

आस्तेवसुली प्रबंधन शाखा Asset Recovery Management Branch  
अर्ध मंजिल, 21, वीणा चेंबर्स, दलाल स्ट्रीट, फोर्ट, मुंबई-400001  
Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001,  
Website Address: <https://www.unionbankofindia.co.in>  
Email -ubin0553352@unionbankofindia.bank

सं.क्र.Ref. No. ARB: MSM:2025-26

दिनांक Date: 10.03.2026

By Regd Post & Courier

प्रति To,

|                                                                                                                                                                                                                                |                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Govind Jawahar Yadav<br>Flat no. 206, 2 <sup>nd</sup> floor, B-wing<br>Vrundavan Residency,<br>Near Sai Hospital, Opp. Hingad Society,<br>Dhamote, Neral (East),<br>Taluka Karjat, District : Raigad -410101<br>Maharashtra | Mr Govind Jawahar Yadav<br>B-3 Sai Shraddha CHS, H Wing, Room No 922,<br>Chakala,<br>Mulgaon, Kanakia Wall Street, Andheri (East)<br>Mumbai 400059 |
| Mr Govind Jawahar Yadav<br>Global Exim Express & Logistics<br>Gala No. 107 B Wing, Orchid Mall,<br>Royal Palm 169, Aarey Colony,<br>Mumbai 400065                                                                              | Mr Govind Jawahar Yadav<br>B 1/36, Shanti Nagar, Sahar Gaon,<br>Church pakhadi Road No 1,<br>Vile Parle East, Mahara, Mumbai 400099                |

Dear Sir/Madam,

विषय Sub : Notice of 15 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Asset Recovery Branch, Fort, Mumbai 400001, the secured creditor, caused a Demand notice Dated 03.05.2025 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorized Officer has taken physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002.
2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken physical possession of by the Authorized Officer, will be sold by holding public E-auction on 27.03.2026, Between 12:00 PM to 5.00 PM by inviting Bids from the public through online mode on <https://baanknet.com>.
3. The Reserve Price will be Rs. 16,37,000.00 (Rupees Sixteen Lakhs Thirty Seven thousand only).



4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Place: Mumbai  
Date : 10.03.2026

कृते युनियन बैंक ऑफ इंडिया  
For, Union Bank of India

(Vikash Anand)  
Chief Manager & Authorised Officer



Encl.: Sale Notice





यूनियन बैंक  
ऑफ इंडिया  
भारत सरकार का उपक्रम



Union Bank  
of India  
A Government of India Undertaking

[Appendix - IV-A]

[See provision to rule 8 (6)]

**Sale notice for sale of 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) 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 physical possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.03.2026**, for recovery of Rs. 31,05,630.19 (Thirty One Lakhs Five Thousand Six Hundred Thirty Rupees and Nineteen Paise only) as on 03.05.2025 plus further interest thereon w.e.f. 04.05.2025 at applicable rate of interest, cost and charge till date due to Secured Creditor, Union Bank of India from Mr Govind Jawahar Yadav. The reserve price will be Rs. 16,37,000.00 (Rupees Sixteen Lakhs Thirty Seven thousand only) and the earnest money deposit will be Rs 1,63,700.00 (Rupees One lakh Sixty Three thousand Seven Hundred Only).

**Description of Immovable Property**

Flat no. 206 admeasuring 625 sq ft built up area on 2<sup>nd</sup> floor in B-wing of building known as "Vrundavan Residency", lying, being & situated on the land bearing Plot no. 7 & 8, Survey no. 92, Near Sai Hospital, Opp. Hingad Society, Dhamote, Neral (East), Taluka Karjat, District : Raigad -410101 Maharashtra.

**List of Encumbrances:**

a) Not known to secured creditor.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> . The same is also enclosed herewith.

