युनियन बैंक 🕼 **Union Bank** REGIONAL OFFICE The Capital Building, 1st Floor, Opp. Kulkarni Garden, Sharanpur Road, Nashik

DEMAND NOTICE **UNDER SEC. 13(2)**

CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT Notice Issued to you u/s13(2) of The Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 by branch/me, the Authorized Officer, was sent to you calling upon to repay the dues in your loan accounts with us at your last known address could not be served. Therefore, the contents of the said demand notice are being published in this newspaper. The credit facilities/loan facilities availed by you have been classified as NPA. You have executed loan documents while availing the facilities and created security interest in favour of the Bank. The details the credit Facilities and secured assets are as per the given table. Therefore, you

	spect of time available, to redeem the se		ACCUSANCE CONTROL ACTION 5 SAME SEAS RESIDENCE SECRETARISTS SEAS AND	ent. Please take note of the provisions of sub-section (8) of Section 13
Branch Name	Borrowers / Guarantors / Mortgagors Name & Address	NPA Date Date of Demand Notice	Book Balance Unapplied interest Cost/Charges incurred by Bank	Equitable Mortgage of immovable property described here in below
Nasik City Branch, Dist. Nashik	Borrower: i) Mr. Devidas Hiraman Maule Address 1: Room No. 302, MHB Colony Satpur Colony Industrial Estate Nasik 422007. ii) Mr. Devidas Hiraman Maule	01/10/2024 23/10/2024	Total Demand Notice Amt. Rs. 25,41,560.51/- as of 22.10.2024 Rs. 79,754.29/- up to 22.10.2024 Rs. 0.00	Equitable Mortgage of immovable property described herein below All that piece and parcel of the Row Bungalow No. 192, Adm. 89.00 S Mtr. Built up area and having plotted area Adm. 75.60 Sq. Mtr. In the name of "Shree Ganesh Kuber Row Bungalows" Constructed over, Plc no. 192 admg. 75.60 Sq. mtrs, & as per pro rata FSI area Adm. 117.9 Sq. Mtrs. Out of the Sr. No. 453/B/2/3/4, (C.T.S. No. 6457/35) the
	Address 2: Row Bungalow No. 192, Shri Ganesh Kuber Row Bungalow Plot no. 192, Sr. no. 453/B/2/3/4 CTS No. 6457/35, Near Patil Park Balaji Park, Medhage Nagar, Satpur Shiwar Nashik 422012		As on 22.10.2024 sum of Rs. 26,21,314.80/-	Sq. Mtrs. Out of the Sr. No. 453/B/2/3/4, 'C.T.S. No. 6457/35) the property situated at Satpur village within Nasik Municipal limits Tal. & Dist Nashik. 192 admg. 89.00 sq. mtrs., the boundaries of the propert as per sale deed as under: On or Towards East By: Plot No., On or Towards West By: 12 Meter Colony Road, On or Towards South By: Plot No.193, On or Towards North By: Plot No.191
Nasik City Branch, Dist. Nashik	Borrower/s: i) Mr. Sandeep Balasaheb Garud Address 1: Flat No.6, Hariom Apartment Kathe Mala, Gandhi-Upnagar, Nasik-422006 Address 2: Row House No.11, Gajalaxmi Row Houses Survey no.265/18/69 to 75 Plot No. 67+70+71+72+73+74+75 Wadane Colony, Mhasrul Ketaki Nagar, Nasik-422004. ii) Mr. Balasaheb Sukdeo Garud Address 1: Flat No.6, Hariom Apartment Kathe Mala, Gandhi-Upnagar Nasik-422006 Address 2: Row House No. 11, Gajalaxmi Row Houses Survey no.265/18/69 to 75 Plot No.67+70+71+72+73+74+75 Wadane Colony, Mhasrul Ketaki Nagar, Nasik-422004.	