

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: 25-01-2024 , from 12:00 p.m. to 05:00 p.m**Name of the Borrower, Co-Applicant & Guarantor :-**

- 1.M/S. CAPACITÉ STRUCTURES LIMITED At - 404 & 405, Sabari Samridhi, Behind Maltri Park ST Stand, Sion-Trombay Road, Chembur, Mumbai-400071 & Also At - Unit-I at Plot No.424, Village- Kondla, Tal: Wada off Bhiwandi Wada Road, District Thane-421312
- 2.MR. VINAYAK BHAGAWAN KULKARNI At - 301, Usha Kamal, 574, Chembur Naka, Chembur, Mumbai-400 071.
- 3.MR. AJAY VINAYAK KULKARNI At - 574, Usha Kamal, B/H Telephone Exchange, Chembur Naka, Chembur, Mumbai-400 071.
- 4.MR. SANJAY VINAYAK KULKARNI At - 3rd Floor, 574, Usha Kamal, B/H Telephone exchange, Chembur Naka, Chembur(E), Mumbai-400 071
- 5.M/S ANA TRANSCOMM PVT LTD At - 501, Shrikant Chambers, 5th Floor, A-Wing, Adjacent to R.K. Studios, Sion-Trombay Road, chembur, Mumbai-400 071.

For Further Details Contact : (During Office Hours)

File Handling Officer & Authorized Officer-
Mr. Abhishek Singh at Mob No. 6392741791

Amount Due:- 1. Union Bank of India (Erstwhile Corporation Bank): - Rs 34,14,63,837.00/-plus interest thereon (As on 27-09-2018) 2. Axis Bank Limited: - Rs 43,27,97,322.20/- plus interest thereon (As on 31-12-2018) 3. Bank of Baroda (Erstwhile Dena Bank): - Rs 35,22,00,000.00/- plus interest thereon as on 30-10-2018). 4. Indian Overseas Bank: - Rs 18,24,23,309.18/- plus interest thereon (as on 31-12-2018).

Total: Rs. 130,88,84,468.38 (Rupees One Hundred Thirty Crore Eighty Eight Lacs Eighty-Four Thousand Four Hundred Sixty-Eight And Paise Thirty Eight only) + future interest, cost and expenses (as applicable by Individual Banks after date mentioned above)

Property No. 1 :- All that part and parcel of Land & building of Unit-2 at Plot No-288 Manor Wada Road, Wada district Palghar -421312 at New Gat no-288/2B (Old Gat no 288/C-1) Gat no 380/1 New Gat No-288/19 Old Gat no-288/A-1) new Gat no 288/2 (old Gat no.288/A-2), Gat no-286/1 new Survey no 288-1A (Old Survey no 288-B_1) New Gat No-288/1/B9 part old survey No-288/B/1 owned by by M/s ANA Transcomm Pvt Ltd. Bounded by - North : By Esmech Equipment, South : By Open Plot, West : By Open Plot & East : By Road

● Reserve Price :Rs.18,77,00,000.00 ● Earnest money to be deposited: Rs.1,87,70,000.00 ● Date of possession notice : 29-07-2021 (Under Physical possession) ● Date of Demand notice : 10-10-2018 Issued by e-Corporation Bank, 03-11-2018 by e-Dena Bank, 19-02-2019 by Axis Bank and 15-03-2019 by Indian Overseas Bank ● Sale Notice Date:-03-01-2024

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

- 1.M/S. DEVIN EXIM PVT LTD At - 903, Remi Commercial Building, Plot no. 14, 9th floor, Shah Industrial Estate, off New Andheri Link Road, Andheri West, Mumbai-400053.
- 2.MRS. GEETA BHARAT KEWLANI At - 903, Remi Commercial Building, Plot no. 14, 9th floor, Shah Industrial Estate, off New Andheri Link Road, Andheri West, Mumbai-400053
- 3.MR. DEVIN BHARAT KEWLANI At - 903, Remi Commercial Building, Plot no. 14, 9th floor, Shah Industrial Estate, off New Andheri Link Road, Andheri West, Mumbai-400053

For Further Details Contact : (During Office Hours)

File Handling Officer - Ms. Poonam Gautam at Mob No. 9873008931 &
Authorized Officer- Mr. Dhurandhar Ram at Mob No. 7800003631

Amount Due:- Rs. 53,34,70,530.45/- (Rupees Fifty-Three crores Thirty-Four lacs Seventy thousand five hundred thirty and Forty-Five paise only) as on 30.06.2023. Plus, further interest at applicable rate, costs, dues, and expenses that may accrue from 31.03.2021 till total repayment and settlement of dues by the Corporate Debtor

Property No. 1 :- Residential flat no 8, 3rd floor, bldg no 15, " Shri Rama Krishna co op hsg soc ltd." Plot no 34, North South road no 9, Gulmohar cross road no 12, JVPD Scheme, Juhu, Andheri, (West), Mumbai admeasuring built up area 822 sq ft BUA plus 125 sq ft open terrace area in the name of Mrs. Geeta Bharat Kewlani.

