

यूनियन बैंक  
ऑफ इंडिया



Union Bank  
of India

भारत सरकार का उपक्रम

A Government of India Undertaking

## E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023. Email: [ubin0553352@unionbankofindia.bank](mailto:ubin0553352@unionbankofindia.bank)

**"Online E- Auction through website : [www.mstcecommerce.com](http://www.mstcecommerce.com)  
Date & Time of Auction: 14.05.2024 at 12.00 PM to 05.00 P.M.**

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 property mortgaged / charged to the Secured Creditor, the Symbolic/Physical Possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" on Dated 14.05.2024 in between 12.00 Pm to 5.00 Pm for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below, For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in). Bidder may also visit the website <https://www.ibapi.in>. The under mentioned properties will be sold by Online E- Auction through website : [www.mstcecommerce.com](http://www.mstcecommerce.com) on Dated 14.05.2024 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price In Rupees b) Earnest Money Deposit (EMD) In Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/Physical
1	a) M/s. Aashay Enterprises. b) Asset Recovery Branch c) Office use premises at Ambe Ashish building, 2nd Floor, Room No.7 (opp) Daryatal Mandir, 32, Dariasthan street, Vadgadi, Masjid Bunder West, Mumbai 400 002. Saleable area 141 Sq Ft d) Mrs. Harshada Kirit Shah,	a) Rs. 20,50,000.00 b) Rs. 2,05,000.00	Rs.31,11,404.78 (Rupees Thirty One lakhs and Eleven Thousands Four Hundred and Four & Paise Seventy Eight Only) as on 31.12.2023 plus further interest thereon w.e.f. 01.01.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Contact Details:- Mr.Vijay Bhagavalkar - Mob:- 8689822227 & Mr.Kishor Chandra Kumar - Mob:- 7992466930 / 10.05.2024/3.00 PM to 5.00 PM	Physical Possession
2	a) Mr. Sachin Ram Sagvekar. b) Asset Recovery Branch c) 1. & ALL that part of the property consisting Flat No 101, 1st Floor, Prathmesh Sadan . Near Palm Beach Hospital , GES Plot No. 7 , Sector 19-20, Village Belapur (Phanaspada) , CBD , Belapur , Navi Mumbai , District Thane Maharashtra, Pin 400614 admeasuring super built up area 400 sq. ft. d) Mr. Sachin Ram Sagvekar	a) Rs. 32,00,000.00 b) Rs. 3,20,000.00	Rs.34,54,190.38 (Rupees Thirty Four lakhs and Fifty Four Thousands One Hundred and Ninety & Paise Thirty Eight Only) as on 31.12.2023 plus further interest thereon w.e.f. 01.01.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Contact Details:- Mr.Vijay Bhagavalkar - Mob:- 8689822227 & Mr. Kishor Chandra Kumar - Mob:- 7992466930 / 10.05.2024/3.00 PM to 5.00 PM	Physical Possession Society Dues Exits Approx Rs 50000/-
3	a) M/s Pushpak Marktrade India Pvt Ltd b) Asset Recovery Branch, Mumbai c) EM of NA Land bearing survey number 101 (New Survey No 164) (9510 SqMtr), At Village Lavacha, Valsad Gujrat owned by Sashi Beswal d) Mrs. Sashi Beswal	a) Rs. 4,33,80,000.00 b) Rs. 43,38,000.00	Rs.54,40,73,118.78 (Rs.Fifty Four Crores Fourty Lakhs Seventy Three Lakhs One hundred eighteen and Seventy Eight Paise Only) as on 31.12.2023 plus interest thereon wef from 01.01.2024 at applicable rate of interest, cost and charges till date. Mr Kishor Chandra Kumar - 9466747894 Mr. Uttam Bandgar:8668196378	Not Known to AO Symbolic Possession