29/10/2024 25/11/2024	Rs. 9,35,835.62 as of 31.10.2024 Rs. 27,106.69 up to 31.10.2024 Rs. 2,499/- As on 31.10.2024 sum of Rs. 9,65,441.31	Fquitable Mortgage of immovable property described herein below Part-A: (Details of the Plot on which building consists flat of the Mortgagors is constructed) All that piece and parcel of the property bearing Survey No.265/18/69 to 75 bearing Plot No.69+70+71+72 73+74+75 total area 1498.41 Sq.Mtrs. situated at Mhasrul Tal & Dis Nashik within the limits of Nashik Municipal Corporation, Nashik bounded as follows: East: Plot no.76 to 81, West: 7.5 mts wide colony road, South: 9 mts wide colony road, North: 9 mtrs wide colony road Part-B: (Details of the Flat owned by the Mortgagors): On the above referred property constructed thereon building known as "Gajalaxmi Row-Houses" on Row House No. 11 (Eleven), Ground + First floor a adm.875.00 Sq.Ft i.e.81.28 Sq. Mtrs. Built up and plotted area adm 54.56 Sq.Mtrs. bounded as follows: East: Row house No.12, West: Side Marginal Space and Colony road South: Row House No.10, North: Parking Space & Row House No.A-Together with common rights in the said building, common facilities and common parking area etc., and all electrical
Nasik City Branch, Dist. Nashik	Borrower/s: i) Mr. Hardik Shankarlal Patel Address: Flat No. 7, 3rd floor, Saidham Apartment Vanvihar Colony, Parijat Nagar	29/05/2023 29/01/2025	Rs. 3038634.45 as of 31.12.2024 Rs. 39368.44 up to 31.12.2024	installations, electrical connection and meter, fittings and fixtures and water meter and water connection in the said property Equitable Mortgage of immovable property described herein below: All that plece and parcel of land known and numbered as Flat no. 07, admeasuring 85.96 Sq.Mtrs. (Built up) on Third Floor of building known as "Saidham Apartment" constructed on Survey No. 24/B-2 Plot No. 33
Nustiik	Nasik 422007. <u>Guarantor/s:</u> i) Mr. Shankarlal Prabhudas Patel Address: 29, Blackwater Crescent Scarborough on M1B1L5, Canada		Rs.71,618/- As on 31.12.2024 sum of Rs. 31,49,620.89	admeasuring - 408.92 Sq.Mtrs. Situated at vilage Anandwalli, Tal. & Dis Nashik within the local limits of Nashik Municipal Corporation Nashik at the flat is bounded as under. On or Towards East By: Marginal space, On or Towards West by: Marginal space, On or Towards Worth By: Staircase & Lift, On or Towards South By: Marginal space Together with electrical & watwer meter & commection and all the right of easement, access, ways, colony rods & other rights appurtenant wir right of ownership of said property referred to herein as said property of the mortgaged property
Jail Road Branch, Dist. Nashik	Borrower/s: 1(a) Mr. Sanjay Sambhaji Jadhav Address 1: R/O Type 11-E-Room no.204, Block No.26, Nehru Nagar, Nashik Road, Nashik.422101.	07/05/2024 07/10/2024	Rs. 6,29,502.11 as of 30.09.2024 Rs. 37,574.00 up to 30.09.2024 Rs. 0.00	Simple Mortgage of immovable property described herein below: PART A: (Details of the Plot on which building consists flat of the Mortgagor is constructed)All that piece and parcel of the N.A. Plots N 17 & 18 total admeasuring 360.00 Sq.Mtr., from and out of Survey Number 40/1/4 situated at Dasak, Tal & Dist. Nashik within Nashik
