

 <div> <div>यूनियन बैंक</div> <div>औद्योगिक विकास</div> <div>UNION BANK OF INDIA</div> </div>		<div> <div>Asset Recovery Branch</div> <div>Branch : Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004, Mob : 8169178780 Email : ubin0578789@unionbankofindia.bank</div> </div>		<div> <div>Mega E-auction For</div> <div>Sale of Movable / Immovable Properties</div> </div>					
<div>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</div>									
<div>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:</div>									
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 78780 (☎ 9967917032) M/s Mauli Constructions - Ms. Archana Dnyaneshwar Shinde (Proprietor) (Symbolic Possession)	Rs. 53,63,220.49 (Rupees Fifty-Three lakh Sixty-Three Thousand Two Hundred Twenty and Forty-Nine Paise only) as per Demand notice dated 29.06.2024 and further interest, cost and expenses thereafter.	All that piece and parcel of land bearing plot of land Southern Sub Plinth No. B/18/A, from out of plinth No. B/18, totally admeasuring about 1700 sq. ft., along with construction standing thereon situated in the society named and styled as “Ragvilas Co-op Housing society Ltd” from out of S. Nos. 374A, 373 C and D (Corresponding it's Final Plot no.302) lying and being at village Ghorpadi, Sangamwadi (Koregaon Park), Pune situate within the Registration District of Pune, Situate within the Registration Joint Sub-District of Haveli No. 1 to XXVII, Pune, Situate within the Revenue Limits of Tahsil Haveli, Pune and situate within the limits of Pune municipal corporation, Pune which Plot of land with construction is Bounded as under: North: By Plot no. B/18/B, South: By 20 Feet Road No.3, East: By 20 Feet Road No.2, West: By 20 Feet Road No.3 and Plot No.B/19. (Note: Previous sale notice dated 01.09.2025 for e Auction dated 26.09.2025 stands withdrawn and cancelled)	Rs.1,80,00,000.00 (Rupees One Crore Eighty Lakh only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakh Only)			
2	ARB - PUNE 78780 (☎ 9967917032) M/s Evergreen Agro Irrigation Systems LLP., Mr. Mohan Vitthal Shitole (Partner & Guarantor), Mr. Digamber Ramrao Dhamdhare (Partner & Guarantor), Mr. Sampat Balaso Temgire (Guarantor), Mr. Vasant Shivaji Dhamdhare (Guarantor), Mrs. Chabubai Ramrao Dhamdhare (Guarantor), Mrs. Shubhangi Mohan Shitole (Guarantor) (Symbolic Possession)	Rs.28,98,049.92 (Rupees Twenty-Eight Lakh Ninety-Eight Thousand Forty-Nine and paise Ninety-Two Only) as per Demand notice dated 19.12.2018 and further interest, cost and expenses thereafter	Commercial NA Land & Shed at Gat No.81, Khata No.347, Talegaon – Nhavare Road, Village Parodi, Taluka – Shirur, Dist – Pune 412208 (As per valuation report Total area of land Adm 2500 Sq Mtrs) Plot Boundaries as per documents: East: Gat No. 81 (P), South: Nhavara – Talegaon Road, West: Gat No.81(P), North: Gat No.81(P), Boundaries as per site visit: East: Land of Mr. Shivale, South: Entry/Road, West: Land of Mr. Temgire, North: Land of Mr. Dhamdhare	Rs. 1,23,83,000.00 (Rupees One Crore Twenty-Three Lakh Eighty-Three Thousand only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lakh Only)			
3	ARB - PUNE 78780 (☎ 9967917032) M/S. Pacific Power Systems. Mrs. Sabah Sameer Khan [Legal Sharer of Late Mr. Sameer Saedahmed Khan (Guarantor)], Mr. Nitin Baburao Ghuge (Guarantor), Mrs. Sabah Sameer Khan (Guarantor) (Physical Possession)	Rs.2,14,17,043.73 (Rupees Two crore Fourteen Lakh Seventeen Thousand Forty-Three and Paise Seventy-Three only) as on 31.12.2014 plus interest and charges thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date	Flat No. 04 on 1st Floor, in building No. A Known as “Hillview Residency” admeasuring area about 147.77 Sq. Mtrs. Built up constructed on Survey No. 13 Hissa No. 12 Pot Hissa No. 7 to 12, CTS No.739 situated at Village Kondhwa Khurd, Taluka Haveli and District Pune. Which is situated within the local limits of Pune Municipal Corporation and also situated within the jurisdiction of sub registrar Haveli Pune. Bonded as follows: As per rectification deed dated 08.01.2014: East: By land bearing Pot Hissa No.6 of Hissa No.12 of Survey No.13, Kondhwa Khurd, South: By land bearing Hissa No.16 of Survey No.13, Kondhwa Khurd, West: By 60 wide D P Road, North: By land bearing Hissa No.11 of Survey No.13, Kondhwa Khurd, As per site visit: East: Open Space, South: Open Space, West: Lift, Staircase, Entrance & Flat No.3, North: Open Space.	Rs.59,50,000.00 (Rupees Fifty-Nine Lakh Fifty Thousand only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)			