● Reserve Price :Rs.2,64,28,200.00 ● Earnest money to be deposited: Rs.26,42,820.00 ● Date of possession notice : 16-10-2021 (Under Symbolic possession) ● Date of Demand notice : 03-07-2021 ● Sale Notice Date:- 30-12-2023

Property No. 2 :- Residential flat no 7, 3rd floor, bldg no 15, " Shri Rama Krishna co op hsg soc ltd." Plot no 34, North South road no 9, Gulmohar cross road no 12, JVPD Scheme, Juhu, Andheri,(West), Mumbai admeasuring built up area 960 sq ft in the name of Mr. Devin Bharat Kewlani.

● **Reserve Price** :Rs.2,93,76,000.00 ● **Earnest money to be deposited:** Rs.29,37,600.00 ● **Date of possession notice** : 16-10-2021 (Under Symbolic possession) ● **Date of Demand notice** : 03-07-2021 ● **Sale Notice Date:-30-12-2023**

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

1. **M/S J Y INTERNATIONAL** At - Gala No 1 to 6, Shreeji Industrial Estate, Survey No. 97, Hissa No,1 Waliv, Vasai East, Thane - 401208
2. **MR. MEHUL PAREKH** At - Plot No. D/204 & D/304, Zarna Enclave, Thakur Complex, Kandivall (East), Mumbai
3. **MRS. YOGINI M. PAREKH** At - Plot No. D/204 & D/304, Zarna Enclave, Thakur Complex, Kandivall (East), Mumbai

For Further Details Contact : (During Office Hours)

File Handling Officer - Ms. Mangala Kale at Mob No. 9833765376 & Authorized Officer- Ms. Sadhana Sanap at Mob No. 9769197822

Amount Due:- Rs. 28,67,29,603.42 (Rupees Twenty-Eight crore Sixty-Seven Lacs Twenty-Nine Thousand Six Hundred Three and paise Forty-two only) Plus further interest thereon and other charges

Property No. 1 :- Ground Floor and First floor of Shreeji Industrial Estate, Survey No. 97, Hissa No. 1/2 Village Waliv, Vasai (East) Thane. Built up Area of Ground Floor = 12946 sq. ft. Build up Area of First Floor = 12478 sq. ft.). Boundaries: - North-Road, South-Star Complex, East- Industrial Estate, West-Industrial Estate & Machineris (Scrap at site) situated at the unit of M/s J Y International at Ground Floor and First floor of Shreeji Industrial Estate, Survey No. 97, Hissa No. 1/2 Village Waliv, Vasai (East) Thane.

● **Reserve Price** : Rs. 5,91,00,000.00 [Rs. 5,46,00,000.00 for Land & Building & Rs. 45,00,000.00 for Machineris (Scrap at site)] ● **Earnest money to be deposited:** Rs. 59,10,000.00 ● **Date of possession notice** : 03-10-2019 (Under Symbolic possession) ● **Date of Demand notice** : 15-01-2019 ● **Sale Notice Date:-30-12-2023**

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

1. **MR. TEJAL YOGESH SHAH** At - SHREE Hind CHSL,7/5 Vrindavan Society, N.S. Mankikar Marg, Sion, Mumbai 400022
2. **MRS. MANU TEJAL SHAH** At - SHREE Hind CHSL,7/5 Vrindavan Society, N.S. Mankikar Marg, Sion, Mumbai 400022
3. **M/S MAHAVIR ENTERPRISES (PROPRIETOR TEJAL YOGESH SHAH)** At - SHREE Hind CHSL,7/5 Vrindavan Society, N.S. Mankikar Marg, Sion, Mumbai 400022 & Also At - 302, Giriraj Building, 3rd Floor, S. T. Road, Masjid Mumbai - 400009
4. **YOGESH N SHAH (HUF), KARTA - MR YOGESH N SHAH** At - 66, Dharm Shanti NS Mankikar Marg, Sion, Mumbai 400022 Also At - SHREE Hind CHSL,7/5 Vrindavan Society, N.S. Mankikar Marg, Sion, Mumbai 400022
5. **MR. YOGESH N SHAH** At - SHREE Hind CHSL,7/5 Vrindavan Society, N.S. Mankikar Marg, Sion Mumbai 400022
6. **MRS. MEENA YOGESH SHAH** At - SHREE Hind CHSL,7/5 Vrindavan Society, N.S. Mankikar Marg, Sion, Mumbai 400022
7. **M/S JOY STEEL IMPEX** At - Registered Office -7/5 Vrindavan Society, N.S. Mankikar Marg, Sion, Mumbai 400022 & Also At - Corporate Office - 302, Giriraj Building, 3rd Floor, S. T. Road, Masjid Mumbai - 40000

For Further Details Contact : (During Office Hours)

File Handling Officer & Authorized Officer- Mr. Sidhartha S. Mhade at Mobile No. 8980518779

Amount Due:- Rs. 52,24,36,083.81 (A/c- Joys Steel Impex) & Rs.3,49,27,381.60 (A/c Mahavir Enterprises) as per demand notice dated 06-04-2021 & 26-07-2021 with further interest, cost & expenses.

