

**STRESSED ASSET MANAGEMENT BRANCH - MUMBAI,**

Ground Floor, 104, Bharat House, M.S. Marg, Fort, Mumbai-400023

E-Mail: samvmumbai@unionbankofindia.bank

**SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTY**

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rule, 2002

NOTICE of 15 days is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable/ Movable property mortgaged / charged to the Secured Creditor, the 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 dated mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s).The details, Reserve Price and the Earnest Money Deposit are also mentioned hereunder :-

**Date & Time of Auction: 12.07.2024, from 12:00 p.m. to 05:00 p.m**

**Name of the Borrower, Co-Applicant & Guarantor :-**

1. Mr. Manoj Adnani, At - Flat No. 402A and 402B, Atlas Skywalker, CHS Ltd, Fourth Cross Lane, Lokhandwala Complex, Andheri West, Mumbai- 400053.
2. Mr. Rijumal Adnani, At - Flat No.402A and 402B, Atlas Skywalker, CHS Ltd, Fourth Cross Lane, Lokhandwala Complex, Andheri West, Mumbai- 400053.
3. Mrs. Radha Adnani, At - Flat No.402A and 402B, Atlas Skywalker, CHS Ltd, Fourth Cross Lane, Lokhandwala Complex, Andheri West, Mumbai- 400053.

**Amount Due : Rs. 7,66,41,547.31 (Rupees Seven Crores Sixty Six Lakhs Forty One Thousand Five Hundred Forty Seven and Thirty One Paise Only) plus interest thereon and other charges from 01.07.2021.**

**Property No. 1 :- Amalgamated Residential Flat No.402/A (owned by Mr.Rijumal Adnani) & 402/B (owned by Mrs.Radha Adnani) at Atlas Skywalker CHS Ltd,4th Cross Lane, Lokhandwala Complex, Andheri West,Mumbai-400 053 admeasuring 1195 sq. ft (built up area). (Under Symbolic Possession)**

• Reserve Price : Rs. 2,57,00,000.00 • Earnest money to be deposited : Rs. 25,70,000.00 • Date of Demand Notice : 17.07.2021 • Date of Possession Notice : 24.11.2021 • Date of Sale Notice : 14.06.2024

**For Further Details Contact : (During Office Hours) :- File Handling Officer Authorized Officer- Mr. Manish Kumar Sinha, Mob No. 8882527394**

**Name of the Borrower, Co-Applicant & Guarantor :-**

1. M/s. Farouk Sodagar Darvesh & Co. Pvt. Ltd., At - Associate House, 85-A, Victoria Road, Sant Savta Marg, Mustafa Bazar, Byculla (East), Mumbai- 400 010.
2. M/s. Associate Lumbers Pvt. Ltd., At - Associate House, 85-A, Victoria Road, Sant Savta Marg, Mustafa Bazar, Byculla (East), Mumbai - 400 010.
3. M/s. Associate Plywood Industries Pvt. Ltd., At - 15, Hill Road, Bandra (West), Mumbai - 400 050.
4. Mr. Mohd. Farouk S. Darvesh, At - Associate House, 85-A, Sant Savta Marg, Mustafa Bazar, Byculla, Mumbai - 400010.
5. Mr. Torrab I. Darvesh, At - Associate House, 85-A, Sant Savta Marg, Mustafa Bazar, Byculla, Mumbai - 400010.
6. Mr. Zakaria M.F. Darvesh, At - Associate House, 85-A, Sant Savta Marg, Mustafa Bazar, Byculla, Mumbai - 400010.
7. Mr. Yahya M.F. Darvesh, At - Hoor Manzil, 7, Perry Cross Road, Near Carter Road, Bandra West, Mumbai - 400050.
8. Mr. Ebrahim S. Darvesh, At - Associate House, 85-A, Sant Savta Marg, Mustafa Bazar, Byculla, Mumbai - 400010.
- 9A. Mr. Ebrahim Suleman Darvesh, Husband of Late. Mariam Ebrahim Darvesh, At - Associate House, 85-A, Sant Savta Marg, Mustafa Bazar, Byculla, Mumbai - 400010.
- 9B. Mr. Torrab I. Darvesh, Son Of Late. Mariam Ebrahim Darvesh, At - Associate House, 85-A, Sant Savta Marg, Mustafa Bazar, Byculla, Mumbai - 400010.
10. Ms. Shabana Oosman Darvesh, At - Associate House, 85-A, Sant Savta Marg, Mustafa Bazar, Byculla, Mumbai - 400010.

