



Asset Recovery Branch
 Branch : Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004,
 Mob : 8169178780 Email : ubin0578789@unionbankofindia.bank

**Mega E-auction For
 Sale of Movable / Immovable Properties**

E-Auction of 15 days Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 properties mortgaged / charged to the Secured Creditor, the symbolic / physical 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 date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No.	Name of the Branch and Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased
1	ARB - PUNE (☎ 9913337155) M/s. Jaitaxmi Sugar Products (Nitali) Pvt. Ltd. (Symbolic Possession)	Rs. 5,87,63,739.00 (Rupees Five Crore Eighty-Seven Lakhs Sixty-Three Thousand Seven Hundred Thirty-Nine Only) as per demand notice dated 22.05.2013 and further interest, cost and expenses thereafter.	All that Piece and Parcel of Land bearing plot no.39, S.No.3, CTS No-7142 admeasuring 333.94 sq. mtrs situated at Village:-Usmanabad, Tal:- Usmanabad, Dist:- Usmanabad	Rs. 23,22,000/- (Rupees Twenty- Three Lakhs Twenty-Two Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
2	ARB - PUNE (☎ 9913337155) M/s. Vedika Agro Industries (Prop. Uday Mahadev Jankar) (Symbolic Possession)	Rs. 8,79,11,460/- (Rupees Eight Crore Seventy-Nine lakhs Eleven Thousand Four Hundred Sixty Only) as per demand notice dated 05.10.2018 plus further interest, cost and expenses thereafter.	Property situated to Village- Itkal Tal-Talpur, Dist-Osmanabad at 1) Gat no 113, Plot no.02 admeasuring 224.10 sq. mtrs, 2) Gat no 113, Plot no.03 admeasuring 180.00 sq. mtrs, 3) Gat no 113, Plot no.04 admeasuring 180.00 sq. mtrs, 4) Gat no 113, Plot no.05 admeasuring 180.00 sq. mtrs, 5) Gat no 113, Plot no.06 admeasuring 180.00 sq. mtrs, 6) Gat no 113, Plot no.07 admeasuring 180.00 sq. mtrs, 7) Gat no 113, Plot no.08 admeasuring 180.00 sq. mtrs, 8) Gat no 113, Plot no.09 admeasuring 180.00 sq. mtrs, 9) Gat no 113, Plot no.10 admeasuring 172.50 sq. mtrs, 10) Gat no 113, Plot no.11 admeasuring 172.50 sq. mtrs, 11) Gat no 113, Plot no.12 admeasuring 172.50 sq. mtrs, 12) Gat no 113, Plot no.13 admeasuring 172.50 sq. mtrs, 13) Gat no 113, Plot no.14 admeasuring 165.00 sq. mtrs, 14) Gat no 113, Plot no.15 admeasuring 165.00 sq. mtrs, 15) Gat no 113, Plot no.16 admeasuring 165.00 sq. mtrs, 16) Gat no 113, Plot no.17 admeasuring 165.00 sq. mtrs, 17) Gat no 113, Plot no.18 admeasuring 165.00 sq. mtrs, 18) Gat no 113, Plot no.19 admeasuring 165.00 sq. mtrs, 19) Gat no 113, Plot no.20 admeasuring 165.00 sq. mtrs, 20) Gat no 113, Plot no.21 admeasuring 165.00 sq. mtrs, 21) Gat no 113, Plot no.22 admeasuring 165.00 sq. mtrs, 22) Gat no 113, Plot no.23 admeasuring 165.00 sq. mtrs, 23) Gat no 113, Plot no.24 admeasuring 165.00 sq. mtrs, 24) Gat no 113, Plot no.25 admeasuring 165.00 sq. mtrs, 25) Gat no 113, Plot no.26 admeasuring 165.00 sq. mtrs, 26) Gat no 113, Plot no.27 admeasuring 165.00 sq. mtrs, 27) Gat no 113, Plot no.28 admeasuring 165.00 sq. mtrs, 28) Gat no 113, Plot no.29 admeasuring 165.00 sq. mtrs, 29) Gat no 113, Plot no.30 admeasuring 165.00 sq. mtrs, 30) Gat no 113, Plot no.31 admeasuring 165.00 sq. mtrs, 31) Gat no 113, Plot no.32 admeasuring 165.00 sq. mtrs, 32) Gat no 113, Plot no.33 admeasuring 165.00 sq. mtrs, 33) Gat no 113, Plot no.34 admeasuring 165.00 sq. mtrs, 34) Gat no 113, Plot no.35 admeasuring 165.00 sq. mtrs, 35) Gat no 113, Plot no.36 admeasuring 165.00 sq. mtrs, 36) Gat no 113, Plot no.37 admeasuring 165.00 sq. mtrs, 37) Gat no 113, Plot no.38 admeasuring 165.00 sq. mtrs, 38) Gat no 