	Address 2: Flat no. 8, 2nd Floor, Devi Darshan Apartment Parija Vitthal Mangal Karyalay, Jail Road, Nashik. 422101. 1(b) Mrs. Rekha Sanjay Jadhav Address 1: R/O Type 11-E-Room no. 204, Block No. 26, Nehru Nagar, Nashik Road, Nashik-422101 Address 2: Flat no. 8, 2nd Floor, Devi Darshan Apartment Parija Vitthal Mangal Karyalay Jail Road, Nashik-422101 Guarantor/s- 1.Mr. Devidas Murlidhar Salve Address: Flat No.11, Laxmi Apartment Canal Road, Near Icchamani Mandir, Upnagar, Nashik-422101		As on 30.09.2024 sum of Rs. 6,67,076.11	Municipal Corporation, Nashik and within Registration and Sub-Registration District Nashik and having boundaries as follows:- On or towards East: Plot No. 19, On or towards West: Plot No. 16 On or towards South: 7.5 Mts. Colony Road, On or towards North: Plot No.03,04 & 05 Part-B: (Details of the Flat owned by the Mortgagor) All that piece and parcel of Flat No.08 admeasuring 69.23 Sqr. Mtr. situated on Second Floor of the building named as "Devi Darshan Apartment "(referred to hereinafter as "the said scheme") constructed on the property described in Schedule I above and bounded as follows-On or towards East: Passage & Staircase, On or towards West: Marginal Space, On or towards South: Marginal Space, On or towards North: Flat no.09 Together with electrical and water meters & connections, and all right of easement, access, ways, colony roads & other rights appurtenant with the right of ownership of the said property.(Referred to in this Mortgage Deed as "the said property")
Jail Road Branch, Dist. Nashik	Borrower/s: (a) Mr. Santosh Baban Gade Address 1: Flat no 7 Rishikesh Apartment, Beside Swami Samarth Kendra,	29/08/2021 21/12/2024	Rs. 22,29,497.55 as of 30.11.2024 Rs. 5,52,187.00 up to 30.11.2024	Equitable Mortgage of immovable property described herein below Residential Property at Flat no 11 built up area adm 69.61 Sq Mtrs or Stilt 3rd floor in "Sai Shrushti" constructed on Plot no 16+17, total at adm 350.90 Sq Mtrs out of Sr. no. 53/3A/1+3B+3C+4/4+4/5/2
Tractine.	Shikharewadi, Jali Road, Nasik- 422101. Address 2: Flat no 11, 3rd floor, Sai Shrushti Apartment, P no 16+17, Sr no 53/3A/1+3B +3C+4/4+4/5/2, Lavate Nagar, Jai Bhawani Road, Deolali Shiwar, Nasik- 422101		Rs. 31,360.00 As on 30.11.2024 sum of Rs. 28,13,044.55	situated at Village Deolali, Tal & Dist. Nasik- 422101. Boundaries- (Plot no. 16 +17)- On or towards East: 8 mtrs. Colony Road, On or towards West: Plot no. 20 & 21, On or towards South: Plot no. 15, On or towards North: Plot no. 18 (Flat no. 11)- On or towards East: Side Marginal Space, On or towards West: Staircase & Flat no 12, On or towards South: Side Marginal Space, On or towards North: Plot no. 10
Jail Road Branch, Dist.	Borrower/s: a) Ms. Reena Henry Sargunraj Address 1: SMQ 94/1 Air Force station,	30/06/2020 08/01/2025	Rs. 20,75,405.70 as of 31.12.2024 Rs. 6,06,593.00	Equitable Mortgage of immovable property described herein below Residential Property at Flat no. 3, Area admeasuring 74.90 Sq. mtrs (built up) on 1 st Floor, Yamuna Krupa Apartment, constructed on Plo
Nashik	South Deolali, Nasik- 422501. Address 2: Flat no 3, 1st Floor Yamuna krupa Apartment, S no. 85/18, Adhav mala Off Jail Road, Dasak Shiwar, At Dasak, Nasik- 422101 (b) Mr. Robin Henry Sargunraj Address 1: SMQ 94/1 alr Force station, South Deolali, Nasik- 422501. Address 2: Flat no 3, 1st Floor Yamuna krupa Apartment, S no. 85/18, Adhav mala Off Jail Road, Dasak Shiwar, At Dasak, Nasik-422101		up to 31.12.2024 Rs. 22,597.00 As on 31.12.2024 sum of Rs. 27,04,595.70	no. 1, area adm. 500.88 Sq.mtrs. out of Survey no. 85/18 of the property situated at Mauze-Dasak, Tal. & Dist. Nasik-422101. Boundaries- (Plot no. 01)- On or towards East:By Plot no. 2, On or towards West: Open Space, On or towards South: D P Road, On or towards North: S. no. 85 Hissa no. 17&19 (Flat no. 03)- On or towards East: Open Space, On or towards West: Flat no. 04, On or towards South: Open Space, On or towards North: Staircase