**Amount Due : Rs. 122,46,97,049.43 as per demand notice dated 13.11.2017 with further interest, cost & expenses that may accrue from 01.11.2017 till total repayment and settlement of dues.**

**Property No. 2 :- (A) All that piece and parcel of the land bearing 1) Old Survey Number 71 (Part), New Survey Number 232 (part), admeasuring an area 0-05-7 (H-R-P), 2) Old Survey No. 70 (part), new Survey Number 231 (Part), admeasuring an area of 0-28-0 (H-R-P), 3) Old Survey Number 881 (Part), New Survey Number 67 (part), admeasuring an area of 0-09-0 (H-R-P), aggregating to 0-42-7 (H-R-P) collectively being "Plot No.1" lying, being and situated at Village - Anjur & Diva (Anjur) Taluka - Bhiwandi, District - Thane and Sub-Division and Sub-Registration Office - Bhiwandi and Division and District - Thane and Zilla Parishad-Thane,**

**(B) All that pieces and parcel of the land bearing Survey No. 67 (part) admeasuring 0-34-4 (H-R-P) being "Plot No. 2" lying, being and situated at Village - Anjur and Diva (Anjur), Taluka - Bhiwandi, District - Thane & Sub-Division and Sub-Registration Office - Bhiwandi and Division and District - Thane & Zilla Parishad, Thane & (C) All that pieces and parcel of the land bearing and Survey Number 231 (Part) admeasuring 0-60-0 (H-R-P) being "Plot No. 3", lying, being and situated at Village - Anjur and Diva (Anjur), Taluka - Bhiwandi, District - Thane and Sub-Division and Sub-Registration Office - Bhiwandi and Division and District - Thane and Zilla Parishad - Thane along-with Godown/Factory Sheds & Other Ancillary Structures in the name of M/s. Associate Plywood Industries Private Limited., (Under Physical Possession)**

• Reserve Price : Rs. 19,50,00,000.00 • Earnest Money to be deposited : Rs. 1,95,00,000.00 • Date of Demand Notice : 13.11.2017 • Date of Possession Notice : 12.03.2019 • Date of Sale Notice : 24.06.2024



**Property No. 2 :- (A)** All that pieces and parcel of the land bearing 1) Old Survey Number 71 (Part), New Survey Number 232 (part), admeasuring an area 0-05-7 (H-R-P), 2) Old Survey No. 70 (part), new Survey Number 231 (Part), admeasuring an area of 0-28-0 (H-R-P), 3) Old Survey Number 681 (Part), New Survey Number 67 (part), admeasuring an area of 0-09-0 (H-R-P), aggregating to 0-42-7 (H-R-P) collectively being "Plot No.1" lying, being and situated at Village - Anjur & Diva (Anjur) Taluka - Bhiwandi, District - Thane and Sub-Division and Sub-Registration Office - Bhiwandi and Division and District - Thane and Zilla Parishad-Thane,

**(B)** All that pieces and parcel of the land bearing Survey No. 67 (part) admeasuring 0-34-4 (H-R-P) being "Plot No. 2" lying, being and situated at Village - Anjur and Diva (Anjur), Taluka - Bhiwandi, District - Thane & Sub-Division and Sub-Registration Office - Bhiwandi and Division and District - Thane & Zilla Parishad, Thane & **(C)** All that pieces and parcel of the land bearing and Survey Number 231 (Part) admeasuring 0-60-0 (H-R-P) being "Plot No. 3", lying, being and situated at Village - Anjur and Diva (Anjur), Taluka - Bhiwandi, District - Thane and Sub-Division and Sub-Registration Office - Bhiwandi and Division and District - Thane and Zilla Parishad - Thane along-with Godown/Factory Sheds & Other Ancillary Structures in the name of M/s. Associate Plywood Industries Private Limited., **(Under Physical Possession)**

• Reserve Price : Rs. 19,50,00,000.00 • Earnest Money to be deposited : Rs. 1,95,00,000.00 • Date of Demand Notice : 13.11.2017 • Date of Possession Notice : 12.03.2019 • Date of Sale Notice : 24.06.2024

