



**यूनियन बैंक ऑफ इंडिया**  
Union Bank of India

**Asset Recovery Branch, Pune - RO Pune Metro**  
Suyog Plaza, 1<sup>st</sup> Floor, 1278, Jangali Maharaj Road,  
Pune-411 004, Email : ubin0578789@unionbankofindia.bank, Mob : 8169178780

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

**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 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 78780 Sachin Ashok Agarwal (Symbolic Possession)	Rs. 1,64,43,312.38 (Rupees One Crore Sixty-Four Lakhs Forty- Three Thousand Three Hundred Twelve and Thirty- Eight Paise Only) plus further interest and charges.	Row House A-01, Palm Groves Bungalow Co-operative Housing Society Ltd., Plot No. 18 & 19, S.No.49, Hissa No.2 to 9 & 16 to 19 & 23, CTS No.356 to 371, (P/G+2) Floor, , Ghorpadi, Tal-Haveli, Pune-411001.	Rs. 1,57,55,000/- (Rupees One Crore Fifty-Seven Lakhs Fifty-Five Thousand Only)	Rs. 15,75,500/- (Rupees Fifteen Lakhs Seventy- Five Thousand Five Hundred Only)	Rs. 1,00,000/- (Rupees One Lakh Only)																									
2	ARB -PUNE 78780 Sachin Ashok Agarwal (Symbolic Possession)	Rs. 5,46,90,152.38 (Rupees Five Crore Forty- Six lakhs Ninety Thousand One Hundred Fifty- Two and Thirty-Eight paise only) plus further interest and charges.	Commercial unit belonging to Sachin Ashok Agarwal, situated at Unit No. 405 to 412, 4th Floor, City Square, Final Plot No. 29/2 (Original Plot No. 101 / Present Plot No. 96), CTS No. 1723, T.P. Scheme No. 1, Shivajinagar (Bhamburda), Tal. Haveli, Pune-411005.	Rs. 3,63,69,000/- (Rupees Three Crore Sixty-Three Lakhs Sixty-Nine Thousand Only)	Rs. 36,36,900/- (Rupees Thirty-Six Lakhs Thirty-Six Thousand Nine Hundred Only)	Rs. 1,00,000/- (Rupees One Lakh Only)																									
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">In Square feet</th> <th colspan="2">In Square feet</th> </tr> <tr> <th>Unit No.</th> <th>Carpet Area</th> <th>Unit No.</th> <th>Carpet Area</th> </tr> </thead> <tbody> <tr> <td>405</td> <td>146</td> <td>409</td> <td>186</td> </tr> <tr> <td>406 with Terrace</td> <td>429 (UNIT) and 195 (terrace)</td> <td>410</td> <td>425</td> </tr> <tr> <td>407</td> <td>425</td> <td>411</td> <td>429</td> </tr> <tr> <td>408</td> <td>186</td> <td>412</td> <td>146</td> </tr> </tbody> </table>	In Square feet		In Square feet		Unit No.	Carpet Area	Unit No.	Carpet Area	405	146	409	186	406 with Terrace	429 (UNIT) and 195 (terrace)	410	425	407	425	411	429	408	186	412	146				
In Square feet		In Square feet																													
Unit No.	Carpet Area	Unit No.	Carpet Area																												
405	146	409	186																												
406 with Terrace	429 (UNIT) and 195 (terrace)	410	425																												
407	425	411	429																												
408	186	412	146																												
3	ARB -PUNE 78780 M/s. U K INDUSTRIES (Symbolic Possession)	Rs. 1, 24, 97,281.96/- (Rupees One Crore Twenty-Four Lakhs Ninety-Seven Thousand Two Hundred and Eighty-One and paise Ninety-Six Only.) (Plus, Further Intrest And Charges)	Land and Building – Industrial Plot and shed (Excluding Machinery) Vide -Sr. No. 54, Hissa no. 40, admeasuring 4306 sq feet. (shed measuring 3750 sq. ft.), situated close to Nare industrial area, Taluka Haveli, Pune. (Excluding Plant and machinery) (Property description as specified in the Conveyance deed Dated 04-12-2014. Area Admesuring 400 Sq.mt.)	Rs. 77,04,000/- (Rupees Seventy-Seven Lakhs Four Thousand Only)	Rs. 7,70,400/- (Rupees Seven Lakhs Seventy Thousand Four Hundred Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)																									