3	d) Mr. Sachin Ram Sagvekar a) M/s Pushpak Martirade India Pvt Ltd b) Asset Recovery Branch, Mumbai c) EM of NA Land bearing survey number 101 (New Survey No 164) (9510 SqMtr). At Village Lavacha, Valsad Gujarat owned by Sashi Bewal d) Mrs. Sashi Bewal	a) Rs. 4,33,80,000.00 b) Rs. 43,38,000.00	w.e.f. 01.01.2024 at applicable rate of interest, cost and excluding legal and other charges till date. Contact Details:- Mr. Vijay Bhagavathar - Mob:- 868822227 & Mr. Kishor Chandra Kumar - Mob:- 7992466930 / 10.05.2024/3.00 PM to 6.00 PM	Does Extra Apply Rs 50000/-
4	a) M/s Gujarat Ophthalmic Pvt Ltd b) Asset Recovery Management Branch c) Gala No. 09, 1st floor, Agarwal Industrial Estate Near Somnath Temple, B/h Ketan Plastic, Somnath Road, Dabhel, Nani Daman-396210 admeasuring built up area of 1042 sq. ft. d) M/s Gujarat Ophthalmic Pvt Ltd	a) Rs. 9,52,000.00 b) Rs. 95,200.00	Rs 54,40,73,118.78 (Rs. Fifty Four Crores Forty Lakhs Seventy Three Lakhs One hundred eighteen and Seventy Eight Paise Only) as on 31.12.2023 plus interest thereon w.e.f. 01.01.2024 at applicable rate of interest, cost and charges till date. Mr. Kishor Chandra Kumar - 9466747894 Mr. Uttam Bandgar: 8688196378	Not known to A.O. Symbolic Possession
5	a) M/s Gujarat Ophthalmic Pvt Ltd b) Asset Recovery Management Branch c) Gala No. 10, 1st floor, Agarwal Industrial Estate Near Somnath Temple, B/h Ketan Plastic, Somnath Road, Dabhel, Nani Daman-396210 admeasuring built up area of 1042 Sq. Ft d) M/s Gujarat Ophthalmic Pvt Ltd	a) Rs. 9,52,000.00 b) Rs. 95,200.00	Rs 15,88,18,864.37 (Rs. Fifteen Crores Eighty Eight Lakhs Eighteen Thousand Eight Hundred Sixty Four and Paise Thirty Seven Only ) as on 30.11.2023 plus further interest thereon w.e.f. 01.12.2023 at applicable rate of interest, cost and charges till date. Mr. Uttam Bandgar - Mob:- 8688196378 / Mr. Abid Attar - Mob:- 9763710948	Not known to A.O. Physical Possession
6	a) M/s Gujarat Ophthalmic Pvt Ltd b) Asset Recovery Management Branch c) Gala No. 17, 2nd floor, Agarwal Industrial Estate Near Somnath Temple, B/h Ketan Plastic, Somnath Road, Dabhel, Nani Daman-396210 admeasuring built up area of 1231 sq. ft. d) M/s Daman Optics	a) Rs. 9,33,000.00 b) Rs. 93,300.00		
7	a) M/s Sonic Enterprises b) Asset Recovery Management Branch c) Tenement No. 288/2288 on the Ground floor + First Floor, Modern Co Operative Housing Society Ltd, Opposite Datta Mandir, Motilal Nagar No. II, M.G. Road, Goregaon(W) Mumbai-400090, admeasuring 1692 Sq Ft Carpet Area d) Mrs. Mrunalin Bhimsen Sonawane	a) Rs. 2,42,20,000.00 b) Rs. 24,22,000.00	Rs 5,81,72,544.04 (Rs. Five Crore Eighty One Lakh Seventy two Thousand Five Hundred Forty Four and Paise Four Only) as on 31.03.2023 plus further interest thereon w.e.f. 01.04.2023 at applicable rate of interest, cost and charges till date. Mr. Abid Attar - Mob:- 9763710948 Mr. Uttam Bandgar - Mob:- 8688196378	Not known to A.O. Symbolic Possession CMMA order received
8	a) M/s United agro Biotech Pvt Ltd b) Asset Recovery Management Branch c) Gala No. F3 & F4, Ground Floor, Actual Industrial Complex, Village-Vadavali, Uchat Road, Off Bhiwandi-Wada Road, Post: Uchat, Taluka: Wada, District: Palghar admeasuring 3080 Sq Ft Constructure area. Total area 4582 Sq Ft d) M/s United agro Biotech Pvt Ltd	a) Rs. 34,36,200.00 b) Rs. 3,43,620.00	Rs. 1,74,76,702.11 ( Rs. One Crore Seventy Four Lakhs Seventy Six Thousand Seven Hundred Two and paise eleven only as on 31.12.2023) plus further interest thereon w.e.f. 01.01.2024 at applicable rate of interest, cost and charges till date. Mr. Uttam Bandgar - Mob:- 8688196378 Mr. Abid Attar - Mob:- 9763710948	Not known to A.O. Physical Possession