Property No. 1 :- All the part and parcel of property consisting of Office premises situated at 402, 64/E, Ashirwad Premises Co-op Society, Ashirwad Bldg, plot no.64/E, Ahmedabad Street, Mumbai 400009 admeasuring 160 Sq Ft (Built-up Area) M/s Mahavir Enterprises (Prop. Mr. Tejal Yogesh Shah)

● **Reserve Price:** 35,00,000.00 ● **Earnest money to be deposited:** Rs. 3,50,000.00 ● **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 :-** 02.01.2024

Property No. 2 :- All the part and parcel of property consisting of Flat no. A-0203, Second Floor, Lodha Estrella Bldg, A wing New Cuffe Parade, Near I Max Dome, Off Eastern Freeway, Wadala Mumbai – 400037 admeasuring 459 sq. fts., (Carpet Area), owned by Mrs. Manu T. Shah

● **Reserve Price:**1,47,00,000.00 ● **Earnest money to be deposited:** Rs.14,70,000.00 ● **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:-**02.01.2024

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

● **Reserve Price:**1,85,00,000.00 ● **Earnest money to be deposited:** Rs.18,50,000.00 ● **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:-**02.01.2024

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 owned by: Tejal Yogesh Shah

● **Reserve Price:**3,00,00,000.00 ● **Earnest money to be deposited:** Rs.30,00,000.00 ● **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:-**02.01.2024

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

i. M/s JSK Marketing Ltd 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018

ii. Mr. Kunal Jiwarkja 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018

iii. Ms. Laxmi Devi Jiwarkja 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018

iv. Ms. Sakshi Jiwarkja 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018

v. M/s Associate Electrical agencies 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018

vi. M/s JSK Propmart LLP, 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018

vii. M/s JSK Distribution LLP, 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018

For Further Details Contact : (During Office Hours)

(Mr. Mayank Pandey- 9092351870- File Handling officer and Mr. Sumit Tiwari – 7045811220- Authorized officer).

Amount Due:- (₹272,18,22,929.11/- (Rupees Two hundred Seventy-Two Crores Eighteen Lakhs Twenty-Two Thousand Nine Hundred Twenty-Nine and Eleven Paise only) as per Demand notices with further interest thereon, cost & expenses)

Date of Demand notice:-Lead bank as Union Bank Of India dated 16.07.2019, Bank of Baroda (e-Vijaya Bank) dated 04.07.2019; DBS Bank Ltd dated 19.12.2019; Indusind Bank dated 09.10.2019; HDFC Bank dated 30.06.2020; RBL bank Ltd dated 24.09.2019, Axis Bank Ltd dated 07.11.2019, South Indian Bank dated 05.09.2019, State Bank of India 01.06.2020 and Saraswat Bank dated 27.08.2019

Property No. 1 :- Flat No. 1401, admeasuring 990 Sq. Ft. Carpet Area & usable area adm. 235 Sq.ft, 14th Floor, A Wing, Inez Tower A CHS Ltd, 6 Mori Road, Sonawala Compound, Mahim (W), Mumbai 400016 in the name of M/s Associated Electricals Agencies.

● **Reserve Price :**Rs 5,85,00,000/- ● **Earnest money to be deposited:** Rs 59,00,000/- ● **Date of possession notice :** 17.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 2 :- Flat No.1201, admeasuring 433 Sq. ft. Carpet area, 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.

● **Reserve Price :**Rs 28,26,000/- ● **Earnest money to be deposited:** Rs 2,90,000/- ● **Date of possession notice :** 16.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 3 :- Flat No.1202, admeasuring 686 Sq. Ft. Carpet Area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.

● **Reserve Price :**Rs 44,78,000/- ● **Earnest money to be deposited:** Rs 1,50,000/- ● **Date of possession notice :** 16.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 4 :-Flat No.1203, admeasuring 686 Sq. Ft. Carpet Area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.

● **Reserve Price** :Rs 44,78,000/- ● **Earnest money to be deposited:** Rs 4,50,000/- ● **Date of possession notice** : 16.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 5 :-Flat No.1206, admeasuring 686 Sq. Ft. Carpet Area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.

● **Reserve Price** :Rs 44,78,000/- ● **Earnest money to be deposited:** Rs 4,50,000/- ● **Date of possession notice** :16.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 6 :-Flat No.1207, admeasuring 686 Sq. Ft. Carpet Area 12th Floor, Building No. D-1, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.

● **Reserve Price** :Rs 44,78,000/- ● **Earnest money to be deposited:** Rs 4,50,000/- ● **Date of possession notice** :16.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 7 :-Flat No.1203, admeasuring 686 Sq. Ft. Carpet Area, 12th Floor, Building No. D-2, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.

● **Reserve Price** :Rs 49,75,000/- ● **Earnest money to be deposited:** Rs 5,00,000/- ● **Date of possession notice** :16.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 8 :-Flat No.1206, admeasuring 686 Sq. Ft. Carpet Area, 12th Floor, Building No. D-2, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.

● **Reserve Price** :Rs 44,78,000/- ● **Earnest money to be deposited:** Rs 4,50,000/- ● **Date of possession notice** :16.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 9 :-Flat No.1207, admeasuring 686 Sq. Ft. Carpet Area, 12th Floor, Building No. D-2, Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Dist. Thane 421308 in the name of M/s Associated Electricals Agencies.