4	ARB -PUNE 78780 MS. Chhaya Bhausaheb Aglave (Physical Possession)	Rs.23,39,000/- ( Rupees Twenty-Three lakh Thirty-Nine thousand Only.) (further Intrest And Charges)	All that piece and parcel of property bearing Flat No.401 admeasuring about 52.50sq.mtrs, 4th Floor, Building A ,Phinix Gulmohar, Survey No.54,Wadachiwadi Road,Near Siddhivinayak Sankalp, Undri, Pune	Rs.19,89,000/- (RUPEES Nineteen Lakhs Eighty-Nine Thousand Only )	Rs.1,98,900/- (Rupees One Lakh Ninety-Eight Thousand Nine Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									
5	ARB -PUNE 78780 Mr. Rojer Richard Das, Mrs. Maria Jeroza (Physical Possession)	Rs. 66,38,501/- (Rupees Sixty-Six Lakh Thirty-Eight Thousand Five Hundred One Only) + further interest, cost and expenses.	Flat No. 102 on 1st Floor admeasuring about 935 Sq. Ft. i.e. 86.90 Sq. Mt. built up + terrace admeasuring about 230 Sq. Ft. i.e. 21.37 Sq. Mt. + one reserved car parking in building known as "Pranayraj Heritage" constructed on land bearing CTS No. 407, Plot No. 54 out of survey No. 40 situated at village Dhanori, Taluka Haveli, District Pune and within the limit of Pune Municipal Corporation	Rs. 49,27,000 /- (rupees Forty-nine Lakhs Twenty-seven Thousand Only)	RS. 4,92,700 /- (Rupees Four Lakhs Ninety Two Thousand Seven Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									
6	ARB -PUNE 78780 M/s Vedant Engineering (Symbolic Possession)	Rs.68,52,982.91 (Rupees Sixty-Eight Lakhs Fifty-Two Thousand Nine Hundred Eighty-Two and Paise Ninety-One Only) +Interest and cost thereon after.	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 Lonkand, Tal-Haveli, Dist-Pune and within the limits of Village Grampanchayat Lonkand, Panchayat Samiti Haveli, Zilla Parishad Pune and registration District Pune, Sub- District Taluka-Haveli.	Rs. 2,72,42,000/- (Rupees Two Crore Seventy-Two Lakhs Forty-Two Thousand Only)	Rs.27,24,200/- (Rupees Twenty-Seven Lakhs Twenty-Four Thousand Two Hundred Only)	Rs. 1,00,000/- (Rupees One Lakh Only)																									
7	ARB -PUNE 78780 M/s KGN Interiors (Physical Possession)	Rs.40,34,351.50 (Rupees Forty lakh Thirty-Four Thousand Three Hundred Fifty-one and Paise Fifty Only.) (further Interest And Charges)	Residential flat no.2, Building No. A-1, First Floor, Atharva Purva Co-op Housing Soc. admeasuring 767 sq. ft. situated at Survey no 71/2/2C, 71/3/3B,71/1/3, 71/2/21C,71/4/3, 71/2/5C/1, 71/2/4C,71/1/3/1 and 71/4/3/1, Handewadi Road, Hadapsar, Pune, Belonging to Mr. Israil Abdul Rauf Khan.	Rs. 31,77,000/- (rupees Thirty-one Lakhs Seventy-seven Thousand Only)	Rs. 3,17,700/- (rupees Three Lakhs Seventeen Thousand Seven Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									
8	ARB -PUNE 78780 Mata Ramal Magasvargiya Sahakari (Symbolic Possession)	Rs.35,44,447.77/- (Rupees Thirty-Five Lakhs Forty-Four Thousand Four Hundred Forty-Seven and Seventy-Seven Paise Only)) plus further interest and charges.	A) Land & Building along with construction thereon situated at Survey No 5 Hissa No 14/1/5, Kondhwa Budruk, Tal-haveli, Pune admeasuring 500 sq. mtrs. B) Land & Building along with construction thereon situated at Survey No 5 Hissa No 14/1/6, Kondhwa Budruk, Tal-haveli, Pune admeasuring 500 sq. mtrs C) Land & Building along with construction thereon situated at Survey No 5 Hissa No 14/3/10, Kondhwa Budruk, Tal-haveli, Pune admeasuring 200 sq. mtrs D) Land & Building along with construction thereon situated at Survey No 5 Hissa No 14/2/18, Kondhwa Budruk, Tal-haveli, Pune admeasuring 100 sq. mtrs. E) Land & Building along with construction thereon situated at Survey No 5 Hissa No 5/1/24/1, kakde Nagar, Kondhwa Budruk, Tal-haveli, Pune admeasuring 300 sq. mtrs.	Rs. 5,49,45,000/- (Rupees Five Crore Forty-Nine Lakhs Forty-Five Thousand Only)	Rs. 54,95,500/- (Rupees Fifty Four Lakh Ninety Five Thousand Five Hundred Only)	Rs. 1,00,000/- (Rupees One Lakh Only)																									