113, Plot no.39 admeasuring 165.00 sq. mtrs, 39) Gat no 113, Plot no.40 admeasuring 165.00 sq. mtrs, 40) Gat no 113, Plot no.41 admeasuring 165.00 sq. mtrs, 41) Gat no 113, Plot no.42 admeasuring 165.00 sq. mtrs, 42) Gat no 113, Plot no.43 admeasuring 165.00 sq. mtrs, 43) Gat no 113, Plot no.44 admeasuring 165.00 sq. mtrs, 44) Gat no 113, Plot no.45 admeasuring 165.00 sq. mtrs, 45) Gat no 113, Plot no.46 admeasuring 165.00 sq. mtrs, 46) Gat no 113, Plot no.47 admeasuring 165.00 sq. mtrs, 47) Gat no 113, Plot no.48 admeasuring 165.00 sq. mtrs, 48) Gat no 113, Plot no.49 admeasuring 165.00 sq. mtrs, 49) Gat no 113, Plot no.50 admeasuring 165.00 sq. mtrs.	Rs. 33,84,000/- (Rupees Thirty-Three Lakhs Eighty-Four Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
3	ARB - PUNE (☎ 9913337155) M/s Vedant Engineering Proprietor Mr. Santosh Baburao Kand (Symbolic possession)	Rs. 68,52,982.91 (Rupees Sixty-Eight Lakhs Fifty-Two Thousand Nine Hundred Eighty-Two and Paise Ninety-One Only) as per demand notice dated 04.03.2022 and further interest, cost and expenses thereafter.	All that piece and parcel of NA Land along with Factory Shed situated at bearing Gat No.104, area admeasuring 02H 68.75R plus Pot Kharaba 00H.53R i.e total area admeasuring 03H 28R out of which area adm.00H 68.75R plus Pot Kharaba 00H. 13.25R situated at Village Lonikand, Tal- Haveli, Dist-Pune and within the limits of Village Grampanchayat Lonikand, Panchayat Samiti Haveli, Zilla Parishad Pune and registration District Pune, Sub- District Taluka -Haveli	Rs. 2,20,67,000/- (Rupees Two Crore Twenty Lakhs Sixty-Seven Thousand Only) .	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakhs Only)
4	ARB - PUNE (☎ 9913337155) M/s Tirupatee Agro Industries Pvt Ltd (symbolic possession)	Rs. 21,77,41,804.88 (Rupees Twenty-One Crore Seventy-Seven Lakhs Forty-One Thousand Eight Hundred Four and Paise Eighty-Eight Only) as per Demand Notice dated 16.02.2024 plus further interest & expenses thereon.	Property No. 01 : All that piece and parcel of Immovable Property being Licensed Industrial Land bearing Plot No. F-34 admeasuring about 12,072 sq. metres in the Chincholi Industrial Area of M.I.D.C., within the Village limits of Mohol, Taluka: Mohol, District: Solapur and within the jurisdiction of Registration Sub-District Taluka Mohol, Registration District Solapur, along with all the rights and easements appurtenant thereto and along with the Plinth of the Industrial Shed / Building constructed thereon, belonging to the Maharashtra Industrial Development Corporation [M.I.D.C.] and licensed / agreed to be leased to Tirupatee Agro Industries Private Limited a Private Limited Company incorporated and registered under the Companies Act, 1956 along with entire Plant & Machinery installed at Plot No. F-34 Chincholi MIDC Solapur. Property No. 02 : Entire Plant and Machinery installed at plot No.F-34 Chincholi MIDC, within the Village limits of Mohol, Taluka-Mohol, District-Solapur. Property No.03 : All that piece and parcel of the Immovable Property being Leasehold Industrial Land bearing Plot No. T-2 admeasuring about 19,479 sq. metres in the Chincholi Industrial Area of M.I.D.C., within the Village limits of Chincholi and outside the limits of Municipal Council in Rural Area, Taluka : Mohol, District : Solapur and within the jurisdiction of Registration Sub-District Taluka Mohol, Registration District Solapur, along with all the rights and easements appurtenant thereto and along with the Industrial Shed / Building admeasuring about 4125 sq. metres constructed thereon, belonging to the Maharashtra Industrial Development Corporation [M.I.D.C.] and leased to Tirupatee Agro Industries Private Limited - a Private Limited Company incorporated and registered under the Companies Act, 1956	Rs.11,03,59,000/- (Rupees Eleven Crore Three Lakhs Fifty-Nine Thousand Only) Rs. 85,59,000/- (Rupees Eighty-Five Lakhs Fifty Nine Thousand Only) Rs. 9,69,00,000/- (Rupees Nine Crore Sixty-Nine lakhs Only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakhs Only)