**For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Dhurandhar Ram, at Mob No. 7800003631.**

**Name of the Borrower, Co-Applicant & Guarantor :-**

1. Mrs. Nargis Shaikh, W/o. Mr. Shawkat Shaikh, At - Flat No. 804, 8th Floor, Building No. 13, Shree Swami Samarth Prasanna, Unit No. 13, Co-op. Housing Society Ltd, Indraprasth Phase 2, Oshiwara, Millat Nagar, Andheri West, Mumbai - 400053.
2. Mr. Zeeshan Sheikh, S/o. Late Mr. Shawkat Shaikh, At - Flat No. 804, 8th Floor, Building No. 13, Shree Swami Samarth Prasanna, Unit No. 13 co-op Housing Society Ltd, Indraprasth phase 2, Oshiwara, Millat nagar, Andheri West, Mumbai - 400053.
3. Mr. Zain Sheikh, At - Flat No. 804, 8th Floor, Building No. 13, Shree Swami Samarth Prasanna, Unit No. 13, Co-op. Housing Society Ltd, Indraprasth Phase 2, Oshiwara, Millat nagar, Andheri West, Mumbai - 400053.
4. Ms. Zareen Sheikh, At - Flat No. 804, 8th Floor, Building No. 13, Shree Swami Samarth Prasanna, Unit No. 13, Co-op. Housing Society Ltd, Indraprasth Phase 2, Oshiwara, Millat Nagar, Andheri West, Mumbai - 400053.

**Amount Due : Rs. 3,24,10,077.84 (Rupees Three Crore Twenty Four Lacs Ten Thousand Seventy Seven and Eighty Four Paise Only) as on 31.05.2023 plus further interest thereon w.e.f. 01.06.2023 at applicable rate of interest, cost and charges till date.**

**Property No. 3 :- Flat No. 804, admeasuring 950 sq. ft. (super built up area) in building known as Shree Swami Samarth Prasanna Oshiwara East, Unit No. 13 Co-op. Housing Society Ltd, Indra Darshan Sector II, constructed on Plot of land bearing No. 1/215, CTS No. 1/215(pt), Survey No. 41 (Pt) 190, Municipal K/W Ward, Village - Oshiwara, Taluka Andheri, Off New Link Road, Oshiwara, Andheri West, Mumbai - 400053 in the name of Late. Shaikh Shawkat Mohd Rafiq. **(Under Symbolic Possession)****

• Reserve Price : Rs. 2,15,00,000.00 • Earnest Money to be deposited : Rs. 21,50,000.00 • Date of Demand Notice : 26.06.2023 • Date of Possession Notice : 21.10.2023 • Date of Sale Notice : 24.06.2024

**For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Ajit Shirodkar - 9822583937**

**Name of the Borrower, Co-Applicant & Guarantor :-**

1. M/s. Pandhe Infracons Pvt. Ltd., At - No.157/c, Railway Lines, Solapur- 413001, Maharashtra & Also At - 234 Praneet Jayant Palkar Marg, Opp, Poddar Hospital Worli, Mumbai-400030.
2. Mr. Ankur Anil Pandhe, At - No.157/C, Railway Lines, Solapur-413001, Maharashtra
3. Mrs. Rohini Anil Pandhe, At - No.157/c, Railway Lines, Solapur - 413001, Maharashtra
4. Mrs. Pooja Ankur Pandhe, At - No-157/C, Railway Lines, Solapur - 413001, Maharashtra.
5. Mr. Vegesna Ravi Varma, At - D. No. 6-10-1/1, Sugar Colony, Palakol-534260, West Godavari District, Andhra Pradesh.
6. M/s. Pandhe Construction Pvt. Ltd., At - No. 157/C, Railway Lines, Solapur-413001, Maharashtra.



**Amount Due : Rs. 362,78,59,228/- (Rupees Three Hundred Sixty Two Crores Seventy-Eight Lakhs Fifty Nine Thousand Two Hundred Twenty Eight Only) as on 30.09.2022 with further interest, cost & expenses that may accrue from 01.10.2022 till total repayment and settlement of dues by the Corporate Debtor**

**Property No. 4 : - All the peace and parcel of the Commercial and Residential land at Kumbhari, Solapur on plot bearing Gut No 387/1A, 392/1, 393/1/A, 396/B/1, 398/A/1, 400/1, 401/1, 593/1/2/A, 387/1A, 386/1/A, 371/2A, 373/1, 594/1/2/A, 591/2/A, 591/1/1/A, 394/1, 385/1/1/2A, 385/1/1/1/A, 399/1A, 399/2, 389/5, 391/2, 376/1, 375/2, 563/1+9A/2/1, 583/1 Admeasuring 95742.28 sq. mtr in the name of M/s. Pandhe Construction Pvt. Ltd. (Under Physical Possession)**