9	ARB -PUNE 78780 Mr. Prakash Chhabu Shinde (Symbolic Possession)	Rs.50,53,820.50/- (Rupees Fifty Lakhs Fifty-Three Thousand Eight Hundred Twenty and Fifty Paise only) plus further interest and charges	All that piece and parcel of Flat no.16 an area admeasuring about 840 sq.ft. i.e.78.03 sq.mt built up on Fourth Floor in the Building no.E-3,known as "CITADEAL SOCIETY" being constructed upon the land of Survey no. 51/1/6,51/1/7,51/1/8,67A/3,67A/10B,68/8 and 68/9 of Ghorpadi Pune and within the Limits of Pune Municipal Corporation of Pune and also within the jurisdiction of Sub Registrar Haveli Pune.	Rs.51,41,000/- (Rupees Fifty-One Lakhs Forty One Thousand Only)	RS. 5,14,100/- (Rupees Five Lakh Fourteen Thousand One Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									
10	ARB -PUNE 78780 M/s Real Technologies (Symbolic Possession)	Rs.59,92,073/- (Rupees Fifty-Nine Lakhs Ninety-Two Thousand Seventy-Three Only) + (further Intrest And Charges)	<b>Property No.01</b> : Flat No.20, Wing A, Indranil Galaxy Co-Op. Hsg. Society, Situated At S.No.18, Hissa No.4/5/2, Plot No.B, Admeasuring 568 Sq.ft., Situated At Bavdhan Khurd, Taluka -Mulshi (Paud), Dist-Pune-411 041. <b>Property No.02</b> : Flat No.19, wing A, Indranil Galaxy Co-op Hsg Society, Situated At S.no.18, Hissa No.4/5/2,plot No.b, Admeasuring 528 Sq.ft.Situated At Bavdhan Khurd, Taluka-Mulshi (Paud), Dist. Pune-411 041.	<b>Property No.01</b> Rs.28,78,000/- (Rupees Twenty-Eight Lakhs Seventy-Eight Thousand Only). <b>Property No.02</b> Rs. 28,11,000/- (Rupees Twenty-Eight lakhs Eleven Thousand Only).	<b>Property No.01</b> Rs. 2,87,800/- (Rupees Two Lakhs Eighty Seven Thousand Eight Hundred Only). <b>Property No.02</b> Rs. 2,81,100/- (Rupees Two Lakhs Eighty One Thousand One Hundred Only).	Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									
11	ARB -PUNE 78780 Mr. Amol Arun Shinde (Symbolic possession)	Rs. 39,03,234.50/- (Rupees Thirty-Nine Lakhs Three Thousand Two Hundred Thirty-four and Fifty Paise Only) + (Further Intrest and Charges)	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 limit of Pune Cantonment Board, Pune and Municipal Corporation and within the registration Taluka Haveli District Pune.	Rs.48,56,000/- (Rupees Forty-Eight Lakh Fifty-Six Thousand Only).	Rs.4,85,600/- (Rupees Four lakh Eighty-Five Thousand Six Hundred Only).	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									
12	ARB -PUNE 78780 Mrs. Shital Prashant Patil (Symbolic Possession)	Rs.57,82,379.05 /- (Rupees Fifty-Seven Lakh Eighty-Two Thousand Three Hundred Seventy-Nine and Five Paise Only) plus further interest and charges	All that piece and parcel of Flat No. 03, on the still floor admeasuring area of about 50.65 sq.mtrs. i.e. 545 sq.ft. in the scheme known as Samarth Heights Apartment Condominium duly constructed on the land bearing S. No. 249/1 within the limits of Pune Municipal Corporation, situated at village Baner, Taluka Haveli, District Pune and also within the jurisdiction of Sub-Registrar Haveli.	Rs.26,88,000/- (Rupees Twenty-Six lakhs Eighty-Eight Thousand Only)	RS.2,68,800/- (Rupees Two Lakh Sixty-Eight Thousand Eight Hundred Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)																									