● **Reserve Price** :Rs 44,78,000/- ● **Earnest money to be deposited:** Rs 4,50,000/- ● **Date of possession notice** :16.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 10 :-Amalgamated Commercial Units No. 201 to 211, admeasuring 3336.30 Sq. Ft. Carpet Area, 2nd Floor, S.S. Tower, Plot No. B-2, Jaipur Nagar Chowkdi Havali Sahar, New Colony, Panch Batti, M.I. Road, Near Jayanti Market, Jaipur, Rajasthan 302001 in the name of M/s Associated Electricals Agencies.

● **Reserve Price** :Rs.245,00,000/- ● **Earnest money to be deposited:** Rs 25,00,000/- ● **Date of possession notice** : 11.08.2023 (Under Physical Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 11 :-Residential Flat No. 902 admeasuring 1373 sq ft Carpet area, on 9th floor along with two car parking spaces in the building known as "Palazzo Opulence" Mangal Nivetia CHS Ltd. Sarojini Road, Santacruz (W) Mumbai 400054 in the name of M/s JSK Propmart LLP.

● **Reserve Price** :Rs9,47,00,000/- ● **Earnest money to be deposited:** Rs.95,00,000/- ● **Date of possession notice** : 17.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 12 :-Flat No.1002, admeasuring 1602 Sq. Ft. Carpet Area & 233 Sq. Ft. Terrace area, 10th Floor, Building No. II, Bianca, Lushlife OVO Complex, off. Hadapsar Road, Village Undri, Tal. Haveli, Dist. Pune 411060 in the name of M/s Wide Space Media Tech Pvt Ltd (Now Called as M/s JSK Propmart LLP).

● **Reserve Price** :1,39,00,000/- ● **Earnest money to be deposited:** Rs 14,00,000/- ● **Date of possession notice** : 09.03.2021 (Under Symbolic Possession) ● **Sale Notice Date:** 27.12.2023

Property No. 13 :-Office No. 501, admeasuring 3978 Sq. Ft. Carpet Area 5th Floor plus terrace 3641 sq. ft., Konark Epitome, Viman Nagar, Off. New Airport Road, Village Lohegaon, Tal. Havelli, Dist. Pune 411014 in the name of Associated Electricals Agencies.

● Reserve Price :10,33,00,000/- ● Earnest money to be deposited: Rs 1,05,00,000/- ● Date of possession notice : 09.03.2021 (Under Symbolic Possession) ● Sale Notice Date: 27.12.2023

Property No. 14 :-Flat No.1201 on 12th Floor, Building Known as "PALAZZO-GAYATRI" & Society Known as "GAYATRI Co-operative Housing Society Limited", situated at CTS No. G/607 of Village Bandra "G", Near Starbucks Coffee, E/32, Garden Scheme, 15th Road, Santacruz (West), Mumbai-40054 along with Two Stilt Car parking Space bearing no. 20& 21 along with Terrace) in the name of M/s Associated Electrical Agencies.

● Reserve Price :14,27,00,000/- ● Earnest money to be deposited: Rs 1,43,00,000/- ● Date of possession notice : 17.03.2021 (Under Symbolic Possession) ● Sale Notice Date: 27.12.2023

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

1.MR. NAVEEN LUTHRA At - 706, Jupiter 4th Cross Road, Lokhandwala Complex, Andheri West, Mumbai - 400053

2.MR. ARUN LUTHRA At - 706, Jupiter 4th Cross Road, Lokhandwala Complex, Andheri West, Mumbai - 400053

3.MS. MALA MEHTA At - 706, Jupiter 4th Cross Road, Lokhandwala Complex, Andheri West, Mumbai - 400053

4.MS. SHAGUN MEHTA At - 706, Jupiter 4th Cross Road, Lokhandwala Complex, Andheri West, Mumbai - 400053

CC - M/s Luthra Water Systems Pvt Ltd (Under Liquidation in NCLT under IBC) At - 22-25, Trinity Chambers, Bora Bazar Street, Fort- Mumbai 400 001

For Further Details Contact : (During Office Hours)

File Handling Officer & Authorized Officer- Mr. Sidhartha Mhade - 8980518779

Amount Due:- Rs 3,41,20,447.68 as on 31-05-2023 with further interest, cost & expenses

Property No. 1 :-A residential unit no. 22-25 (amalgamated) 2nd Floor, Trinity Chambers, 115-117, Bora Bazar Street, Fort, Mumbai- 400001 (Built up area: 850 Sq.ft.) in the name of Mrs. Mala Mehta.

● Reserve Price :1,55,00,000.00 ● Earnest money to be deposited: 15,50,000.00 ● Date of Demand notice :09-06-2023 ● Date of possession notice : 19-08-2023 (Under Symbolic Possession) ● Sale Notice Date: 02.01.2024

Property No. 2 :-A residential unit no. 21 & 26, 2nd Floor, Trinity Chambers, 115-117, Bora Bazar Street, Fort, Mumbai-400001(Built up area: 450 Sq.ft.) in the name of Ms. Shagun Mehta..