**• Reserve Price : Rs. 39,19,00,000.00 • Earnest Money to be deposited : Rs. 3,91,90,000.00 • Date of Demand Notice : 02.08.2017 • Date of Possession Notice : 17.10.2017 • Date of Sale Notice : 19.06.2024**

**For Further Details Contact : (During Office Hours) :- File Handling Officer - Authorised Officer – Mr. Vikas Srivastava, at Mob No. 9935387181**

**Name of the Borrower, Co-Applicant & Guarantor :-**

- 1. M/s. Indus Projects Limited, At - 504, Loha Bhavan, P. D'Mello Road, Masjid, Mumbai -400009.**
- 2. Mr. Kishor H. Mehta, At - Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400-049. & Also At- 53, Nutan Laxmi Society, Rajgrahi, N. S. Road, No. 9, JVPD Scheme, Vile Parle (West), Mumbai-400 049**
- 3. Mr. Abhai K. Mehta, At - Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai-400 049.**
- 4. Mr. Mahavir K. Mehta, At - 53, Nutan Laxmi Society, Rajgrahi, N. S. Road, No. 9, JVPD Scheme, Vile Parle (West), Mumbai - 400 049. & Also At - Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400 049.**
- 5. Mr. Madhur K. Mehta, Duplex Bungalow, Jitendra Lane, 27, Juhu Tara Road, Mumbai -400049.**
- 6. M/s. Indus Mechanical Engineering Company Private Limited, At - 504, Loha Bhavan, P. D'Mello Road, Masjid Bunder, Mumbai - 400 009. & Also At - 1/4, Sai Sadan Sai Baba Marg, Parel, Mumbai - 400012.**

**Amount Due : Total Outstanding Dues - Rs. 90,46,46,240.07 (Rupees Ninety Crores Forty Six Lacs Forty Six Thousand Two Hundred Forty and Seven Paise Only), details of which are mentioned as below: -**

**(1) Union Bank Of India - Rs. 71,85,50,645.07 as on 31.03.2024 plus further interest at applicable rate, costs, dues, and expenses that may accrue from 01.04.2024 till total repayment and settlement of dues.**

**(2) State Bank of India – Rs 18,60,95,595.00 as on 22.04.2024 plus further interest at applicable rate, costs, dues, and expenses that may accrue from 23.04.2024 till total repayment and settlement of dues**

**Property No. 5 : - Residential building (9 storied) situated at Plot No. 53, Nutan Laxmi CHS Ltd., North-South Road No. 9 bearing C.T.S. No. 660, S.No. 70, Sub Plot No. 53 admeasuring 800 sq.yards. in the Nutan Laxmi Co-operative Housing Society Ltd., North South Road No. 9, J. V. P. D. Scheme, Vile Parle (West), Mumbai -400 056 standing in the name of Shri Kishore Mehta (Under Physical Possession)**

**• Reserve Price : Rs. 94,00,00,000.00 • Earnest Money to be deposited : Rs. 9,40,00,000.00 • Date of Demand Notice : 18.07.2019(ECB), 19.07.2019(UBI) & 14.07.2022 (SBI) • Date of Possession Notice : 23.01.2020 • Date of Sale Notice : 25.06.2024**

**Property No. 5 : - Flat No. 401 admeasuring 121.76 sq.mtrs. on the 4th Floor, The Everest Chamber Co-operative Housing Society Ltd., situated on Plot bearing CS No. 332(Part) of Malabar Hill & Cumballa Hill Division, Mount Pleasant Road, Mumbai -400 006 standing in the name of M/s. Indus Mechanical Engineering Co. Pvt. Ltd. (Under Physical Possession)**

**• Reserve Price : Rs. 6,00,00,000.00 • Earnest Money to be deposited : Rs. 60,00,000.00 • Date of Demand Notice : 18.07.2019(ECB), 19.07.2019(UBI) & 14.07.2022 (SBI) • Date of Possession Notice : 23.01.2020 • Date of Sale Notice : 25.06.2024**

**For Further Details Contact : (During Office Hours) :- File Handling Officer - Ms. Poonam Gautam at Mob No. 9873008931 & Authorized Officer- Mr. Dhurandhar Ram at Mob No. 7800003631**