9	a) M/s Goyal Creations Pvt. Ltd. & M/s Maheshwari Fabtex Pvt. Ltd. b) Asset Recovery Management Branch c) All that parts and parcels of Industrial Gala totally admeasuring about 11,760 sq. fts. Built-up area equivalent to 1092.93 sq. mtrs. or thereabouts bearing Gala No. D-1, D-2, D-3 & D-4 (each admeasuring about 2940 sq. fts.) on ground floor with Mezzanine floor of Bldg. No. D at Rajlaxmi Sultzer Park, Sonale, constructed on Land bearing S. No. 150-Palki & S. No. 198/11 P at Village: Sonale, Talathi- Saja, Temghar, Taluka: Bhiwandi, District: Thane. d) M/s Goyal Creations Pvt. Ltd.	a) Rs. 2,97,00,000.00 b) Rs. 29,70,000.00	Rs. 5,16,81,864.17 ( Rupees Five Crore Sixteen Lakh Eighty One Thousand Eight Hundred Sixty Four and Paise Seventeen Only) in the account of M/s Goyal Creations Pvt. Ltd. as on 30.09.2022 plus further interest thereon w.e.f. 01.10.2022 at applicable rate of interest, cost and charge till date. Rs. 14,04,46,750.40 ( Rs. Fourteen Crore Four Lakh Forty Six Thousand Seven Hundred Fifty and Paise Forty Only) in the account of M/s Maheshwari Fabtex Pvt. Ltd. as on 30.09.2022 plus further interest thereon w.e.f. 01.10.2022 at applicable rate of interest, cost and charge till date. Mr. Abid Attar - Mob:- 9763710948 Mr. Uttam Bandgar - Mob:- 8688196378	Not known to A.O. Symbolic Possession
10	a) M/s Aryan Castings Pvt. Ltd. b) Asset Recovery Management Branch c) Amalgamated Flat number 2502 and 2503, 25th floor, building number 11, Amanda Society known as Amanda & Amanda B CHS Ltd, Hiranandani Meadows, situated at Gladys Alvares Road, Off Pokhran Road number 2, Thane (West) - 400610 total admeasuring 2976 square feet d) M/s JMD Shakil Industries Pvt. Ltd.	a) Rs. 5,54,00,000.00 b) Rs. 55,40,000.00	Rs. 34,50,22,878.75 (Rupees Thirty-Four crore Fifty lakh Twenty-Two thousand Eight Hundred Seventy-Eight & paise Seventy-Five Only) as on 31.03.2024 plus further interest thereon w.e.f. 01.04.2024 at applicable rate of interest, cost and charge till date Mrs. Pralibha Mulik - Mobile No. 9769972090 Mr. Jatin Salem - Mobile No. 9967917032	Not known to A.O. Symbolic Possession, CM Order for taking physical possession received
11	a) Priyesh Jayant Shah b) Asset Recovery Management Branch c) Flat No. G7, Ground Floor, Shreenath Krupa CHSL LTD., C.S.No.34, Kasturi Park, Navghar Road, Bhayandar East, Thane-401105, admeasuring carpet area 372 sq. ft., built up area 447 Sq. ft. d) Priyesh Jayant Shah	a) Rs. 40,00,000.00 b) Rs. 4,00,000.00	Rs. 43,94,748.78 (Rupees Forty three lakh Ninety Four thousand Seven Hundred Forty Eight & paise Seventy Eight Only) as on 31.03.2024 plus further interest thereon w.e.f. 01.04.2024 at applicable rate of interest, cost and charge till date Mr. Kishor Chandra - Mob No. 9466747894 / Mr. Deepak Sinha - Mob:- 9625172635 04.05.2024 / 3.00 PM to 05.00 PM	Not known to A.O. Symbolic Possession
12	a) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal b) Asset Recovery Management Branch c) Flat No. 003, Ground Floor, Building No.4, Grace Colony Samruddhi Co-operative Housing Society Ltd, Near Balaji Mandir, Nanbhat Road, Vill- Bolin, Virar (W) Tal.-Vasai, Dist-Palghar-401303 adm 920 sq ft built up area d) Shri Sanjay Premchand Bansal & Smt. Leena Sanjay Bansal	a) Rs. 27,00,000.00 b) Rs. 2,70,000.00	Rs. 39,96,526.84 (Rupees Thirty-Nine Lakh Ninty Six Thousand Five Hundred Twenty six and paise Eighty Four only) as on 31.03.2024 plus further interest, cost & expenses Shri Kishor Chandra - Mob:- 9466747894 / Mr. Deepak Sinha - Mob:- 9625172635 04.05.2024 / 1.00 PM to 05.00 PM	Not known to A.O. Symbolic Possession

Bidders are requested to visit the Bank's website [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website [www.ibapi.in](http://www.ibapi.in) of Service Provider Indian Banks Auction Properties Information (IBAPI) Portal.

The intending bidders must have valid e-mail id to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002**

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) or <https://www.ibapi.in>, [www.mscecommerce.com](http://www.mscecommerce.com)

Date:- 28.04.2024  
Place:- Mumbai

Sd/-  
Authorised Officer  
Union Bank Of India