● Reserve Price :1,02,00,000.00 ● Earnest money to be deposited: 10,20,000.00 ● Date of Demand notice :09-06-2023 ● Date of possession notice : 19-08-2023 (Under Symbolic Possession) ● Sale Notice Date: 02.01.2024

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

1.M/S NICOMET INDUSTRIES LTD. AT-155, Maker Chamber III, Nariman Point, Mumbai - 400 021 & Also At - L-15/19/20, Cundolim Industrial Estate, Cundlim Goa-403703

2.Mr. Rajendra Prasad Agrawal At - 33, CASA Balanca, Cuff Parade, Mumbai-400005.

3.Mr. Ankit Rajendra Prasad Agarwal. At - 33, CASA Balanca, Cuff Parade, Mumbai-400005

4. Mr. Atul Rajendra Prasad Agarwal. At - 33, CASA Balanca, Cuff Parade, Mumbai-400005

5.Mrs. Usha Agarwal At - 33, CASA Balanca, Cuff Parade, Mumbai-400005

For Further Details Contact : (During Office Hours)

File Handling Officer & Authorized Officer- Mr. Abhishek Singh at 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 (Under Physical Possession)

● Reserve Price :Rs.5,28,00,000.00 ● Earnest money to be deposited: Rs. 52,80,000.00 ● Date of Demand notice :27-02-2018 ● Date of possession notice : 23-07-2018 (Under Physical Possession) ● Sale Notice Date: 03.01.2024

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

1.M/s Oshya Industries Ltd, 510,5th Floor ,Loha Bhavan 93,P.D.Mello Road,Carec Bunder,Masjid Bunder(E) Mumbai-400009 And Also At 72, 7th Floor ,Atlanta Building Nariman Point, Mumbai-400021 And Also At Office No.103,1st Floor, Arihant Building,Ahemdabad street, Masjid Bunder, Mumbai-400021

2.Mr.Vijendra Ranka 1101,11th Floor,Sannidhi Apartment, Plot No.71,12th Raod, Khar(W), Mumbai-400052 And Also At Office No.103,1st floor,Arihant Building, Ahmedabad Street,Masjid Bunder,Mumbai-400021 And Also At 369,Banarasi Das ward Gorakhpur,Jabalpur, Madhya Pradesh-482001 And Also At 510, 5th floor,Loha Bhavan,93 ,P.D.Mello Road,Carec Bunder,Masjid Bunder(E) Mumbai-400009 And Also At Flat No.2,2nd Floor,Deep Apartment Khar Pall Road, Khar(W),Mumbai-400052

3.Mr.Satish Kumar Ranka 1101,11th Floor,Sannidhi Apartment, Plot No.71,12th Raod,Khar(W), Mumbai-400052 And Also At Office No.103,1st floor, Arihant Building, Ahmedabad Street,Masjid Bunder,Mumbai-400021 And Also At 369,Banarasi Das ward Gorakhpur,Jabalpur, Madhya Pradesh-482001 And Also At 510,5th floor,Loha Bhavan,93 ,P.D.Mello Road,Carec Bunder,Masjid Bunder(E) Mumbai-400009 And Also At Flat No.2,2nd Floor,Deep Apartment Khar Pall Road,Khar(W),Mumbai-400052

4.Mr .Yogesh SaraswateS/o Shashikant Saraswate, D-531,Clover Centre, Moledina Road Camp, Pune-411001 And Also At Office No.544,5th Floor,9, Moledina Road Clover Centre,Chandan Nagar Pune-411001 And Also At 307,3rd Floor,Maker Chamber-V Nariman Point, Mumbai-400021

5.Mr.Milankumar Ranka(Director) M/s Oshya Strips Impex Pvt Ltd 510,5th Floor,Loha Bhavan,93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E) Mumbai-400009 And Also At 1101,11th floor,Sannidhi Apartment Plot No.71,12th Road,Khar(W) Mumbai-400052.

6.M/s Oshya Strips Impex Pvt Ltd 510,5th Floor, Loha Bhavan 93,P.D.Mello Road,Carec Bunder,Masjid Bunder(E) Mumbai-400009

Property No. 1 :- Bungalow 19-C2, Shantikunj, Gate No 2, Model Town, Mulund CHS Ltd, Bal Rajeshwar Road, Mulund West in the name of Mr. Rajendra Babulal Mehta, Jagruti Hasmukhral Mehta & Late Smt ShantaLaxmi Babulal Mehta. Boundaries: - North: Bungalow No C-17/1, South: Bungalow No C-18/1, East : Garden & West : Bungalow No C-18/4 (Under Physical Possession)

● **Reserve Price** :Rs.3,27,00,000.00 ● **Earnest money to be deposited:** Rs.32,70,000.00 ● **Date of possession notice** :21-06-2017 (Under Physical possession) ● **Date of Demand notice** : 03-04-2017 ● **Sale Notice Date**:-30-12-2023

Property No. 2 :- Bungalow No 20-C4, Valbhav, Gate No 3, Model Town, Mulund CHS Ltd, Bal Rajeshwar Road, Mulund West in the name of Varsha Rajendra Mehtra, Asha Bhupendra Mehta & Hansmukh Rai Babulal Mehta. Boundaries: - North : Bungalow No C-21/4, South : Bungalow No C-19/3, East : Bungalow No C-20/1 & West : Bungalow No C-13/4 (Under Physical Possession)