Gangapur Road Branch, Dist. Nashik	Borrower/s: 1(a) Mrs. Kaushalya Balasaheb Kadam Address 1: Deep Jyoti House no.6 Sangmeshwar Nagar, Chehadi, Nasik Pune Road, Nasik road Nasik-422101 Maharashtra Address 2: Row House no.01, Niwara Chaitanya, Plot no. 19, S.No. 122/1+2+3, Near Ganpati Temple, Bhagwa Chowk Sangmeshwar Nagar, Chehadi Pumping	29/12/2021 19/10/2024	Rs. 23,11,985.00 as of 30.09.2024 Rs. 5,39,650.87 up to 30.09.2024 Rs. 57,005.00 As on 30.09.2024 sum of Rs. 29,08,640.87	Equitable Mortgage of immovable property described herein below Part-A: (Details of the Plot on which building consists flat of the Mortgagor is constructed) All that piece and parcel of the NA land bearing Sr. No. 122/1+2+3 adm total area 0.73 Ha i.e. 7300 Sq. Mtr with asst. Rs. 4.31 as per sanctioned layout out of Plot No. 19 Admeasuring 562.83 Sq. Mtr. Including F.S.I. & T.D.R. agreement with NA assessment Rs. 298.29, property situated at Mouze-Chehadi Bu. Tal & Dist Nashik, within the limits of Nashik Municipal Corporation Nashik, Bounded as:
	Nashik-Pune Road Nashik-422101. <u>Guarantor/s</u> j Mr. Iashwar Chimapapa Hiranvale Chehadi Pumping, Sangmeshwar Nagar, Opp Ganpati Temple, Chehadi, Nasik Road, Nasik-422101			East: Plot No. 18, West: 18 Mtr. Wide D.P. Road, South: Part of Sr. No. 122/4, North: 9 Mtr Colony Road Part B: (Details of the Flat owned by the Mortgagor) All that piece and parcel of the Row house No. 01, the building know as "Niwara Chaitanya", plotted area Adm. 670.00 Sq. Ft. i.e. 62.24 S Mtrs and area adm. 1125 Sq. Ft. i.e. 104.50 Sq.Mtr. built up area, wl is more particularly described herein above and the said row house i bounded as under: East: Side Margin, West: Building parking & Flat No. 01, South: Side Margin, North: 9 Mtr Colony Road
Panchavati Branch, Dist. Nashik	Borrower/s: Mrs. Sonali Nilesh Kshatriya Row Bungalow No. 01, Nirmal Park Row Bungalows, Ugale Nagar, Village Sinnar Dist. Nasik, Maharashtra-422103	10/01/2025 16/01/2025	Rs. 33,74,683.00 as of 16.01.2025 Rs. 79,776.15 up to 16.01.2025 Rs. 0	Equitable Mortgage of immovable property described herein below All that piece and parcel of Row Bungalow No. 01 having plotted area adm. 76.13 Sq. Mtrs, (Built up area adm. 1410.00 Sq. Ft. i.e. 131.04 Sq. Mtrs. In "Nirmal Park Row Bungalow" constructed on plot No. 36 area adm. 138.75 Sq. Mtrs. Out of S. no. 49/7/A/5/B
			As on 16.01.2025 sum of Rs. 34,54,459.15	(Old S. No. 48) situated at village Sinnar -2, Taluka & Dist. Nasik within the local limits of Sinnar Nagar Palika, Sinnar, bounded as und On or towards East: Row Bungalow No. 02, On or towards West: Pl No. 37, On or towards South: 9.00 Mtr. wide Colony Road, On or towards North: Plot no. 29
Pimpalner Branch, Dist. Nashik	Borrower/s: a) Mr. Mohan Kanhaiyalal Bhamre Address 1: Bazar Peth, At Post Pimpalner, Tal. Sakri Dist. Ohule, 424306, Address 2: Gat No. 55, Plot no. 9 & 10, Satana Road, Near Dr. Biyani Hospital,	28/09/2024 18/01/2025	Rs. 4,58,532.57 as of 31.12.2024 Rs. 26,416.00 up to 31.12.2024 Rs.0.00	Simple Mortgage of immovable property described herein below: This Schedule of Property,1) Plot no. 9 out of N.A Gat no. 55 (i.e. Grar Malmatta No. 5423) area 50.00 Sq.Mtrs.2) Plot no. 10 out of N.A Gat 55 (i.e. Gram Malmatta No. 5424) area 50.00 Sq.Mtrs. situated at Pimpalner, Tal. Sakri, Dist. Dhule and having boundaries as follows-
