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16 FE SUNDAY



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 below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned below, for recovery of dues as 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
	ARB - PUNE 78780 (1 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 Paisa 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. I 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)
		Rs.28,98,049.92 (Rupees Twenty- Eight Lakh Ninety-Eight Thousand Forty-Nine and paisa 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. Dhamdhere	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 Lakt Only)
	ARB - PUNE 78780 (29967917032) M/S. Pacific Power Systems. Mrs. Sabah Sameer Khan [Legal Sharer of Late Mr. Sameer Saeedahmed Khan (Guarantor)], Mr. Nitin Baburao Ghuge (Guarantor), Mrs. Sabah Sameer Khan (Guarantor) (Physical Possession)	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	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.	Fifty-Nine Lakh Fifty	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
555	Amar Bendre, Mr. Akash Vasantrao	Seventy-Five and Paise Seventy- Three only) as per demand notice date	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	Thirty Four Lakh Ten	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Fin Thousand Only)
3.0	ARB - PUNE 78780 (曾 7588358627) Mr. Dattatray Arun Shinde (Physical Possession)	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-Fin Thousand Only)
2	ARB - PUNE 78780 (曾 7588358627) Mr.Shridhar Vithal Ghorpade, Mrs.Ashwini Shridhar Ghorpade (Physical Possession)	Lakh Eighteen Thousand Four Hundred Ninty 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-Fin Thousand Only)
	ARB-PUNE 78780 (29913337155) M/s Parag Powder Coating & Engineering Worka Proprietary Firm through its Proprietor Mr. Sanjay Balasaheb Shinde (Property No.01- Physical Possession & others- Symbolic possession)	Sixty-Two Lakhs Seventeen Thousand Four Hundred Forty-Six Only) as per demand notice dated 03.04.2021 plus further interest and charges thereafter.	District Taluka- Jawali owned by Mr. Rajendra Balasaheb Shinde	Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-Fir 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 Property No.3.	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F 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 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 Mrs. Yogita Rajendra Shinde	Rs.29,64,000/- (Rupees Twenty-Nine Lakhs Sixty- Four Thousand Only)	the Reserve Price	(Rupees Twenty-F Thousand Only)
			Property No.4. N.A Land admeasuring 00H 40R out of Gat No.72/2,(totally admeasuring 00H 78R+ Pot Kharab 00H 03R), lying and situated at Village Mulikwadi, Tal- Phaltan, Dist- Satara, owned by Mr. Sanjay Balasaheb Shinde	Property No.4 Rs.25,44,000/- (Rupees Twenty-Five Lakhs Fourty Four Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F Thousand Only)
			Property No.5. N.A Land admeasuring 00H 41R out of Gat No.72/2,(totally admeasuring 00H 78R+ Pot Kharab 00H 03R), lying and situated at Village Mulikwadi, Tal- Phaltan, Dist- Satara, owned by Mr. Navneet Tukaram Kakade & Mr. Tukaram Nanasaheb Kakade	Property No.5. Rs.26,10,000/-(Rupees Twenty-Six Lakhs Ten Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F Thousand Only
	ARB-PUNE 78780 (室 9913337155) Borrower: M/s C M BIO AGRO PROCESSING PVT LTD & Mr. Chandrakant Ramchandra More (Guarantor)/ Sagar Mahadev Gaikwad (Guarantor)/ Krishnat Mahadev Patil (Guarantor) (Symbolic possession)	Crore Sixty-Seven Lakhs Nine Thousand Nine Hundred Forty-Five and Paise Sixty-Four Only) as per demand notice dated 30.04.2019 plus	Property No.1. All that piece and parcel of land property situated at Gat No.200 totally admeasuring 1H 27R out of that 63.5 R land property with Factory construction situated at Yevalewadi, Tal-Kadegaon, Dist-Sangli	Property No.01 Rs. 1,89,00,000/- (Rupees One Crore Eighty-Nine Lakhs Only)	10% of the Reserve Price	Rs. 1,00,000/- (Rupees One Lak Only)
			Property No. 2. All that pieces and parcel of property situated at "K.S.T Pride Shop No.01 @Basement Floor in G.M. No.GB-829/1 S.No.194/1B+2A+2C/1/5/1/2 Area of the shop: 422 Sq. ft situated at Agashivnagar, Malkapur, Tal- Karad, Dist-Satara, Karad Dhebewadi Road	Property No.02 Rs.24,14,000/- (Rupees Twenty-Four Lakhs Fourteen Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F Thousand Only)
	ARB - PUNE 78780 (當 9321741655) Borrower: Mrs. Shital Shrikant Shinde (Physical possession)	Rs.25,50,216.87 (Rupees Twenty Five Lakh Fifty Thousand Two Hundred Sixteen and Paise Eighty Seven only) as per demand notice dated 30-06-2023 and Further Interest, Costs and expenses thereafter.	All the piece and parcel of Flat No. F-02 (as per agreement to sale), Fourth Floor, Golden Orchid Building, at CTS no 92 in Kamatipura Satara area under Satara Municipality Corporation limit, Taluka and Dist Satara Pin 415002 admeasuring 825 sq feet i.e 76.64 Sq.meter super built up area	Rs.19,92,000.00 Lakhs (Rupees Ninetten Lakh Ninety Two Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F Thousand Only)