● **Reserve Price** :Rs.3,07,00,000.00 ● **Earnest money to be deposited:** Rs.30,70,000.00 ● **Date of possession notice** :21-06-2017 (Under Physical possession) ● **Date of Demand notice** : 03-04-2017 ● **Sale Notice Date**:-30-12-2023

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

Mr. Sunil Amarlal Chawla

- (i) Link Side Building, Plot -50, Carter Road, Bandra (West), Mumbai-400050
- (ii) 1401, Everest Co-operative Housing Society Limited, Plot no. 164, Hill Road Bandra (West), Mumbai-400050.
- (iii) IOL Guest House, Link Side, New Sheril, Rajan Road, Bandra West, Mumbai-400050.
- (iv) 50 Shangrila Sales Pvt. Ltd, Link Side, Carter Road, CTS No. C-1583 A off Villager, Bandra West, Mumbai-400050.

Mr. Sanjay Amarlal Chawla

- (i) Link Side Building, Plot -50, Carter Road, Bandra (West), Mumbai-400050
- (ii) 1301, Everest Co-operative Housing Society Limited, Plot no. 164, Hill Road Bandra (West), Mumbai-400050.
- (iii) 71/208 RITU APTS, B J Road, Band Stand, Mumbai-400050
- (iv) Chawla and Sons, Link Side 50 Ground Floor Carter Road, Bandra West, Mumbai-400050.

CC: M/s Spark Green Energy (Satara) Ltd (Under NCLT CIRP)

1201, Everest Co-operative Housing Society Limited, Plot no. 164, Hill Road Bandra (West), Mumbai-400050.

For Further Details Contact : (During Office Hours)

(Mr. Mayank Pandey (file Handling officer), Mobile No.-9092351870, Mr. Sumit Tiwari (Authorized Officer) Mobile no.- 7045811220-)

Amount Due:- {Rs.128,87,48,411/- as per Demand notices with further interest thereon, cost & expenses}

Property No. 1 :- All that piece and parcel bearing Plot No.335, adm. 1128 sq. mtrs. And the Villa constructed thereon adm. 371.61Sq. mtr. + 120 Sq. Ft. (Built up area) of "Aamby Valley City", out of land bearing Survey/Gat No. 188, Lying, being and situated at Village: Visaghar, Taluka: Mulshi, District: Pune, within the Registration Sub-District of Mulshi owned by Mr. Sunil A Chawla.

● **Reserve Price** : Rs.4,00,00,000/- ● **Earnest money to be deposited:** Rs.40,00,000/- ● **Date of possession notice** :21.12.2022 (Under Physical possession) ● **Date of Demand notice** : 29.08.2017 ● **Sale Notice Date**:-27.12.2023

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

1 M/S TARACHAND INTERNATIONAL PVT LTD. At - 12, Bake House, 2nd Floor, 201, MCC Lane, Fort, Mumbai-400023. & Also At - 303, Accord Commercial Complex, Goregaon Station Road, Opp. Best Bus Depot, Goregaon East, Mumbai-400063

2 MR. VINOD O KAINYA At - Plot no.106/5, Reti Bunder, Darukhana, Reay Road, Mumbai-40010

3 MRS. SUNITA V KAINYA At - Plot no.106/5, Reti Bunder, Darukhana, Reay Road, Mumbai-40010

For Further Details Contact : (During Office Hours)

File Handling Officer & Authorized Officer-

Mr. Abhishek Singh at 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 (Under Physical Possession)
● Reserve Price :Rs.5,28,00,000.00 ● Earnest money to be deposited: Rs. 52,80,000.00 ● Date of Demand notice :27-02-2018 ● Date of possession notice : 23-07-2018 (Under Physical Possession) ● Sale Notice Date: 03.01.2024