Place : Mumbai

Date : 10.03.2026

  
(Vikash Arand)

Chief Manager & Authorised Officer

Encl: Terms of sale



## TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

|                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Name and address of the Borrower, Co-Applicant and Guarantor                                                                          | <p>Mr Govind Jawahar Yadav<br/>Flat no. 206, 2<sup>nd</sup> floor, B-wing Vrundavan Residency,<br/>Near Sai Hospital, Opp. Hingad Society, Dhamote,<br/>Neral (East),<br/>Taluka Karjat, District : Raigad -410101<br/>Maharashtra</p> <p>Mr Govind Jawahar Yadav<br/>B-3 Sai Shraddha CHS, H Wing, Room No 922, Chakala,<br/>Mulgaon, Kanakia Wall Street, Andheri (East) Mumbai<br/>400059</p> <p>Mr Govind Jawahar Yadav<br/>Global Exim Express &amp; Logistics<br/>Gala No. 107 B Wing, Orchid Mall,<br/>Royal Palm 169, Aarey Colony,<br/>Mumbai 400065</p> <p>Mr Govind Jawahar Yadav<br/>B 1/36, Shanti Nagar, Sahar Gaon,<br/>Church pakhadi Road No 1,<br/>Vile Parle East, Mahara, Mumbai 400099</p> |
| 2. Name and address of the Secured Creditor                                                                                              | <p>Union Bank of India,<br/>Kalyan Branch, Mumbai 421301</p> <p>Now,<br/>Asset Recovery Branch,<br/>Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort,<br/>Mumbai-400001</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3. Description of immovable secured assets to be Sold: -                                                                                 | <p>Flat no. 206 admeasuring 625 sq ft built up area on 2<sup>nd</sup> floor in B-wing of building known as "Vrundavan Residency", lying, being &amp; situated on the land bearing Plot no. 7 &amp; 8, Survey no. 92, Near Sai Hospital, Opp. Hingad Society, Dhamote, Neral (East), Taluka Karjat, District : Raigad -410101 Maharashtra.</p>                                                                                                                                                                                                                                                                                                                                                                   |
| 4. The details of encumbrances, if any known to the Secured Creditor                                                                     | Not Known                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5. Details of Stay / Status Quo / Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc | No stay in any court.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |







|                                                                                             |                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. Last date for submission of EMD                                                          | EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.<br><a href="https://baanknet.com">https://baanknet.com</a> |
| 7. Date & Time of auction                                                                   | <b>27.03.2026 from 12:00 PM to 5:00 PM</b> (with 10 min unlimited auto extensions) E-auction website-<br><a href="https://baanknet.com">https://baanknet.com</a>                                                                                                                                                  |
| 8. The secured debt for the recovery of which the immovable secured asset is to be sold:    | <b>Rs. 31,05,630.19</b><br>(Thirty One Lakhs Five Thousand Six Hundred Thirty Rupees and Nineteen Paise only) as on 03.05.2025 plus further interest thereon w.e.f. 04.05.2025 at applicable rate of interest, cost and charge till date.                                                                         |
| 9.1. Reserve price for the property / Properties below which the property will not be sold: | <b>Rs. 16,37,000.00</b> (Rupees Sixteen Lakhs Thirty Seven thousand only)                                                                                                                                                                                                                                         |
| 9.2. EMD Payable                                                                            | <b>Rs 1,63,700.00</b> (Rupees One lakh Sixty Three thousand Seven Hundred Only).                                                                                                                                                                                                                                  |

#### 10. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

#### 10. 2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

#### 10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

#### 10.4 Bidding







The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on [www.baanknet.com](http://www.baanknet.com) one day prior to the date of auction.

#### 10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com).
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail [ubin0553352@unionbankofindia.bank.in](mailto:ubin0553352@unionbankofindia.bank.in) or contact 022-46025949.

#### 10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

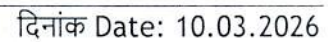
12 (a) In case of bidding, the bid increment shall not be less than Rs. 17,000/- in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 17,000/-.

(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.







19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.







20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.
21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.
27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorised Officer, there are encumbrances on the property as mentioned above. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

Place : Mumbai

Date : 10.03.2026

(Vikash Anand)

CHIEF MANAGER &amp; AUTHORIZED OFFICER

Union Bank of India



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