5	ARB - PUNE 78780 (☎ 7498474301) Mr. Bhushan Yashwant Pagar And Mrs. Sonali Bhushan Pagar (Physical Possession)	Rs. 29,01,240.99 (Rs. Twenty Nine Lakhs One Thousand Two Hundred Forty and Ninety Nine Paise Only) + Interest thereon after as per demand notice dated 11.04.2023	Flat No. 3, on Ground Floor, area about 670 Sq. Ft., i.e. 62.62 Sq.Mtrs built up area and Garden Area 525 Sq.ft. i.e. 48.79 Sq. Mtrs, situated in the project known as "Ujjwal Shlp Co-Op. Housing Society Ltd. situated on Plot No. 22, 23, S.No.147, Hissa No. 2, 4, 5, 6 & 8, Dhayari, Village Dhayari, Tal. Haveli, Dist. Pune - 411041	Rs. 33,66,000 /- (Rupees Thirty Three Lakhs Sixty Six Thousands Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
6	ARB - PUNE 78780 (☎ 7498474301) Mr. Aasieef Khurshid Patthn and Mrs. Nazneen Aasieef Patthn (Symbolic Possession)	Rs.31,30,110.25 (Rupees Thirty One Lakhs Thirty Thousand One Hundred Ten and Paise Twenty Five Only) as per demand notice dated 12.11.2024 + Interest and Expenses thereon after.	All that piece and parcel Flat No.403, Situated on 4th Floor, Wing D in Building Known as "Ammar Residency" Survey No.51/2B situated at Village Kondhwa Khurd, Taluka Haveli, District Pune which is situated within the jurisdiction of sub registrar Haveli pune having admeasuring area about 640 Sq.Fts.i.e. 59.47 Sq.Mtrs built up	Rs.26,93,000 /- (Rupees Twenty Six Lakhs Ninety Three Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
7	ARB - PUNE (☎ 7350321178) Mr. Dilip Namdeo Shelar (Physical Possession)	Rs. 27,33,840.57 / (Rupees Twenty-Seven Lakh Thirty-Three Thousand Eight Hundred Forty and Paise Fifty Seven only) as per demand notice date 15/03/2023 Plus further interest and expenses thereafter.	Flat No. 18, Third floor, Shree Sai chhya, Old Sr. No. 8/1, Plot No. 5, CTS No. 45526, Mouje Saswad, Tal Purandar, Dist Pune 412301, admeasuring area 689.43, Sq.ft., i.e. 64.07 Sq.Mtrs.	Rs. 17,92,000.00/- (Rupees Seventeen Lakh Ninety Two Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
8	ARB - PUNE (☎ 7350321178) Mr. Arun Mahadev Bag And Mrs. Sampa Arun Bag (symbolic possession)	Rs. 22,21,158.26 (Rupees Twenty Two Lakh Twenty One Thousand One Hundred Fifty Eight Rupees and Twenty Six Paise Only) as per Demand notice dated 05.01.2023 and further interest, cost and expenses thereafter.	All that piece and parcel of Flat No. 14, 3rd Floor, Wing B, Vijayraj Corner B Co-Operating Housing Society Ltd, CTS No. 131/B+141, Plot No. 5, Near Trishundya Ganapati Mandir, Off Station Road, Somwar Peth, Pune-411011 which is situated within the jurisdiction of sub registrar Haveli, Pune having admeasuring area about 686.69 Sq.Fts. i.e. 63.795 Sq.Mtrs built up. Bounded by : East : Entrance Passage and Flat No. 15. West : Open Space, North : Open Space, South : Flat No. 13	Rs. 27,14,000.00/- (Rupees Twenty Seven Lakh Fourteen Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
