

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 DAYS 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 PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 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 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", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 16.11.2023 in between 12:00 Noon to 05:00 P. M., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://www.ibapi.in>.

The under mentioned properties will be sold by Online E-Auction through website www.mstcecommerce.com on 16.11.2023 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

■ Online E-Auction through website <https://www.mstcecommerce.com>

■ Date & Time of Auction : 16th NOVEMBER, 2023 at 12.00 Noon to 05.00 P. M.

Lot No.	a) Name of the Borrower, b) Name of the Branch, c) Description of Property, d) Name of the Owner/s	a) Reserve Price (In ₹) b) Earnest Money Deposit (EMD) (In ₹)	Debt Due Amount Contact Person & Mobile No. Inspection Date / Time	Encumbrance Possession: Symbolic / Physical
1	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) All piece & Parcel of Land and building and all infrastructure facilities at S. No. 41/A/1, 41/1/2 & 41/1/3, Village Talegaon Taluka Ahmadpur District Latour. (Total Land Area 39000 sq. Mtrs. d) Mr. Jeevan Kumar Ramrao Maddewad & Late Hanmant Narsanna Chepure.	a) ₹ 22,72,00,000/- b) ₹ 2,72,20,000/-	₹ 21,31,80,728.54 (Rs. Twenty One Crore Thirty One Lacs Eighty Thousand Seven Hundred Twenty Eight & Paiza Fifty Four Only) as on 30.06.2023 plus further interest thereon w. e. f. 01.07.2023 at applicable rate of interest, cost & charge till date. ■ Mr. Suryeshwar - M. No. 75884 85111 ■ Mr. Shaillesh Kumar Singh - M. No. 80521 13909 - 15.11.2023 / 10.00 a. m. to 01.00 p. m.	Not Known to A, O. Symbolic Possession
2	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) Flat No. 301, 3 rd Floor, Malvani Sagar Samrat CHSL., Plot No. 16 RSC-2, Survey No. 263 (Part), CTS No. 6A (Part), Village : Malvani, Mhada Layout, Malvani, Malad (W), Mumbai-400 095 (Built Up Area : 669 sq. ft. (As per Sale Agreement) Carpet Area : 577 sq. ft. (As per Measurement). d) Mr. Jeevan Kumar Ramrao Maddewad & Mrs. Soni Priya Jeevan Kumar Maddewad.	a) ₹ 70,25,000/- b) ₹ 7,02,500/-		Not Known to A, O. Symbolic Possession
3	a) M/s. The New Testament Church of Christ Society b) Asset Recovery Management Branch c) Flat No. 604, 6 th Floor, Malvani Sai Darshan CHSL., Plot No. 45, RSC-5, CTS No. 3525, Village : Malvani, Mhada Layout, Malvani, Malad (W), Mumbai-400 095 (Built Up Area : 778.78 sq. ft. (As per Sale Agreement) Carpet Area : 595 sq. ft. (As per Measurement) d) Mrs. Santoshapriya Hari Prasad Naidu	a) ₹ 81,78,000/- b) ₹ 8,17,800/-		Not Known to A, O. Symbolic Possession
4	a) M/s. Sai Shradha Garments b) Asset Recovery Management Br. c) Land & building constructed on S. No. 29(P), H. No. 2A, Nr. Sai Baba Temple, Land area Admn. about 4480 sq. mtrs., Vill. Sonale, Bhiwandi, Thane-421 302. d) Mr. Gajanan Ragho Harad, Mr. Ragho P. Harad, Mrs. Kalubai M. Masane, Mr. Baliram P. Harad, Mr. Laxman P. Harad, Mr. Ram P. Harad, Mrs. Nagubai M. Mhatre & Ms. Shilpa G. Harad.	a) ₹ 2,67,41,000/- b) ₹ 26,74,100/-	₹ 1,23,99,609.70 (Rs. One Crore Twenty Three Lacs Ninety Nine Thousand Six Hundred Nine and Paiza Seventy Only) as on 30.06.2023 plus further interest thereon w. e. f. 01.07.2023 at applicable rate of interest, cost and charge till date. ■ Mr. Suryeshwar - M. No. 75884 85111 ■ Mr. Shaillesh Kumar Singh - M. No. 80521 13909 - 15.11.2023 / 10.00 a. m. to 01.00 p. m.	Not Known to A, O. Symbolic Possession

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website www.ibapi.in of Service Provider Indian Banks Auction Properties Information (IBAPI) Portal.

The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e. www.unionbankofindia.co.in or <https://www.ibapi.in>, www.mstcecommerce.com

Place : Mumbai

Date : 07.10.2023

Sd/-

Authorized Officer, Union Bank of India