यूनियन बैंक ऑफ इंडिया Union Bank of India
भारत सरकार का उपक्रम A Government of India Undertaking
आस्ति वसूली प्रबंधन शाखा Asset Recovery Management Branch
अर्ध मंज़िल, 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. ARMB: MUM:2025 दिनांक Date:04.03.2026

By Speed Post

प्रति To,

All legal heirs of Late Mr. Ratnesh Kripashankar Tiwari (Borrower) (Since deceased through his legal heirs - Haveli No.1, Village Hasrauli, Post Birbhanpur Buxa, Jaunpur, Uttar Pradesh-222 109	**Mrs. Archana Ratnesh Tiwari (Wife) Legal Heir of Late Mr. Ratnesh Kripashankar Tiwari** R/o Haveli No.1, Village Hasrauli, Post Birbhanpur Buxa, Jaunpur, Uttar Pradesh-222 109 **Mob: -9137611451,9821299201**
Mr. Dinesh Kumar Tiwari S/o Umashankar Tiwari R/o C-001, Ground Floor, Gauri Darshan, Opp. Vartak Tower, Gajanan Nagar,Tulinj Road, Nalasopara East, Thane 401209,**Mob :-9869412911**	

Dear Sir/Madam,

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

1. Union Bank of India, **Asset Recovery Management Branch Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001** the secured creditor, caused a demand notice dated **15.06.2024** 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 possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notice dated 16.11.2024issued by the Authorized Officer, as per Appendix IV to the Security Interest (Enforcement)) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 27.03.2026, Between 12.00 Noon to 5.00 PM by inviting Bids from the public through online mode on https://BAANKNET.in.

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

For, Union Bank of India

Place : **MUMBAI**
Date :04.03.2026

(Rajesh Kumar)
Chief Manager & Authorized Officer

यूनियन बैंक ऑफ इंडिया, मुंबई
आस्ति वसूली प्रबंधन शाखा, मुंबई
Asset Recovery Management Branch, Mumbai
Union Bank of India, Mumbai

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

1. Name and address of the Borrower, Co-Applicant and Guarantor	1	**All legal heirs of Late Mr. Ratnesh Kripashankar Tiwari (Borrower)** (Since deceased through his legal heirs - Haveli No.1, Village Hasrauli, Post Birbhanpur Buxa, Jaunpur, Uttar Pradesh-222 109
	2	**Mrs. Archana Ratnesh Tiwari (Wife) Legal Heir of Late Mr. Ratnesh Kripashankar Tiwari** R/o Haveli No.1, Village Hasrauli, Post Birbhanpur Buxa, Jaunpur, Uttar Pradesh-222 109 **Mob: -9137611451,9821299201**
	3	**Mr. Dinesh Kumar Tiwari S/o Umashankar Tiwari** R/o C-001, Ground Floor, Gauri Darshan, Opp. Vartak Tower, Gajanan Nagar,Tulinj Road, Nalasopara East, Thane 401209,**Mob :- 9869412911**
2. Name and address of the Secured Creditor		Asset Recovery Management Branch **Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400023**
3. Description of immovable secured assets to be Sold: -		
Flat No. 1204, 12th Floor, B wing adm. 35.42 sq. mtrs. (Carpet Area), Enclosed Balcony Area 3.30 sq. mtrs, Balcony Area 1.83 sq. mtrs., C.B area 4.09 sq. mtrs., F.B area 1.86 sq. mtrs. In the building known as "Mateshwari Altura" constructed on land bearing Survey no.144, Hissa No.2B and Survey No.145, Hissa No.2D, totally adm. 6620 sq.mtrs situated at Village Khidkali, Kalyan Shillphata Road, Dombivali (East), Dist-Thane-421204		
4.The details of encumbrances, if any known to the Secured Creditor		Society dues present
5. 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.
6. Date & Time of auction		27.03.2026 from 12:00 PM to 5:00pm (with 10 min unlimited auto extensions) E-auction website- https://BAANKNET.in
7.The secured debt for the recovery of which the immovable secured asset is to be sold:		**Rs.47,12,622.09 (Rupees Forty-Seven Lakhs Twelve Thousand Six Hundred Twenty Two and paisa Nine only) as on 30.09.2025** plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date.
8.1. Reserve price for the property / Properties below which the property will not be sold:		**Rs.31,19,000.00**
8.2. EMD Payable		**Rs.3,11,900.00**

यूनियन बैंक ऑफ इंडिया, मुंबई आस्ति वसूली प्रबंधन शाखा, मुंबई Asset Recovery Management Branch, Mumbai Union Bank of India, Mumbai

9.1. Registration

The Online E-Auction will be held through web portal/website https://BAANKNET.in on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through https://BAANKNET.in (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.

9.2. KYC Verification

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

9. 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, they will not be allowed to participate.

9.4 Bidding

The bidder must select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

9.5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://BAANKNET.in
- *For auction related queries e-mail to ubin0553352@unionbankofindia.bank*
- *or contact no. Mr. Rajesh kumar - 8088980811 & Mukesh Kumar - 9770551993*

9.6 Steps Involved

- Register on https://BAANKNET.in using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- 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://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx and www.unionbankofindia.co.in tenders 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 after the closing of the e-Bidding Process.

10. The intending bidders may, if they choose, after taking prior appointment from the Authorized 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.

11. In case of bidding the bid increment shall not be less than **Rs.31,000/-** excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.31,000/-**.

यूनियन बैंक ऑफ इंडिया, मुंबई
आस्ति वसूली प्रबंधन शाखा, मुंबई
Asset Recovery Management Branch, Mumbai
Union Bank of India, Mumbai

12. (a) In case of bidding, the bid increment shall not be less than Rs.31,000/- (Rupees Thirty one thousand only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs.31,000/- (Rupees Thirty one thousand only) 12. (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. 12.(c) 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.
13. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.
14. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, immediately on the sale day or not later than next working day with the Bank in the **account bearing Number 533501980050000** and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
15. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
16. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.
17. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
18. 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.
19. The Authorised Officer will deliver the property on the basis of 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.
20. 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.

21. 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.in The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
22. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
23. 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.
24. 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.
25. The above immovable secured assets will be sold in **"As is where is"**, **"As is What is"** and **"whatever there is"** condition.
26. 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, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.
27. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. 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 : **04-03-2026**

Asset Recovery Management Branch, Mumbai
Union Bank of India, Mumbai

(Rajesh Kumar)

CHIEF MANAGER & AUTHORISED OFFICER