9	ARB - PUNE 78780 (☎ 9130082186) M/s Muskan Enterprises (Symbolic Possession)	Rs. 67,25,339.92 (Rupees Sixty-Seven Lakh Twenty-Five Thousand Three Hundred Thirty Nine and paise Ninety Two Only) and interest thereon.	All that piece and parcel of land here diatements and the property bearing S No 74, Hissa No 6 6C, Area admeasuring 93.27 sq. m. RCC built up area admeasuring 200 sq. mtr Milkat No 59 situated at 6C Sayyednagar, Mohammed Wadi Road, Village Hadapsar within the local limits of PMC and also within the jurisdiction of Sub-Registrar Haveli No 1 to 27, Pune together with all appurtenances thereto and right of easements	Rs.47,50,000/- (Rupees Forty-Seven Lakhs Fifty Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
10	ARB - PUNE 78780 (☎ 9130082186) Mr. Umesh Dnyanoba Kumbhar, Mrs. Shalini Umesh Kumbhar (Co-Applicant) (Symbolic Possession)	Rs. 44,26,820.69 (Rupees Forty-Four Lakhs Twenty-Six Thousand Eight Hundred Twenty and Sixty-Nine Only) as per Demand notice dated 28/10/2024 and further interest, cost and expenses thereafter.	All that piece and parcel of property bearing Flat No. 1, 1st floor, Palak Nisarg, Near Deshmukh Plaza, Hingane Khurd Sinhgad Road admeasuring area about 616 square feet, saleable area and within local limit of Pune Municipal Corporation, Tal. Haveli, Dist. Pune. Bounded as below: On or towards East – Entry, On or towards West – Marginal space of the building, On or towards North – Lift and Flat No. 2, On or towards South – Marginal space of the building.	Rs. 29,00,000/- (Rupees Twenty-Nine Lakhs Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
11	ARB - PUNE 78780 (☎ 9130082186) M/s Amparo Safetech Pvt. Ltd. and Mr. Nilesh Ashok Bhujbal Mrs. Shilpa Nilesh Bhujbal, Mr. Pandharinath Balasaheb Sabale, Mr. Mangesh Ashok Bhujbal (Symbolic Possession)	Rs. 59,64,521.05 (Rupees Fifty Nine Lakhs Sixty-Four Thousand Five Hundred Twenty One and Five Paise Only) and interest thereon.	Industrial Building at Plot No. 10, S. G. Jakate Industrial Estate Gat No.184, Near John Deere Company, Off Pune Nagar Road, Sanaswadi, Tal- Shirur, Dist- Pune adm 2152 sq.ft. and same is bounded as follows : East : Road, West : Delux Bearing Company, South : Plot No.11 in Gat No 184, North : Plot No 09 in Gat No. 184 .	Rs.72,20,000 /- (Rupees Seventy Two Lakhs Twenty thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
12	ARB - PUNE 78780 (☎ 9130082186) M/s Shree Gurudatta Wholesale Textile Market (Symbolic Possession)	Rs. 49,55,849.90 /- (Rupees Forty-Nine Lakh Fifty-Five Thousand Eight Hundred Forty-Nine and Ninety Paise Only) as per Demand Notice Dated 15.01.2024 and further interest, cost and expenses thereafter.	All that piece and parcel of Survey No.201, Hissa No. 16C/1 admeasuring area 102.23 Sq. Mtrs i.e. 1100 Sq. Ft situated at Village Hadapsar (Sadesatara Nali), Taluka Haveli, District Pune and within the limits of Panchayat Samiti Haveli, District Parishad Pune and Sub Registrar Haveli No.3, Along with common facilities	Rs. 1,06,00,000/- (Rupees One Crore Six Lakhs Only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakhs Only)
13	ARB - PUNE (☎ 9321741655) Mrs. Amruta Pramod Jadhavar (Physical Possession)	Rs. 18,80,538.50 (Rupees Forty-Four Lakhs Twenty Six Thousand Eight Hundred Twenty and Sixty Nine Only) as per Demand notice dated 16/02/2021 and further interest, cost and expenses thereafter.	All that piece and parcel of property bearing Flat No. 702, on 7th Floor, B Wing, admeasuring saleable area 777 Sq. Ft. carpet area of 41,759 Sq. Mtrs, along with terrace, adm 7,479 Sq. Mtrs. In the building named as, " Tulip Homes", to be constructed on the said property bearing Old Gat No. 199 admeasuring 00 H 69 R old gat No. 1273, new gat no. 198 admeasuring area 00H. 53R & old Gat No. 1267, new Gat No. 93, admeasuring area 00 H 24 R. total admeasuring area 04 h. 46 R lying and being situated at Village – Mendankarwadi, Tal : Khed, Dist - Pune	Rs. 20,00,000/- (Rupees Twenty Lakhs Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