	Pimpalner, Tal. Sakri, Dist. Dhule 424306. Gurantor/S- a) Mr. Shrikant Kanhaiyalal Bhamre Address: At Post Pimpalner, 105 Tal. Sakri, Dist. Dhule - 424306. b) Mr. Anil Madhukar Chaure Address: At Post Pimpalner, Tal. Sakri, Dist. Dhule 424306.		As on 31.12.2024 sum of Rs. 4,84,948.57	Boundaries- (Plot No. 9)- On or towards East: Plot no. 10, On or towards West: Plot no. 8, On or towards South: Gat No. 57, On or towards North: Road (Plot No. 10)- On or towards East: Plot no. 11, On or towards West: Plot no. 9, On or towards South: Gat No. 57, On or towards North: Road
Dindori Branch, Dist. Nashik	Borrower/S: 1) Mr. Ravindra Satish Patil Address 1: Flat No. 18, 3rd Floor, Shri Sankul Apt, Plot No. 5 &10, S.No. 33+1150 BH Dindori Bus Stand, Old Kalwan Road Dindori Shiwar, Tal: Dindori, Dist Nasik-422202. Address 2: At Post Nilwandi, Tal-Dindori,	25/09/2024 10/10/2024	Rs. 12,04,430.00 as of 30.09.2024 Rs. 26,090.65 up to 30.09.2024 Rs. 0.00	Registered Mortgage of immovable property described herein bell All the piece and parcel of Flat No. 18, 3rd Floor, having built up area 54.36 Sq.Mtr in building known as Shri Sankul Apartment, construct on Plot no.05 & 10, situated on City Survey No.33+1150, At Mouje Dindori Shivar, Tal-Dindori & District Nashik, within the limits of Dindor
	Nashik: 422202 ii) Mrs. Manisha Ravindra Patil Address: Flat No. 18, 3rd Floor, Shri Sankul Apt, Plot No. 5 &10, S.No. 33+1150, BH Dindori Bus Stand, Old Kalwan Road Dindori Shiwar, Tal: Dindori, Dist. Nasik-422202		As on 30.09.2024 sum of Rs. 12,30,520.65	Nagarpalika and bounded as follows (For Flat)- East: Flat No.17, West: Flat No.19, South: Colony Road, North: Flat no.9 (For Land) - East: 6 Mtr Colony Road, West: Old Kalwan Road, South: 6 Mtr Colony Road, North: Plot No. 4 & 9
Sindhi Colony Branch, Dist.	Borrower/s: i) Mr. Vijay Madhukar Bari Address 1: Plot No. 16, Gat No. 16 Om Nagar, Near D.ED College At Post-Shirsoli, Tal & Dist-Jalgaon P B Shirsoli Dist-Jalgaon, Jalgaon-425002, Maharashtra	29/05/2024 28/11/2024	Rs. 2,35,198.58 as of 31.10.2024 Rs. 4,527.00 up to 31.10.2024	Simple Mortgage of immovable property described herein below: All that piece and parcel of Property at Eastern Side of Plot No.16 admeasuring 74.32 Sq.Mtr out of Gat No. 16 of Shirsoli Pra Bo. Tal 8 Dist-Jalgaon owned by Savita Vijay Bari which is bounded as
Jalgaon	ii) Mrs. Savita Vijay Bari Address 1: Plot No. 16, Gat No. 16 0m Nagar, Near D.ED College At Post-Shirsoli, Tal & Dist-Jalgaon, P B Shirsoli Dist-Jalgaon, Jalgaon-425002, Maharashtra Guarantor/s-		Rs. 0 As on 31.10.2024 sum of Rs. 2,39,725.58	follows: East: Plot No. 14, West: Remaining Plot, South: Plot No.15, North: Road
Nasirabad	i) Mr. Mahendra Sitaram Bodkhe Address: Bari Wada, Suttar Gali, At Post Shirsoli, Tal. & Dist. Jalgaon-425002. Borrower/s; i) Mr. Kailas Tulsiram Patil	29/08/2024	Rs. 10,96,284.27	Simple Mortgage of immovable property described herein below:
	Address 1: Gat No.314, Plot No.38 Sant	25/10/2024	as of 30.09.2024	All that piece and parcel of Block No.5B admeasuring 56.34 Sq.Mtr
Branch, Dist. Jalgaon	Mirabai Nagar, Pimprala Jalgaon-425 309 Maharashtra Address 2: Plot No. 1, Dandekar Nagar, Pimprala, Jalgaon-425309. Maharashtra Address 3: Gat no.847/C, Block No 5-B	25/10/2024	Rs. 26,533.16 up to 30.09.2024 Rs. 0 As on 30.09.2024 sum of	(B/up 51.29 Sq.mtr) at Plot No.5 out of Gat No.847/C of Avhane Tal & Dist. Jalgaon which is bounded as follows - East: Plot No. 12, West: Road, South: Plot No.6, North: Plot no.4