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

- 1.M/s Oshiya Industries Ltd, 510,5th Floor ,Loha Bhavan 93,P.D.Mello Road,Carec Bunder,Masjid Bunder(E) Mumbai-400009 And Also At 72, 7th Floor ,Atlanta Building Nariman Point, Mumbai-400021 And Also At Office No.103,1st Floor, Arihant Building,Ahmedabad street, Masjid Bunder, Mumbai-400021
- 2.Mr.Vijendra Ranka 1101,11th Floor,Sannidhi Apartment, Plot No.71,12th Raod, Khar(W), Mumbai-400052 And Also At Office No.103,1st floor,Arihant Building, Ahmedabad Street,Masjid Bunder,Mumbai-400021 And Also At 369,Banarasi Das ward Gorakhpur,Jabalpur, Madhya Pradesh-482001 And Also At 510, 5th floor,Loha Bhavan,93 ,P.D.Mello Road,Carec Bunder,Masjid Bunder(E) Mumbai-400009 And Also At Flat No.2,2nd Floor,Deep Apartment Khar Pali Road, Khar(W),Mumbai-400052
- 3.Mr.Satish Kumar Ranka 1101,11th Floor,Sannidhi Apartment, Plot No.71,12th Raod,Khar(W), Mumbai-400052 And Also At Office No.103,1st floor, Arihant Building, Ahmedabad Street,Masjid Bunder,Mumbai-400021 And Also At 369,Banarasi Das ward Gorakhpur,Jabalpur, Madhya Pradesh-482001 And Also At 510,5th floor,Loha Bhavan,93 ,P.D.Mello Road,Carec Bunder,Masjid Bunder(E) Mumbai-400009 And Also At Flat No.2,2nd Floor,Deep Apartment Khar Pali Road,Khar(W),Mumbai-400052
- 4.Mr. Yogesh Saraswate/S/o Shashikant Saraswate, D-531,Clover Centre, Moledina Road Camp, Pune-411001 And Also At Office No.544,5th Floor,9, Moledina Road Clover Centre,Chandan Nagar Pune-411001 And Also At 307,3rd Floor,Maker Chamber-V Nariman Point, Mumbai-400021
- 5.Mr.Milankumar Ranka(Director) M/s Oshiya Strips Impex Pvt Ltd 510,5th Floor,Loha Bhavan,93, P.D.Mello Road, Carec Bunder, Masjid Bunder(E) Mumbai-400009 And Also At 1101,11th floor,Sannidhi Apartment Plot No.71,12th Road,Khar(W),Mumbai-400052.
- 6.M/s Oshiya Strips Impex Pvt Ltd 510,5th Floor, Loha Bhavan 93,P.D.Mello Road,Carec Bunder,Masjid Bunder(E) Mumbai-400009

For Further Details Contact : (During Office Hours)

File Handling Officer -Hitesh Patel (9050933331) &

Authorised Officer- Ms. Sadhana Sanap -9769197822

Amount Due:- Rs. 63,09,84,773.30(Rs. Sixty-three crores nine lacs eighty four thousand seven hundred seventy three and thirty paise) as on 30.09.2023 plus further interest thereon w.e.f 01.10.2023 at applicable rate of interest, cost and charges till date

Property No. 1 :-Commercial premises bearing Office No. 320, 3rd Floor, E Wing, Aurora Towers Premises Co-op Society Ltd.,9, Moledina Road, Pune-411001 admeasuring 647 Sq. ft Built up area and 591 Sq. ft Carpet area in the name of Mr. Vijendra Ranke (Symbolic Possession)

● Date & Time Of E-auction:25.01.2024 between 12:00 Noon to 5:00 pm
● Reserve Price :Rs. 64,35,000/- ● Earnest money to be deposited: Rs. 6,43,500/- ● Date of possession notice : 27-03-2015 (Under SYMBOLIC possession) ● Date of Demand notice : 10-01-2015 ● Sale Notice Date:- 27.12.2023

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

- 1.MR. RAJENDRA B MEHTA (PROPRIETOR M/S R. B. MEHTA & CO.) At - Unit No.501-C, Gokulesh Primises CHS Ltd, 80-A, Baroda Street, Masjid, Mumbai-400009
- 2.MS. VARSHA R. MEHTA At - Bunglow No 20-C4, Vaibhav, Gate No-3, Model Town, Mulund CHS Ltd, Bal Rajeshwar Road, Mulund West
- 3.MS. ASHA B MEHTA At - Bunglow No 20-C4, Vaibhav, Gate No-3, Model Town, Mulund CHS Ltd, Bal Rajeshwar Road, Mulund West
- 4.MR. HASMUKHRAI B MEHTA At - 501 -A Gokul building, 80-A, Baroda Street, Masjid Bunder (E), Mumbai-400009
- 5.MS. JAGRUTI H MEHTA At - Bunglow 19-C-2, Shantikunj, Gate No-2, Model Town, Mulund CHS Ltd, Bal Rajeshwar Road, Mulund West- 40080
- 6.M/s Mehta Intertrade Steel P Ltd At - 501-A, Gokul Building, 80-A, Baroda Street, Masjid Bunder (E), Mumbai-400009

For Further Details Contact : (During Office Hours)

File Handling Officer & Authorized Officer-

Mr. Abhishek Singh at Mob No. 6392741791

Amount Due:- Rs. 8,98,67,246.44 as on 14.04.2017 plus further interest thereon and other charges.

Amount Due:- Rs. 22,16,82,046.25 (Rupees Twenty-Two Crore Sixteen Lakhs Sixty Two Thousand Forty Six and Paise Twenty Five only) plus further interest thereon and other charges from 24.08.2015 + statutory dues.

Property No. 1 :- Residential Flat No.41 (in the name of Ms. Sunita Kainya) & Residential Flat No.42 (in the name of Mr. Vinod Omprakash Kainya) on Fourth Floor in the building Known as "Minal Apartment CHS Ltd" on final plot no.34 bearing CTS No. G/93, T.P.S at Juhu Road, Near Standard Chartered Bank, Santacruz West, Mumbai-400 054. 818 SQ FT carpet area -3BHK. Boundaries of Property: North : Juhu Tara Road, South : Private Residential Building, East : Chetana Building & West : Samrat Building (Under Physical Possession)
● Reserve Price : Rs.2,53,80,000.00 ● Earnest money to be deposited: Rs.25,38,000.00 ● Date of possession notice :12-12-2018 (Under Physical possession) ● Date of Demand notice : 24-08-2015 ● Sale Notice Date:-03-01-2024