14	ARB - PUNE (☎ 9321741655) Mr. Ranjeet Kashinath Patil (Symbolic Possession)	Rs. 30,74,911/- (Rupees Thirty Lakh Seventy Four Thousand Nine Hundred Eleven Only) as per Demand notice dated 17/08/2021 and further interest, cost and expenses thereafter.	All the piece and parcel of commercial office No. 2, Still Floor, Payari Puspaha, C. S. No. 504B/1, Sadar Bazar, Tal dist. Satara. Total Area 402.36 Sq Ft and construction thereon	Rs.24,50,000/- (Rupees Twenty Four Lakhs Fifty Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
15	ARB - PUNE (☎ 9321741655) Mrs. Ashwini Dattatray Phalke And Mr. Dattatray Gulabrao Phalke, Mr. Sachin Bhagwan Jagtap. (Physical possession)	Rs. 1,46,70,511/- (Rupees One Core Forty-Six Lakh Seventy Thousand Five Hundred Eleven Only) as per demand notice dated 15/09/2017 + Further Interest, Expenses thereafter	All that piece and parcel of land admeasuring 22236 sq. mtr bearing Gat no. 42/1B Part (except area under Petrol Pump which is 4000 sq. mtr.) Behind Ajit Petroleum, Nhavara-Inamgaon Road, Village - Pimpalsuti, Tal - Shirur Dist. Pune. Boudries : East : Gat No. 40, West : Gat No. 65 to 67, 70 to 73 and 75. North : Road, South : Gat No. 70.	Rs. 2,07,10,000/- (Rupees Two Core Seven Lakhs Ten Thousand Only).	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakh Only)
16	ARB PUNE (☎ 7350321178) Mr. Deepak Meghnath Pillai & Mrs. Lisa Deepak Pillai (Physical possession)	Rs. 25,67,911.00 (Rupees Twenty Five Lakh Sixty Seven Thousand Nine Hundred Eleven Rupees Only and further interest, cost and expenses thereafter.	All that Piece and Parcel of Flat No. 506, 5th floor, B Wing, Swapnapurti Phase II, S. No. 312/1, 313/2, 312/2b, 312/4, CTS no. 6779,6780,6781,6808 at Village Pimpri Waghere Colony, Taluka Haveli, Pune - 411017 Bounded By : East - By Flat no. 505, West-By open space, North - By Passage & Flat No. 507 & 508 South - By Flat No.503	Rs. 25,90,000.00/- (Rupees Twenty Five Lakh Ninety Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
17	ARB PUNE (☎ 7350321178) Mr. Idris Mohammed Golawala (Symbolic possession)	Rs. 26,10,998.00 (Rupees Twenty Six Lakh Ten Thousand Nine Hundred Ninty Eight Rupees Only) as per Demand notice dated 18.05.2018 and further interest, cost and expenses thereafter.	All that piece and parcel of the property bearing Flat No. 4, Adm. 500 Sq. Ft. i.e. 46.46 Sq. Mtrs. (built-up), on 3rd floor of the building situated at CTS No. 277 & 277/1 of Village Gururwarpath, Tal-Haveli, Dist-Pune, Situated within the local limits of Pune Municipal Corporation and situated within the jurisdiction of Sub-Registrar Haveli.	Rs.17,85,000.00 (Rupees Seventeen Lakh Eighty Five Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
18	ARB PUNE (☎ 7350321178) M/s POONAM NX (Prop. - Mrs. Anjali Kiran Somwanshi), (Symbolic possession)	Rs. 30,68,459.13 (Rupees Thirty lakhs Sixty-Eight Thousand Four Hundred Fifty-Nine Rupees and Thirteen Paise Only) as per demand notice dt. 07-11-2022 + further interest and charges thereon after.	All The Piece And Parcel of Land Bearing S.no.300, Flat No 301, 3rd Floor Admeasuring Area About 600 Sq Fts i.e. 55.76 Sq. Mtrs Situated At Village- Ganj Peth (mahatma Phule Peth), Taluka: Haveli, Pune-411002	Rs. 28,46,000 /- (Rupees Twenty Eight Lakhs Fourty Six Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
