

**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 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 30 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: 27-03-2024, from 12.00 PM to 05.00 PM**

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

1. MR. SUNIL GHORAWAT At - A-3/R-118, Khirki Extension, Malviya Nagar, New Delhi -110017 & also At - 1110-B Aralias DLF Golf Link DLF-V Gurgaon-122009
  2. MR. NIMIR KISHOR MEHTA At - B-21, Paritosh, 3rd Floor, V.L Mehta, JVPD Scheme, Vile Parle(W) Mumbai-400056
  - 3 M/S NET CREATIONS PVT. LTD. At - A1/152, Neb Sarai, IGNOU Road, New Delhi-110068
  - 4 M/S GAYLORD COMMERCIAL COMPANY LTD. At - 1st Floor, DJ House, Wilson Pen Compound, Old Nagardas Road, Andheri, East Mumbai-400069
  - 5 M/S VEERA RESOURCES PVT LTD. At - A1/152, Neb Sarai, IGNOU Road, New Delhi-110068
- CC - 1 MR. RAVINDRA KUMAR GOYAL (Liquidator of M/s Earth Water Limited) At - Eden I - 807, S G Highway, Godrej Garden City, Jagat Pura, Ahmadabad, Gujarat - 382470 & Also At - Resolve - IPE Private Limited, 1003, 10th Floor, Satra Plaza, Sector 19D, Palm Beach Road, Vashi, Navi Mumbai - 400 703
2. MR. ANIL KUMAR MITTAL (Liquidator of M/s. Aventura Components Pvt. Ltd.) At : FF, H-35 Jangpura Extension, New Delhi - 110014

For Further Details Contact : (During Office Hours)

File Handling Officer - Mr. Aman Agarwal - 9833913331

Authorised Officer - Mr. Sadhana Sanap at Mob No. 9769197822

Amount Due:- Total Debt - Rs. 122,63,22,648.80 (Rs. 53,49,98,997.30 - NPA A/c M/S Earth Water Limited & Rs. 69,13,23,651.50 - NPA A/c M/s. Aventura Components Pvt. Ltd.) as on 31-03-2023 with further interest, cost & expense till total repayment and settlement of dues.

Property No. 1 :-All that part of the property consisting of Farm No. E-42, Khewat/Khatta No. 64/97, Rect No. 73, Killa No. 18 Min, 19 Min, 21 Min, 22 Min, 23 Min, Rect No. 87, Killa No. 2 Min (Fields 326 Part 2445 Kanal 8 Marla to the extent of 320/48908 share i.e. Kanal O Marla as Farm No. E-42 & E-42A, Aravali Retreat, Village Raisina, Tehsil & District Gurgaon in the name of M/s. Veera Resources Pvt. Ltd. Bounded: On the North by- E-Avenue Road, On the South by- Plot No. F-43, On the East by - E-Avenue Road & On the West by- Plot No. E-39 (a). • Reserve Price :Rs.2,62,00,000.00 • Earnest money to be deposited: Rs.26,20,000.00 • Date of Demand notice : 20-05-2023 • Date of possession notice : 17-11-2023 (Under SYMBOLIC Possession) • Sale Notice Date:16-02-2024

Property No. 2 :-All that part of the property consisting of Emaar MGF Plot No. EHP-400-I-154 admeasuring 334.64 sq.mtrs. (400.23 sq.yards), Emerald Hills, Village Nagli, Umarpur, Badshahpur, Maidawas, Sector 62 & 65, Urban Estates, Gurgaon in the name of Mr. Sunil Ghorawat. Bounded: On the North by- Road, On the South by- Plot No. I-155, On the East by - Road & On the West by- Plot No. I-153 • Reserve Price :Rs.5,15,00,000.00 • Earnest money to be deposited: Rs.51,50,000.00 • Date of Demand notice : 20-05-2023 • Date of possession notice : 17-11-2023 (Under SYMBOLIC Possession) • Sale Notice Date:16-02-2024

