

**यूनियन बैंक**  
ऑफ इंडिया



**Union Bank**  
of India

भारत सरकार का उपक्रम

A Government of India Undertaking

**STRESSED ASSETS MANAGEMENT BRANCH**

104, Ground Floor, Bharat House, Mumbai Samachar Marg, Fort, Mumbai - 400023.  
E-mail: samvmumbai@unionbankofindia.bank

**SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTY**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rule, 2002

NOTICE of 15 days 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 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 dated mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The details, Reserve Price and the Earnest Money Deposit are also mentioned hereunder :-

**Date & Time of Auction: 06.12.2023 12.00 PM to 05.00 PM**

**Name of the Borrower, Co-Applicant & Guarantor :-**

1. Mr. Manmohan Didwania, At - Flat No G-704, Krishna Residency CHS Ltd, Atmaram Compound, Sunder Nagar, Malad (W), Mumbai- 400064 Also At - 33- New Vora Building, 59 Nakhoda Street, 3rd Floor, Pydhuni, Mumbai- 400003

2. Mrs. Anita Manmohan Didwania, At - Flat No G-704, Krishna Residency CHS Ltd, Atmaram Compound, Sunder Nagar, Malad (W), Mumbai- 400064 Also At - 33- New Vora Building, 59 Nakhoda Street, 3rd Floor, Pydhuni, Mumbai- 400003

For Further Details Contact : (During Office Hours)

File Handling Officer & Authorized Officer-

Mr. Sidhartha S. Mhade at Mobile No. 8980518779

**Amount Due:- Rs 15,24,43622.70 as on 31.01.2021 with further interest, cost & expenses**

**Property No. 1 :-** Flat No 302 (3 BHK) on the 3rd Floor, adm. 780 sq.ft. (Carpet area), in the building known as "Galaxy Royale", Yashwant Nagar, Teen Dongri, Goregaon (West), Mumbai- 400062, situated at land bearing CTS No 49 (Pt), 50 (Pt), 50A (Pt), Village Pahadi Goregaon, Taluka Borivali in the registration District and Sub-District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai in the name of Mr Manmohan Didwania. Bounded as under: East: Building known as Shri Samarth CHS, West: Building known as Tiranga CHS, North: Road, South: Road & Building known as Jankalyan CHS

● **Date & Time Of E-auction:** 06.12.2023 between 12:00 Noon to 5:00 pm

● **Reserve Price :** Rs.1,55,00,000.00 ● **Earnest money to be deposited:**

Rs. 15,50,000.00 ● **Date of possession notice :** 06-09-2023 & 20-10-2023

(Under Physical possession ) ● **Date of Demand notice :** 16-12-2017 ● **Sale**

**Notice Date:-**17-11-2023

**Property No. 2 :-** Flat No 402 (3BHK) on the 4th Floor, adm. 780 sq.ft. (Carpet area), in the building known as "Galaxy Royale", Yashwant Nagar, Teen Dongri, Goregaon (West), Mumbai- 400062, situated at land bearing CTS No 49 (Pt), 50 (Pt), 50A (Pt), Village Pahadi Goregaon, Taluka Borivali in the registration District and Sub-District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai in the name of Mr Manmohan Didwania Bounded as under: East: Building known as Shri Samarth CHS, West: Building known as Tiranga CHS, North: Road, South: Road & Building known as Jankalyan CHS

● **Date & Time Of E-auction:** 06.12.2023 between 12:00 Noon to 5:00 pm

● **Reserve Price :** Rs.1,55,00,000.00 ● **Earnest money to be deposited:**

Rs. 15,50,000.00 ● **Date of possession notice :** 06-09-2023 & 20-10-2023

(Under Physical possession ) ● **Date of Demand notice :** 16-12-2017 ● **Sale**

**Notice Date:-**17-11-2023

**Property No. 3 :-**All the part and parcel of property consisting of Flat No. B 1202, 12th Floor, Viceroy Park Co-op Hos. Soc. Ltd., Sector 18, Sanpada Palm Beach Road, Navi Mumbai 400705 admeasuring 69.71 sq. mtrs. owned by Mr.Tejal Y. Shah & Mrs. Manu T. Shah

● **Date & Time Of E-auction:** 06.12.2023 between 12:00 Noon to 5:00 pm  
● **Reserve Price :**Rs.1,85,00,000/ ● **Earnest money to be deposited:** Rs.18,50,000/ ● **Date of possession notice :** 01.12.2021 (Under Symbolic possession ) ● **Date of Demand notice :** 06.04.2021 (In Matter of M/s Joy Steel Impex) & 26.07.2021 (In Matter of M/s Mahavir Enterprises) ● **Sale Notice Date:-**17-11-2023

**Property No. 4 :-**All the part and parcel of property consisting of Flat No. 5, Bldg. No. 7, 2nd Floor,'Kirti Prakash in shree Hind CHSL' Plot no.23,C S No.23 of sion Div, Vrindavan Complex, N.S. Mankikar Marg, Chunabhatti (W),Sion (E),Mumbai-400 022 admeasuring 985.45 sq.fts(carpet area) i.e.1183 sq. fts i.e 110 Sq. Mtrs bwned by. Tejal Yogesh Shah

● **Date & Time Of E-auction:** 06.12.2023 between 12:00 Noon to 5:00 pm  
● **Reserve Price :**Rs.3,30,75,000/- ● **Earnest money to be deposited:** Rs.33,10,000/- ● **Date of possession notice :** 01.12.2021 (Under Symbolic possession ) ● **Date of Demand notice :** 06.04.2021 (In Matter of M/s Joy Steel Impex) & 26.07.2021 (In Matter of M/s Mahavir Enterprises) ● **Sale Notice Date:-**17-11-2023