**Name of the Borrower, Co-Applicant & Guarantor :-**

1. **M/s. Orbit Ayas P. Ltd.**, (Presently under CIRP under IBC, 2016)  
At - Office No. 404, 4th Floor, Aashirwad Premises CHS. Ltd., 64/ E, Ahmedabad Street Carnac Bunder, Mumbai - 400009.
2. **Mr. Dharmesh R. Choksi**, (Interim Moratorium imposed IBC, 2016)  
R/o. Flat No. 6, Neelkanth Villa, 90 Ft. Rd, Garodiyanager, Ghatkopar (E) Mumbai 400077.
3. **Mr. Rajendra Amritlal Choksi**, (Interim Moratorium imposed IBC, 2016)  
R/o. Flat No. 6, Neelkanth Villa, 90 ft Rd, Garodiyanager, Ghatkopar (E) Mumbai 400077.
4. **Ms. Zamzam Intiaz Khatri**, Flat No. 302, Disha Apartment CHS, Hanuman Mandir Road, Khar W, Mumbai - 400052.

**Amount Due : Rs. 20,11,39,540.99 (Rupees Twenty Crore Eleven Lacs Thirty Nine Thousand Five Hundred Forty and Paise Ninety Nine Only) as per demand notice dated 12.07.2022 plus further interest thereon and other charges**

**Property No. 7 : - Flat No. 302, 3rd Floor, Disha Apartment chs, Hanuman Mandir Road, Khar West, Mumbai - 400052, admeasuring 57.94 sq. mtr. in the name of Ms. Zamzam Intiaz Khatri. Boundaries of the Property: - North - Om Shiv Wara Building, South - Internal Road, East - Mahaveer Apartment, Kamal Kunj Building B Wing. (Under Symbolic Possession)**

• Reserve Price : Rs. 2,30,00,000.00 • Earnest Money to be deposited : Rs. 23,00,000.00 • Date of Demand Notice : 15.01.2019 • Date of Possession Notice : 03.10.2019 • Date of Sale Notice : 24.06.2024

**For Further Details Contact : (During Office Hours) :- File Handling Officer - Authorized Officer- Mr. Ajit Shirodkar, 9822583937.**

**Name of the Borrower, Co-Applicant & Guarantor :-**

1. **Mr. Chandrakant N. Patel (Director PBPL)**, At - A/3, Shri Sardar Patel Society, Nehru Road, Vile Parle (E), Mumbai - 400057.
2. **Mr. Amit Yogesh Sampat (Director PBPL)**, At - 403, Gaurav Villa, Mahavir Nagar, Panchsheel Enclave, Kandivali (W), Mumbai - 400057.
3. **Mrs. Manishaben C. Patel (Mortgagor)**, At - A/3, Shri Sardar Patel Society, Nehru Road, Vile Parle (E), Mumbai - 400057.
4. **M/s. Pushpak Bullions Pvt. Ltd (PBPL)**, At - 6, Thakkar Niwas, 93 Bhuleshwar Road, Mumbai - 400002.

**Amount Due : Rs. 97,43,59,724.50 (Rupees Ninety Seven Crore Forty Three Lacs Fifty Nine Thousand Seven Hundred Twenty Four rupees and paise Fifty only) plus further interest thereon and other charges Under Consortium Arrangement.**

**Property No. 8 : - Basement No. 1. Nisarg Apartment, C T S No. 1234,1234/1 to 4, Village Villeparle, Near Villeparle Railway Station, Besant Road, Vile Parle West, Tal. Andheri, Dist. Mumbai - 400057. North-Beseant Road, South- Zaveri Building, East-Sangam Arcade & West-Best Housing Boy's Hostel (Under Physical Possession)**

• Reserve Price : Rs. 1,47,71,000.00 • Earnest Money to be deposited : Rs. 14,77,100.00 • Date of Demand Notice : 02.05.2016 • Date of Possession Notice : 20.02.2020 • Date of Sale Notice : 24.06.2024

**For Further Details Contact : (During Office Hours) :- File Handling Officer - Ms. Mangala Kale, at Mob No. 9833765376 & Authorized Officer- Mr. Abhishek Singh, at Mob No. 6392741791**

**DATE & TIME OF E-AUCTION FOR ALL PROPERTIES : 12.07.2024 at 12.00 p.m . to 05.00 p.m.**

**DATE OF INSPECTION OF THE PROPERTY : 05.07.2024**

For Registration & Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>  
For Detailed Terms And Conditions of Sale the Interested persons may also visit banks website [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)

Sd/-  
**Authorised Officer, Union Bank of India**

Place : Mumbai