4	ARB - PUNE 78780 (☎ 7588358627) Mr. Amar Vasantrao Bendre, Mrs. Sujata Amar Bendre, Mr. Akash Vasantrao Bendre, Mr.Kiran Shankarrao Kadam (Symbolic Possession)	Rs.23,84,075.73 (Rupees Twenty-Three Lakh Eighty-Four Thousand Seventy-Five and Paise Seventy-Three only) as per demand notice date 22-09-2022 plus interest and expenses thereon	All the piece and parcel of property Flat No.01,admeasuring 674 sq.ft.carpet area,1395 sq.ft.salable area including attached garden and vharanda space located at ground floor in building No.A in SAI SHRADDHA apartment at Chandrabhaga City Garden City constructed on plot No.6 in CTS No.144,145 and 146 Godoli Satara and Bounded as follows: East: Common Passage, West: Open Space ,Flat No.17, North: part of Flat No.2 and duct, South: Parking and Open Space	Rs. 34,10,000/- (Rupees Thirty Four Lakh Ten Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)			
5	ARB - PUNE 78780 (☎ 7588358627) Mr. Dattatray Arun Shinde (Physical Possession)	Rs.25,51,784.95 (Rupees Twenty-Five Lakh Fifty-One Thousand Seven Hundred Eighty-Four and Paise Ninety-Five only) as per demand notice date 30-06-2023 plus further interest and expenses thereafter.	All the piece and parcel of Flat No. F-02 (as per agreement to sale) and Flat No. S-02 (as per building sanction plan) ,second floor,CTS no 92 in Kamatipura satara area under satara municipality corporation limited Taluka and Dist Satara Pin 415002 admeasuring 825 sq feet i.e 76.64 Sq.meter super built up area Bounded as follows East: flat no 1, West: open space of flat, North: Road, South: open space of flat.	Rs. 19,89,000/- (Rupees Nineteen Lakh Eighty Nine Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)			
6	ARB - PUNE 78780 (☎ 7588358627) Mr.Shridhar Vitthal Ghorpade, Mrs.Ashwini Shridhar Ghorpade (Physical Possession)	Rs.24,18,494.25 (Rupees Twenty Four Lakh Eighteen Thousand Four Hundred Ninety Four and Paise Twenty Five only) as per demand notice date 30-06-2023 plus further interest and expenses thereafter.	All the piece and parcel of flat No. S-01, Second floor, Golden orchid building, at CTS no 92, Kamathipura Satara Tal Dist Satara Pin 415002 admeasuring 825 sq Feet I.E. 76.64 sq.meter super built up area Bounded as follows East: open space, West: flat no S-02, North: Road, South: open space.	RS.19,89,000/- (Rupees Nineteen Lakh Eighty Nine Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)			
7	ARB - PUNE 78780 (☎ 9913337155) M/s Parag Powder Coating & Engineering Worka Proprietary Firm through its Proprietor Mr. Sanjay Balasaheb Shinde (Property No.01- Physical Possession & others- Symbolic possession)	Rs. 2,62,17,446 (Rupees Two Crore Sixty-Two Lakhs Seventeen Thousand Four Hundred Forty-Six only) as per demand notice dated 03.04.2021 plus further interest and charges thereafter.	Property No. 1. All that piece and parcel of N.A Land admeasuring 00H 04R+ Pot Kharaba 00H 01 R i.e totally admeasuring 00H 05 R, together with construction raised thereon Gat No.37, lying and situated at Village Indavali Tarph Kudal, Tal- Jawali, Dist- Satara and within the limits of Village Grampanchayat Indavali Tarph Kudal, Zilla Parishad Satara and Taluka Panchayat Samiti Jawali and Registration District Satara, Sub- District Taluka- Jawali owned by Mr. Rajendra Balasaheb Shinde	Property No.1. Rs. 14,17,000/- (Rupees Fourteen Lakhs Seventeen Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)			
			Property No. 2. All that piece and parcel of N.A Land admeasuring 00H 95.5R together with construction if any raised and to be raised thereon GAT No.281,(totally admeasuring 03 H 44R+ Pot Kharaba 00H 38R) lying and situated at Village Bhiwadi, Tal- Jawali, Dist- Satara and within the limits of Village Grampanchayat Bhiwadi, Zilla Parishad Satara and Taluka Panchayat Samiti Jawali and Registration District Satara, Sub- District Taluka- Jawali owned by Mr. Rajendra Balasaheb Shinde	Property No.2. Rs.29,64,000/- (Rupees Twenty-Nine Lakhs Sixty-Four Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)			
			Property No.3. All that piece and parcel of N.A Land admeasuring 00H 95.5R together with construction if any raised and to be raised thereon GAT No.281,(totally adme						