Jalgaon-425 306



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

SSETS RECONSTRUCTION Pvr. Ltd. Corporate Office: C-515, Kanakia Zillion, Junction of L.B.S. Road and C.S.T. Road, B.K.C. Annexe, Kurla (West), Mumbai – 400 070 Email: mumbai@omkaraarc.com | Mob.: +91 9769170774

[Appendix - IV-A] [See proviso to rule 8 (6)] PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso 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, possession of which has been taken by the Authorised Officer of Omkara Assets reconstruction Pvt Ltd. Further, Omkara Assets Reconstruction Pvt at Limited (acting in its capacity as Trustee of Omkara Assets Reconstruction Pvt Ltd. Further, Omkara Ass OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

1	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	
2 E	. Mahesh Madhavrao Bhangare (Borrower) . Kalpna Mahesh Bhangre (Co Borrower)	All The Part And Parcel Of The Property Bearing F No.07, Admeasuring 587 Sq. Ft (Built Up Area, Ist Fir,Shree Vyakatesh Chsl S No.239/1a 1b,P No.5,B/H Bajaj Showroom, Massrul Shiwar Nashik 422004. Bounded By: North: Marginal Space, South: Flat No.8 East: Margin Space, West: Flat No.6.	Mahesh Madhavrao Bhangare	Rs. 15,85,184.03/- (Rupees Fifteen Lakhs Eighty Five Thousand One Hundred Eighty Four and Three Paisa Only) due and payable as on 31.07.2019	Rs. 14,55,000/-	Rs. 10,000/-	Rs. 1,45,500/-	
[Date & Time of Inspection:- Date: 06.03.2025 Time: 12PM to 2PM (Noon)		Date of E- Auction & Time: 11.03.2025 at 11:00 am to 12:00 pm (noon)					
L	Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 10.03.2025 up to 6:00 pm							

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 10.03.2025 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, and for any property related query contact the Authorized Officer, Mr.Tanaji Mandavkar, Mobile: +91 9769170774, +91 9082080789. Mail: tanaji@omkaraarc.com STATUTORY NOTICE FOR SALE UNDER Rule 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8 (6), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so de sired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 05.02.2025 Place: Nashik

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

Society Dues as on - Not known

Authorized Officer

UNION BANK OF INDIA



Asset Reconstruction Company (India) Ltd., (Arcil) CIN-U65999MH2002PLC134884 | Website: https://auction.arcil.co.in Acting in its capacity as Trustee of various Arcil Trusts

Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400 028.

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTERESTACT, 2002 (SARFAESIACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asse Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements) will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Sr. Name of the Borrower/ Sr. Co-Borrower/s / No Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 26-12-2019	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: Mr. Sanjiv Somnath Pardhi & Mrs. Jyotibai Sanjay Pardhi	Lan No: 20004080003858 Selling Bank: BANDHAN BANK.	Arcil- 2024C- 003-Trust	Rs.15,36,638.08/- (Rupees Fifteen lakhs Thirty Six Thousand Six Hundred Thirty Eight & Eight paise only), as on 26-12-2019 + further Interest thereon + Legal Expenses	Physical on 27-02-2023	04-03-2025	& Freehold)	Rs. 1,18,600/- (Rupees One lakh Eighteen Thousand and Six Hundred only)		13-03-2025 at 12:00 pm

Description of the Secured Asset being auctioned: Property owned by Mr. Sanjiv Somnath Pardhi & Mrs. Jyotibai Sanjay Pardhi CTS No 5980/7 Plot No 3, Flat No 6, south Side, Third Floor Purnanand Appt, Old Shirpur Road Shriram Nagar, At Chopda, Tal Chopda, Dist Jalgaon, Maharashtra 425105

Encumbrances/Dues known to ARCIL

1	Last Date for submission of Bid		Same day 2 hours before Auction	Bid Increment amount:	As mentioned in the BID document		
1	Demand Draft to be made	e in name of:	ARCIL-2024C-003-TRUST	Payable at Mumbai			
		Account No : 5750 MARG, LOWER PA		Code: HDFC0000542, Branch Address: KAN	MALA MILLS COMPOUND, SENAPATI BAPAT		

Shailesh Gaikwad – 9867929121 (shailesh.gaikwad@arcil.co.in) Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Monica Rudra Das –

9819802284 (monica.rudra@arcil.co.in) Deepak Shinde - 9637408866 (deepak.shinde@arcil.co.in) person & number Terms and Conditions:

Address: S.R.P colony jawal, Nakane Road, Plot no. 96, Ramkrushna Nagar, Deopur, Dist. Dhule- 424001.