19	ARB PUNE (☎ 7588358627) M/s. Swami Computers And Enterprises, Mrs. Mayuri Prashant Pawar, Mrs. Surekha Arjun pawar, Mr. Prashant Arjun Pawar, Mr. Arjun Sitaram Pawar (Symbolic Possession)	Rs. 70,57,911.84 (Rs. Seventy Lakh Fifty Seven Thousand Nine Hundred Eleven and Paise y Four Only) + Interest thereon after 30-10-2021	Property No.1 : Commercial shop situated at Shop No. A-S-1, Ground floor in the building named Ramkund Tower-A constructed on CTS No. 6472A/2, Plot No. 2/A area admeasuring of shop 15.93 sq.mtrs. i.e. 171.45 sq. feet having its Nagarparishad Milkat No. 1400 within the sub limits of Nagar Parishad Phaltan, Tal. Phaltan, Dist. Satara Pin 415523 Property No. 2 : Residential flat property situated at Flat No. B-1, Ground Floor of building Ramkund Tower-B bearing CTS No.6472A/2, within Plot No. 2/B admeasuring built-up area of flat 637.17 Sq. feet i.e. 59.21 Sq.meters having its nagarpalika Milkat No. 1410 within the sublimits of Phaltan municipal council, Tal. Phaltan, Dist. Satara , Pin 415523 Property No. 3 : Open Non agricultural plot situated at zirapwadi village bearing Survey No.106/1/3 ,Plot No. 2 as per sale deed admeasuring area of Plot 0.05 Ha and as per latest 7/12 extract admeasuring area of plot is 372.74 Sq. meter within gram Panchayat Zirapwadi, Tal Phaltan, Dist. Satara Pin 415523	Rs. 14,00,000/- (Rupees Fourteen lakh Only) Rs. 19,44,000/- (Rupees Nineteen Lakh Forty Four Thousand Only) Rs. 13,13,000/- (Rupees Thirteen Lakh Thirteen Thousand only)	10% of the Reserve Price 10% of the Reserve Price 10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
20	ARB PUNE (☎ 9321741655) Mr. Lakhman Arjun Godhaniya and Mrs. Manisha Lakhman Godhaniya (Symbolic Possession)	Rs. 42,14,091.17 (Rupees Forty Two Lakhs Fourteen Thousand Ninety One Paise Seventeen Only) and further interest, cost and expenses thereafter.	All that piece and parcel of the Residential Flat bearing No. 1002, situated on 10th Floor, in 'Green City Building 'H' Co-Op Housing Society Ltd., admeasuring 857 Sq. Ft. Saleable built up along with Terrace admeasuring 71 sq. ft., and One Covered Car Parking No. H - 45 Constructed upon the land bearing S. No. 66, Hissa No. 3/13/1+3/11/1, 3/1 + S. No. 67, Near JSPM School, Handewadi Road, Hadapsar, Pune - 411028 which is bounded as under: On or Towards East - Open, South - Open Staircase, West - Entrance, North - Open	Rs. 51,80,000/- (Rupees Fifty One Lakhs Eighty Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
21	ARB PUNE (☎ 9321741655) Mr. Sabyasachi Mishra and Mrs. Bhaktitla Mishra (physical Possession)	Rs. 22,91,054.41 (Rupees Twenty Two Lakh Ninety One Thousand Fifty Four and Paise Four One Only) and further interest, cost and expenses thereafter.	All that piece and parcel of the Residential Flat situated at Flat No 103 First Floor, Wing G, Dreams Rakshak, Measuring 659 SFT (61.24 Sq Mtrs) situated over land bearing Gat No 750A (Old Gat No 751A) Gade Basti, Behind Jain College, Wagholi, Pune - 412207 which is bounded as under: East : Open Space West : Flat No. G - 104 North : Duct and Lift South : Wing - H	Rs. 31,58,000/- (Rupees Thirty One Lakhs Fifty Eight Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://baanknet.com> & <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> . All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date & Time of E-Auction: 26/09/2025 (12 NOON to 5.00 PM)

The English version shall be final if any question of interpretation arises.

Date : 09/09/2025
 Place : Pune

Authorized Officer,
 Union Bank of India