255 owned by Lahoti Terra Knitfab Ltd. (Under Physical Possession)

• Encumbrances, if any known to the Bank : NIL  
• Reserve Price : ₹ 10,40,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.02.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer - Mr. Parmanand Yadav at Mobile No. 9987057810 & Authorized Officer- Mr. Ajit Shirodkar at Mobile No. 9822583937

Amount Due : ₹ 26,65,26,468/- as per demand notice dated 10.11.2017 with further interest, cost & expenses.

**Property No. 5 :** - All piece & parcel of Commercial Land at Survey No. 327, Kasbe & Taluka : Patoda, District : Beed admeasuring 87120 Sq. Ft. in the name of Mr. Ramkrishna M. Bangar. Boundaries :- East : Shrikrishna Dudh Prakriya Prkalp, West : Road, South : Manjarsuba Patoda Road & North : MIDC Road.

(Under Symbolic Possession, order under section 14 has been obtained, In process to Take Physical Possession)

• Encumbrances, if any known to the Bank : NIL  
• Reserve Price : ₹ 1,57,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.02.2025

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(Under Symbolic Possession, Order Under Section 14 has been Obtained, In Process to take Physical Possession)

• Encumbrances, if any known to the Bank : NIL  
• Reserve Price : ₹ 1,78,00,000/- • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 06.02.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Sidhartha Mhade - 8980518779

**DATE & TIME OF E-AUCTION FOR ALL PROPERTIES**  
**28.02.2025 AT 12.00 P. M. TO 05.00 P. M.**

**DATE OF INSPECTION OF THE PROPERTIES**  
**(FOR PROPERTY UNDER PHYSICAL POSSESSION)**  
**18.02.2025**

For detailed terms and condition of the sale, please refer to the link provided in <https://www.unionbankofindia.co.in> & <https://baanknet.com>

The Online E-Auction will be held through <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes.

Place : Mumbai

Authorised Officer, Union Bank of India

Sd/-