Property No. 2 :- Plot bearing Survey No.57, Hissa No.3, situated at village Thanenhav, 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 (Under Physical Possession)
● Reserve Price : Rs.1,52,10,000.00 ● Earnest money to be deposited: Rs.15,21,000.00 ● Date of possession notice :12-12-2018 (Under Physical possession) ● Date of Demand notice : 24-08-2015 ● Sale Notice Date:-03-01-2024

Name of the Borrower, Co-Applicant & Guarantor :-
1 Mr. Akshit Anil Kumar At - Room no 27, 1201 Seawoods estate, NRI complex phase 1 sector 54, 55, 56, Nerul-400706
2 Mr. Sanjeev Kumar At - Flat no. 1701 NRI Complex, Building no, 50, Near D.P.S School, sector 54/56/58, Nerul(W)-400616
3 Mrs. Manjusha Anil Kumar At - Room No. 27/1201 Seawoods Estate, NRI complex Phase 1 sector 54, 55, 56, Nerul- 400706
4 Mr. Anil Kumar At - Room No. 27/1201 Seawoods Estate, NRI complex Phase 1 sector 54, 55, 56, Nerul- 400706

For Further Details Contact : (During Office Hours)
File Handling Officer - Aman Agarwal at Mobile No. 9833913331 &
Authorized Officer- Mrs. Sadhana Sanap - 9769197822

Amount Due:- Rs. 25,59,46,323.81/- as per demand notice dated 26.07.2016 with further interest, cost & expenses.

Property No. 1 :- Amalgamated Shop No.2 & 3, Ground Floor of Full Stop Mall Sector-19, Sanpada, Navi Mumbai - 400705. BU Area 1214 SQFT. Owned by Mr. Akshit Kumar. Boundaries: North - Bhuniraj Irasaa Co-op. Hsg. Soc. Ltd, South - Service Road / Palm Beach Road, East - Mahavir Amrut Co-op. Hsg. Soc. Ltd. & West - Internal Road. (Under Symbolic Possession) (CMM order received)
● Reserve Price : Rs.1,86,00,000.00 ● Earnest money to be deposited: Rs.18,60,000.00 ● Date of possession notice :16-04-2019 (Under Symbolic possession) ● Date of Demand notice :04-01-2019 ● Sale Notice Date:-04-01-2024

Property No. 2 :- Shop No.16, Ground Floor of Full Stop Mall Sector-19, Sanpada, Navi Mumbai - 400705. Carpet Area 257.50 SQR FT owned by Mr. Akshit Kumar. Boundaries: North - Bhuniraj Irasaa Co-op. Hsg. Soc. Ltd, South - Service Road / Palm Beach Road, East - Mahavir Amrut Co-op. Hsg. Soc. Ltd. & West - Internal Road. (Under Symbolic Possession) (CMM order received)
● Reserve Price : Rs.46,00,000.00 ● Earnest money to be deposited: Rs.4,60,000.00 ● Date of possession notice :16-04-2019 (Under Symbolic possession) ● Date of Demand notice :04-01-2019 ● Sale Notice Date:-04-01-2024

Property No. 3 :- Shop No.107, First Floor of Full Stop Mall Sector-19, Sanpada, Navi Mumbai - 400705. Carpet Area 627.50 SQR FT owned by Mrs Sheela Rani Nandpal and Mr. Akshit Kumar. Boundaries: North - Bhuniraj Irasaa Co-op. Hsg. Soc. Ltd, South - Service Road / Palm Beach Road, East - Mahavir Amrut Co-op. Hsg. Soc. Ltd. & West - Internal Road. (Under Symbolic Possession) (CMM order received) ● Reserve Price : Rs.85,00,000.00 ● Earnest money to be deposited: Rs.8,50,000.00 ● Date of possession notice :16-04-2019 (Under Symbolic possession) ● Date of Demand notice :04-01-2019 ● Sale Notice Date:-04-01-2024

Property No. 4 :- Duplex Flat No. 1201,12th and 13th upper Floor, Building no.25, NRI Complex, Sector 54, 56, 58, Nerul, Navi Mumbai- 400 706. Carpet Area 1470 SQR FT owned by Mr. Sanjeev Kumar. Boundaries: North - Palm Beach Road, South - Thane Creek, East - Sector No. 52 & West - Sector No. 58 (part). (Under Symbolic Possession) (CMM order received)
● Reserve Price : Rs.3,57,00,000.00 ● Earnest money to be deposited: Rs.35,70,000.00 ● Date of possession notice :16-04-2019 (Under Symbolic possession) ● Date of Demand notice :04-01-2019 ● Sale Notice Date:-04-01-2024

DATE OF INSPECTION OF THE PROPERTY is 18.01.2024
Date & Time of Auction: 25-01-2024 , from 12:00 p.m. to 05:00 p.m

For Registration & Login and Bidding Rules visit
<https://www.mstcecommerce.com/auctionhome/libapi/index.jsp>
For Detailed Terms And Conditions of Sale the interested persons may also visit banks website www.unionbankofindia.co.in
Place : Mumbai Sd/-
Authorized Officer, Union Bank of India