	ARB - PUNE 78780 (當 9321741655) Mrs. SHAMA HUSSEN PATHAN (Borrower) Mr. Pathan Hussain Ahmed (Co-Applicant) (Physical possession)	Lakh ninety Five Thousand Two Hundred Eighty Two and paisa Eight	All that Piece and parcel of the Shop No. 101 and Shop No. 102 situated on 1st floor building known as, "Al - KARIM Complex", constructed on City Survey No. 789/1 situated at village Bhavani Peth, Taluka: Haveli, District- Pune which is situated within local limits of Pune Muncipal Corporation and also situated within the jurisdiction of Sub Registrar Haveli Pune having admeasuring area about 1000 Sq. Fts. i.e 92.90 Sq. Mtrs. Built up along with loft.	Rs. 70,02,000/- (Rupees Seventy Lakhs Two Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
	ARB - PUNE 78780 (室 9321741655) M/s. Pixel Telepower Infra, Proprietor Mr. Praksh Devendra Prakash Khandelwal (Borrower) Mrs. Priyanka Khandelwal (Guarantor) (Physical Possession)	Lakhs Two Thousand Three Hundred	All That Piece And Parcel Of The Flat No. 36 Situated On 3rd Floor, In Building Named "neco Nx", Admesuring About 1222 Sq. Feet, I.e. 113.56 Sq. Mtrs, In Built Up, Together With Attached Terrace Admesuring 76 Sq. Feet, I.e. 7.06 Sq. Mtrs And With Basement Car Parking Space No. L-16 Admesuring 150 Sq. Feet, I.e. 13.94 Sq. Mtrs, Situated At S. No. 209/2(part), Of Village – Virnan Nagar, Mouje – Laohegaon, Tal – Haveli, District – Pune – 411014	Rs. 86,85,000/- (Rupees Eighty Six Lakhs Eighty Five Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rupees Fifty Thousand Only)
	ARB - PUNE 78780 (29321741655) Mr. Peermahmmad Madar Bavagi (borrower) Mrs. Minaj Peermahmmad Bavagi (Co-Applicant) (Symbolic Possession)	Eight Lakhs Fifty Seven Thousand One	All that piece & Parcel of Flat Bearing No. 03, admeasuring 465 sq. fts. i.e. 43.21 sq. mtrs. Built up on Stilt Floor as per Plan (First Floor as Agreement) in Lali Apartment, constructed on Private Plot No. 2, 3-5, Survey No. 53/3/2 having corresponding CTS No. 978, lying and situated at Village Ghorpadi, Tal — Haveli, Distt — Pune, within the Limits of PMC and Registration District Pune, Sub — District Tal — Haveli	Rs. 19,58,000/- (Rupees Nineteen Lakhs Fifty Eight Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F Thousand Only)
8	ARB - PUNE 78780 (室 9321741655) Mr. Amol Arun Shinde (borrower) Mr. Arun Yashwant Shinde Alias Arun Kalu Kamble (guarantor), Mrs.nirmal Arun Shinde (Guarantor) (Symbolic Possession)	Nine Lakhs Three Thousand Two	All that piece and parcel of the land bearing House No. 213, admeasuring about 945 sq.ft., open space and constructed house admeasuring about 945 sq.Ft. totally admeasuring about 1890 sq.ft. situated at village Ghorpadi, Taluka Haveli District Pune and within the the limit of Pune Cantonment Board, Pune and Muncipal Corporation and within the registration Taluka Haveli District Pune.	Rs.49,08,000/- (Rupees Forty-Nine Lakh Eight Thousand Only).	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F Thousand Only)
4	ARB - PUNE 78780 (室 9321741655) The Unique Star Caterers, Proprietor: Mr. Rojer Richard Das (Borrower) Rita William Martin (Guarantor) Legal Heir of Late William Moti Martin (Physical Possession)	Two Lakh Eighty Thousand Two	All the piece and parcel of the shop bearing No.1 on Ground Floor admeasuring carpet area about 350 Sq. Ft. i. e 32.52 Sq. Mtrs. in building No. 'A' in the Society known as "Satyam Co-operative Society Limited" constructed on the land bearing S. No. 49, CTS No.8 lying and situated at Village Bopodi, within the limits of Pune municipal Corporation.	Rs. 26,18,000/- (Rupees Twenty-Six Lakhs Eighteen Thousand Only).	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F Thousand Only
5	ARB - PUNE 78780 (全 9321741655) Mr. Faiyyaj Balubhai Pathan (Borrower) Mrs. Gulnaaz Faiyyaj Pathan (Guarantor) Mr. Sachin Bhagwan Adsul (Guarantor) (Physical Possession)	Rs.23,75,857.95 (Rupees Twenty Three Lakhs Seventy Five Thousand Eight Hundred Fifty Seven and Paise Ninety Five only) as per demand notice dated 27-03-2023 and Further Interest, Costs and expenses thereafter.	All that piece and parcel of Flat No. 1, admeasuring 586 Sq Fts i.e. 54.46 Sq. Mtrs. on first floor in Building A, in Muktai Palace, constructed on Survey. No. 183 (old Sr. No. 154) Hissa No. 1A+1B/8A/7, Village Phursungi, Tal Haveli, Dist. Pune-412 308 within the limit of panchayat samiti Haveli Zilla Parishad Pune and registration Dist. Pune sub register Tal. Haveli	Rs.18,38,000.00 (Rupees Eighteen Lakh Thirty Eight Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rupees Twenty-F Thousand Only

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit https://baanknet.com & 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 : 26/09/2025 Place : Pune Date & Time of E-Auction: 15/10/2025 (12 NOON to 5.00 PM)

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

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Authorized Officer, Union Bank of India