**Name of the Borrower, Co-Applicant & Guarantor :-**

1. M/s. Windal Auto Pvt. Ltd.,5B, 5THfloor, Gold line business center Near Chincholi Bunder Fire Brigade, Link road,Malad West, Mumbai-64,Maharashtra
2. Mr. Abdulla S Dalwai,1501,A,B & C Wing II,Near Oberoi Sky Garden, Lokhandwala Complex Andheri-400053,Mumbai.
3. Mrs. Rabia Dalwai,1501,A,B & C Wing II, Near Oberoi Sky Garden, Lokhandwala Complex Andheri-400053,Mumbai.
4. Mr. Nabil A Dalwai,1501,A,B & C Wing II, Near Oberoi Sky Garden, Lokhandwala Complex Andheri-400053,Mumbai.
5. Mr. Asif A Dalwai,1501,A,B & C Wing II, Near Oberoi Sky Garden, Lokhandwala Complex Andheri-400053,Mumbai.

For Further Details Contact : (During Office Hours)

Mr. Dhurandhar Ram Mob No. 7800003631

Ms. Poonam Gautam Mob no. 9873008931

**Amount Due:- Total: INR. 210,15,72,290.00/-** (Indian Rupees Two hundred ten crores fifteen lacs seventy two thousand two hundred ninty rupees and on 31.10.2023. Plus, further interest at applicable rate, costs, dues, and expenses that may accrue from 01.10.2016 till total repayment and settlement of dues by the Corporate Debtor

**Property No. 1:-**Resident Flat No. 4, 1st Floor including parking space in building known Gayatri Heritage constructed on land bearing Plot No. 15, Sector No. 24 adm. 900 sq. ft. situated at village Akurdi, Taluka Haveli, District Pune with the limits of PCNTDA, in the name of Mrs. Rabia A. Dalwai & Mr. Abdulla S. Dalwai

● **Date & Time Of E-auction:** 06.12.2023 between 12:00 Noon to 5:00 pm ● **Reserve Price :**Rs.58,50,000/- ● **Earnest money to be deposited:** Rs.5,85,000/- ● **Date of possession notice :** 26.08.2019 (Under Symbolic possession ) ● **Date of Demand notice :** 03.05.2019 ● **Sale Notice Date:-**10-11-2023

**Property No. 2 :-**Plot bearing Survey No.57, Hissa No.3, situated at village Thanenhave, Taluka Khalapur, Khopoli, Dist. Raigad held in the name of M/s Kainya Steel Corporation ((Prop. Mr. Vinod O Kainya)(H.R. 0-39-20)). 3920 sq mtr. Boundaries of Property : North: Takai Adoshi Road, South Open Plot ,East: Open Plot ,West: Open Plot

● **Date & Time Of E-auction:** 06.12.2023 between 12:00 Noon to 5:00 pm  
● **Reserve Price :**Rs.1,52,10,000/- ● **Earnest money to be deposited:** Rs.15,21,000/- ● **Date of possession notice :** 12.12.2018 (Under Physical possession ) ● **Date of Demand notice :** 24.08.2015 ● **Sale Notice Date:-** 10-11-2023

**Name of the Borrower, Co-Applicant & Guarantor :-**

1. M/s Nicomet Industries Ltd.,( Under Liquidation Now, NCLT)  
Reg Address:155, Maker Chamber III, Nariman Point, Mumbai-400 021.  
Plant Address: L-15/19/20, Industrial Estate, Cuncolim, Goa-403703.
2. Mr. Rajendra Prasad Agrawal Address: 33, CASA Balanca, Cuff Parade, Mumbai -400005
3. Mr. Ankit Rajendra Prasad Agarwal. Address: 33, CASA Balanca, Cuff Parade, Mumbai-400005
4. Mr. Atul Rajendra Prasad Agarwal. Address: 33, CASA Balanca, Cuff Parade, Mumbai-400005
5. Mrs. Usha Agarwal. Address: 33, CASA Balanca, Cuff Parade, Mumbai -400005

For Further Details Contact: (During Office Hours)  
**Mr. Abhishek Singh Mob No. 6392741791.**

**Amount Due:-** Rs. 175,85,31,936/-(Rupees One Hundred Seventy Five Crore Eighty Five Lakhs Thirty One Thousand Nine Hundred Thirty Six only) Plus further interest thereon and other charges from 01.01.2018.

**Property No. 1 :-**Plot and construction on land at Plot No. 403, Gut No.109 & 110, (Area-2135 sq. mtrs) at Amby Valley City, Village: Devghar, Taluka:Mulshi, Dist: Pune, Maharashtra, owner: Smt. Usha Agrawal. Boundaries of the property : North: Open Plot -Plinth No 400 ,South: Residential Bungalow -Plinth No 406 ,East: Plot No 402 & 404 ,West: Open Plot

● **Date & Time Of E-auction:** 06.12.2023 between 12:00 Noon to 5:00 pm  
● **Reserve Price :**Rs.5,28,00,000/- ● **Earnest money to be deposited:** Rs.52,80,000/- ● **Date of possession notice :** 23/07/2018 (Under Symbolic possession ) ● **Date of Demand notice :** 27.02.2018 ● **Sale Notice Date:-** 10-11-2023

**DATE OF INSPECTION OF THE PROPERTY is 02.12.2023**

For Registration & Login and Bidding Rules visit

<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

For Detailed Terms And Conditions of Sale the interested persons may also visit banks website [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)

Place :Mumbai

Sd/-  
Authorized Officer, Union Bank of India