Property No. 3 :-Residential Apartment No. E-3 situated on Third Floor of Residential Building "RICH HOMES" constructed over Property No. 5/1 (Municipal No. 5/1-24, Division No. 61, Ward No. 76), admeasuring 2734 sq.ft. (Super Built-Up Area) & along-with two covered car parking area, Richmond Road, Bengaluru - 560025 in the name of Mr. Sunil Ghorawat. Boundaries: On the North by- Private Building, On the South by- Richmond Road, On the East by - Residency Square Building, On the West by - Gleneagle Hospital • Reserve Price :Rs.2,94,00,000.00 • Earnest money to be deposited: Rs.29,40,000.00 • Date of Demand notice : 20-05-2023 • Date of possession notice : 09-11-2023 (Under SYMBOLIC Possession) • Sale Notice Date:16-02-2024

**Property No. 3 :-**Residential Apartment No. E-3 situated on Third Floor of Residential Building "RICH HOMES" constructed over Property No. 5/1 (Municipal No. 5/1-24, Division No. 61, Ward No. 76), admeasuring 2734 sq.ft. (Super Built-Up Area) & along-with two covered car parking area, Richmond Road, Bengaluru - 560025 in the name of Mr. Sunil Ghorawat. Boundaries: On the North by- Private Building, On the South by- Richmond Road, On the East by - Residency Square Building, On the West by - Gleneagle Hospital • Reserve Price :Rs.2,94,00,000.00 • Earnest money to be deposited: Rs.29,40,000.00 • Date of Demand notice : 20-05-2023 • Date of possession notice : 09-11-2023 (Under SYMBOLIC Possession) • Sale Notice Date:16-02-2024

**Property No. 4 :-**Land admeasuring 283.90 sq.mtrs., forming part of land or ground bearing CTS No. 631, 631/1 to 2 along-with Building No.4 standing on the property comprising of basement admeasuring 923.86 sq.ft. (Carpet Area) and with Ground Floor admeasuring 988.23 sq.ft. (Carpet Area) & Upper Two Floor, lying being and situated at Wilson House, Old Nagardas Road, Village-Andheri, Near Andheri Subway, Andheri (East), Mumbai-400069 in the name of Mr. Nimir Kishor Mehta. Bounded: On the North by- Road, On the South by- Sharma Mishra Chawl, On the East by - Sarvoday Resturant, On the West by- Old Nagardas Road • Reserve Price :Rs.5,63,00,000.00 • Earnest money to be deposited: Rs.56,30,000.00 • Date of Demand notice : 20-05-2023 • Date of possession notice : 07-11-2023 (Under SYMBOLIC Possession) • Sale Notice Date:16-02-2024

**Property No. 5 :-**Entire Ground Floor admeasuring about 4,000 sq.ft. in Annex Building, "D.J. House" situated on land bearing Survey No. 29, Hissa No. 2 (A), 2(B), 3 & 4 (Part) & 7 (Part), CTS bearing No. 631, 631/1 to 3 situated at Wilson pen compound, Old Nagardas Road, Near Andheri East West Subway, Andheri East Mumbai -400069 in the name of M/s. Gaylord Commercial Company Ltd. Bounded: On the North by- Road, On the South by- Sharma Mishra Chawl, On the East by - Sarvoday Resturant, On the West by- Old Nagardas Road • Reserve Price :Rs.5,50,00,000.00 • Earnest money to be deposited: Rs.55,00,000.00 • Date of Demand notice : 20-05-2023 • Date of possession notice : 07-11-2023 (Under SYMBOLIC Possession) • Sale Notice Date:16-02-2024

**Property No. 6 :-**Entire First Floor admeasuring about 4,000 sq.ft. in Annex Building, "D.J. House" situated on land bearing Survey No. 29, Hissa No. 2 (A), 2(B), 3 & 4 (Part) & 7 (Part), CTS bearing No. 631, 631/1 to 3 situated at Wilson pen compound, Old Nagardas Road, Near Andheri East West Subway, Andheri East Mumbai -400069 in the name of M/s. Gaylord Commercial Company Ltd. Bounded: On the North by- Road, On the South by- Sharma Mishra Chawl, On the East by - Sarvoday Resturant, On the West by- Old Nagardas Road • Reserve Price :Rs.5,90,00,000.00 • Earnest money to be deposited: Rs.59,00,000.00 • Date of Demand notice : 20-05-2023 • Date of possession notice : 07-11-2023 (Under SYMBOLIC Possession) • Sale Notice Date:16-02-2024

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