Place: Nashik | Jalgaon | Dhule | Nandurbar

Date: 06.02.2025

Pending Litigations known to ARCIL

Name of Contact

- The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out The Authorised Officer ("AO")/ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- . At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules about the holding of the above mentioned auction sale
- . In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.
- Sd/- Authorised Office Branch : Jalgaon Asset Reconstruction Company (India) Ltd. Date: 06.02.2025

Jalgaon Main Branch, Dist. Jalgaon	Borrower/s: 1) M/s New Ankit Tyres Prop. Mr. Prafullkumar Prakashchand Jain Address 1: Shop no. 4 Chandelkar Plaza Weekly Bazar, Opp B.J. Market Road Jilha Peth, Jalgaon-425001 ii) Mr. Prafullkumar Prakashchand Jain Address 1: Guruganesh Apartment Flat No.7, Plot no.26/28, Nivrutil Nagar, Near Kartik Swami Mandir Jalgaon-425001 Guarantor/s ii) Mrs. Anuradha Ashok Gaud Address: Flat No.7 3rd Floor, Sangita Apartment, Plot No.4, Survey no.2116/A Nehru Chowk, Jalgaon Shahar Shivar Jalgaon: 425001 ii) Mr. Ganesh Natthu Amritkar Address: 93, Chandan Wadi, Shani Peth,	13/08/2024 28/11/2024	Rs. 9,85,592.94 as of 31.10.2024 Rs. 40,201.00 up to 31.10.2024 Rs. 0 As on 31.10.2024 sum of Rs. 10,25,793.94	Equitable Mortgage of immovable property described herein below: All that piece and parcel of Flat No.7 Area adm.54.37 Sq.Mtr at 3rd Floor of Sangita Apartment of Plot No.4 Area Adm 285.02 Sq.Mtr. out of City Survey No.2116/A at Jalgaon Shahar Shivar, within the limit of Jalgaon City Municipal Corporation, Jalgaon Bounded as follows- On or about East: Side Margin, On or about West: Flat no.8 & Staircase, On or about South: Side Margin, On or about North: Side Margin,	
Jalgaon 2 Branch, Dist. Jalgaon	Jalgaon-425001. Borrower/s: Mr Ramesh Devram Patil Block No. 1, At Plot no. 61, Gat No. 101 of Nimkhedi Kh Tai. & Dist. Jalgaon-425001. Mrs. Kamalabai Ramesh Patil Block No. 1, At Plot no. 61 Gat No. 101 of Nimkhedi Kh., Tai. & Dist. Jalgaon-425001	22/01/2025 27/01/2025	Rs. 22,97,266.00 as of 27.01.2025 Rs. 56,838.65 up to 27.01.2025 Rs.0.00 As on 27.01.2025 sum of Rs. 23,54,104.65	Simple Mortgage of immovable property described herein below: All that piece and parcel of property i.e Block No. 1 having area 83.34 Sq.Mtrs and Built up area 42.255 Sq. Mtrs. Out of Plot. No. 61 (total area 279.00 Sq. M.) from and out of Gat No. 101, situated at Nimkhedi Shivar, Tal. Jalgaon and Dist Jalgaon, bounded as under: On or towards East: Block No. 2, On or towards, West: Plot No. 60, On or towards South: 9.00 Mt. Road, On or towards North: Gat No. 100	
Nandurbar Branch, Dist. Nandurbar	Borrower/s: a) Mr. Pramod Ravindra Gosavi Address: Plot no. 22C, S. No. 627, Nandnagri Housing Society, Nandurbar, Tal. & Dist. Nandurbar 425412. b) Mr. Sandeep Ravindra Gosavi Address: Plot no. 22C, S. No. 627, Nandnagri Housing Society, Nandurbar, Tal. & Dist. Nandurbar 425412. Gurantor/s a) Mr. Ravindragiri Babugir Buwa (Gosavi) Address: Plot no. 22C, S. No. 627, Nandnagri Housing Society, Nandurbar, Tal. & Dist. Nandurbar 425412.	29/12/2024 18/01/2025	Rs. 1,03,421.48 as of 31.12.2024 Rs. 6,986.02 up to 31.12.2024 Rs. 14,809.00 As on 31.12.2024 sum of Rs. 1,25,216.50	Simple Mortgage of immovable property described herein below: All the pieces of Land bearing Property Survey nó. 624 Plot no. 22 C together with all buildings and structures thereon situated at Nandurbar, Tal. & Dist. Nandurbar-425412.	