13	ARB -PUNE 78780 Mr. Swapnil Manohar Mhatre (Physical Possession)	Rs. 35,09,352.00 (rupees Thirty-five Lakhs Nine Thousand Three Hundred Fifty-two Only) Plus Further Interest And Charges.	Flat Bearing No. 102, First Floor, B-Wing, admeasuring carpet area 54.72 Sq. Mtrs. i.e 589 Sq.Ft. and adjacent terrace admeasuring 12.54 Sq. Mtrs. i.e 135 Sq. ft in Building "Aishwaryam Courtyard", Phase-II, situate at Gat No. 1169, 1170,1172 and 1241, Village Chikhali, Tal. Haveli, Dist. Pune.	Rs. 38,56,000/- (Rupees Thirty-Eight Lakhs Fifty-six Thousand Only)	Rs. 3,85,600/- (Rupees Three Lakhs Eighty-Five Thousand Six Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									
14	ARB -PUNE 78780 Mr. Arjun Bira Chormale (Physical Possession)	Rs. 2068530.44 (Rs. Twenty Lakh Sixty-Eight Thousand five Hundred Thirty and Paise Forty-Four Only) +Interest thereon after.as per demand notice dated 29.10.2022	All that piece and parcel of Flat No. 503, 5th Floor, admeasuring about 38.08 sq mtrs (carpet) +terrace and open parking space in the building name "The Orchid" constructed on Gat No. 686/2 (Old Gat No. 686) Opp. South Indian Bank ATM, IVY Estate Road, Off. Nagar Road, Wagholi, Pune -412207 situated within jurisdiction of registration district Pune, Sub District Taluka-Haveli and within the limits of Pune Zilla Parishad Pune.	Rs. 27,54,000 /- (Rupees Twenty-Seven Lakh Fifty-Four Thousand Only)	Rs. 2,75,400 /- ( Rupees Two Lakh Seventy-Five Thousand Four Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									
15	ARB -PUNE 78780 M/s Swami Samarth Enterprises (Physical Possession)	Rs.68,67,472/- (Rupees Sixty-Eight Lakhs Sixty Seven Thousand Four Hundred Seventy-Two Only) plus interest thereon	<b>Property No.1</b> - Flat No.602,6th Floor, Building No. B, Wing A, Kamala City Co-Operative Housing Society, measuring 550 Sq. Ft. Situated at Plot No.1 to 12, S.No.22, Hissa No.1(part), Katraj,Pune-411046 <b>Property No.2</b> - Flat No 904,9th Floor, Building No F, Suyog Leher Cooperative Housing Society, measuring 81.40 Sq. Mtrs. (62.62 Sq. Mtrs carpet area), Situated at S No 16/2 (Old Sr No 15/20), Kondhwa Budruk, Tal-Haveli, Pune-411048. <b>Property No.3</b> - Flat No 203, 2nd floor, PURVA RESIDENCY, measuring 59.29 sq. mtrs. Situated at S.No.58/2/2/7 (Old S.No. 93/2), S.No.58/5/1/1/10/10 (Old S. No 93/5/1/1/10/10) and S.No. 58/5/1/1/10/9 (Old S.No.93/5/1/1/10/9), behind Khandoba Mandir, Sukhsagar Nagar,Kondhwa Bk, Taluka-Haveli, Pune-411048	<b>Property No. 1-</b> Rs. 32,84,000/- (Rupees Thirty Two Lakhs Eighty Four Thousand Only) <b>Property No. 2 -</b> Rs. 42,76,000/- (Rupees Forty- Two Lakhs Seventy-Six Thousand Only) <b>Property No. 3:</b> Rs. 30,48,000/- (Rupees Thirty Lakhs Forty Nine Thousand Only)	<b>Property No. 1:-</b> Rs. 3,28,400/- (Rupees Three Lakhs Twenty-eight Thousand Four Hundred Only) <b>Property No. 2:-</b> Rs. 4,27,600/- (Rupees Four Lakhs Twenty Seven Thousand Six Hundred Only) <b>Property No. 3:-</b> Rs. 3,04,900 /- (Rupees Three Lakhs Four Thousand Nine Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Rs. 25,000/- (Rupees Twenty-Five Thousand Only)																									

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://www.mscecommerce.com/auctionhome/ibapi/index.jsp>  
Note: 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 : 07/03/2024  
Place : Pune

**Date & Time of E-Auction: 27/03/2024 (12.00 Noon to 5.00 PM)**

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

Authorized Officer,  
Union Bank of India



indianexpress.com

## I look at every side before taking a side.

Inform your opinion with insightful perspectives.

**The Indian Express.**  
For the Indian Intelligent.



JOURNALISM OF COURAGE

Pune