Bhusawal Branch, Dist. Jalgaon	Borrower/s: a) Mr. Kishanbhai Motiram Watwani Address 1: Char No. 275, S. No. 139+140+ 172A/1+2B, Hanuman Nagar, Sindhi Colony, Bhusawal, Tal. Bhusawal, Dist.Jalgaon-425201. Gurantor/s- a) Mr. Goplichand Radhamal Lulla Address 1: Sindhi Colony, Bhusawal, Tal. Bhusawal, Dist. Jalgaon-425201.	29/12/2024 13/01/2025	Rs. 1,10,797.18 as of 31.12.2024 Rs. 3,539.00 up to 31.12.2024 Rs.0.00 As on 31.12.2024 sum of Rs. 1,14,336.18	Simple Mortgage of immovable property described herein below: All the pieces and parcel of land (along with construction thereon) within District of Jalgaon Sub District Bhusawal, Bhusawal Shivar, Kholi No.275, S. No. 139+140+172A/1+2B Adm. 71.00 Sq. Mtrs. & construction thereon together with all buildings and structures thereon and having boundaries as follows- Boundaries-On or towards East: Road, On or towards West: Road, On or towards South: Kholi no. 276, On or towards North: Kholi no. 274	
Faizpur Branch, Dist. Jalgaon	Borrower/s: Mr Rajkumar Shalam Tadvi At Post Faizpur, C/o Mehboob Namdar Tadvi Sane Guruji Colony, Faizpur, Jalgaon 425503. <u>Guarantor-Mr. Mehboob Namdar Tadvi</u> Sane Guruji Nagar, Faizpur (Rural) Faizpur, Jalgaon, Maharashtra 425503	29/06/2024 27/01/2025	Rs. 3,41,293.75 as of 23.01.2025 Rs. 15,979.00 up to 23.01.2025 Rs.0.00 As on 23.01.2025 sum of Rs. 3,57,272.75	Simple Mortgage of immovable property described herein below: All that piece and parcel of Gat No. 1349+1350, plot No. 19, Total area 125.00 sq.mtr., out of this Mortgager share is East Side area 72-50 Sq. mtr., Sub Dist Savada, Faizpur, Tal. Yawal, Dist. Jalgaon, bounded as under On or towards East: Plot No. 20, On or towards West: Remaining Plot No. 19, On or towards South: Plot No. 14, On or towards North: Road	
Songir Branch, Dist. Dhule	Borrower/s: A) Mr. Chandrashekhar Bhimrao Valunjwani Address: At Rath Galli, Kasar Galli At Post Songir, Tal & Dist Dhule-424309. B) Mrs. Kokilabai Bhimarao Valunjwani Address: At Rath Galli, Kasar Galli, At Post Songir, Tal & Dist. Dhule-424309	18/01/2025 27/01/2025	Rs. 36,67,572.00 as of 27.01.2025 Rs. 15,708.06 up to 27.01.2025 Rs.0.00 As on 27.01.2025 sum of Rs. 36,83,280.06	Simple Mortgage of immovable property described herein below: All that piece and parcel of the constructed property on Plot No. 06/A Adm. 350.00 Sq. Mtrs (Eastern Portion) out of Gat No. 378, Situated Songir Tal & Dist Dhule, Bounded as follows: On or towards East: Plot No. 25 & 18,0n or towards West: Road, On or towards South: Plot no. 07, On or towards North: Plot no. 05	
Dhule Branch, Dist. Dhule	Borrower/s: a) Mr. Narendra Babanrao Surve Address 1: Plot no. 7, Kirti Apartment, Gondur Road, Datta Mandir, Deopur, Dist. Dhule-424001. Address 2: 105, Still Ground and 1st Floor, Prayag Apartment, Plot No. 1+2, S. No. 76/1-3, Walwadi, Tal. Dist. Dhule - 424002. Guarantor/s- b) Mr. Dasharath Baburao Sonawane	08/06/2024 18/01/2025	Rs. 4,84,131.04 as of 31.12.2024 Rs. 7,160.00 up to 31.12.2024 Rs.0.00 As on 31.12.2024 sum of Rs. 4,91,291.04	Simple Mortgage of immovable property described herein below: Residential Property at S.no. 76/1-3 Plot No. 1+2 Area 788.12 Sq. Mtrs. in Constructed Prayag Apartment, Stilt Ground Floor, Flat No. 105 Area 43.52 Sq. Mtrs. having boundaries as below, On or towards East: Duct,On or towards West: Portion of Property, On or towards South: Portion of Property, On or towards North:Staircase open to sky	