

यूनियन बैंक
ऑफ़ इंडिया

भारत सरकार का उपक्रम



Union Bank
of India

A Government of India Undertaking

UNION BANK OF INDIA
(Vile Parle West Branch)

Shiv Shakti, 11, Vithhal Nagar Co-op. Hsg. Soc., 10th Road, J.V.P.D. Scheme,
Vile Parle West, Mumbai- 400 049

Email Id: ubin0540811@unionbankofindia.bank.in

By Regd Post & Courier

To:

1. Mrs. Dinesh Subba Rao (BORROWER)
Flat No. 301 Sharoda Moni Apartment
Near Mohan Palm shirgaon
Badlapur East Badlapur E. D. Thane
Maharashtra Pin 421503.

And

2. Mrs. Yashoda Dinesh Rao (BORROWER)
House No 1691/7 Flat No 103 B Wing Saikrupa
Bldg Reti Bander Road, Kalher Bhiwandi
Kalher Thane Maharashtra 421302.

Dear Sir/Madam,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Vile Parle West, the secured creditor, caused a demand notice dated 08.01.2026 under Section 13(2) of the Securitisation 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 Authorised Officer, has taken constructive possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 10.04.2026.
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on **24/06/2026 between 12pm to 5pm** by inviting Bids from the public through online mode on www.baanknet.com.

The Reserve Price will be ₹. 1,94,00,000.00 (Rupees One Crore Ninety Four Lakhs Only)



3. 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 : 21/05/2026

Encl: Sale Notice



Yours faithfully

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

[Appendix - IV-A]

[See proviso 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 constructive 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 24/06/2026, for recovery of Rs 1,48,71,311/- as on 08/01/2026 due to Secured Creditor, Union Bank of India from 1. Mrs. Dinesh Subba Rao

2. Mrs. Yashoda Dinesh Rao.

The reserve price will be ₹. 1,94,00,000.00 (Rupees One Crore Ninety-Four Lakhs Only) and the earnest money deposit will be Rs 19,40,000/- (Rupees Nineteen Lakhs Forty Thousand Only)

Description of Immovable Property

Immovable property being Flat No. 102, on the 1st floor, adm. 626.57 sq. ft. i.e. 58.21 sq. mtrs. (Carpet area), in in the Building known as "VENGURLEKARS CHAITRA", situated at Azad Nagar, Off. Veera Desai Road, Andheri (W), Mumbai 400 053, constructed on all that piece of parcel of land bearing Survey No. 135(pt) and CTS No. 835(pt), 838 (pt), & 839(pt) lying, being and situated at VILLAGE AMBIVALI, Taluka: Andheri, Dist-Mumbai Suburban, in the Registration District of Mumbai and Sub District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai.

List of Encumbrances: No encumbrance as per the knowledge of the Authorized Officer

For detailed terms and conditions of the sale, please refer to the link provided in

[https://www.unionbankofindia.bank.in/auction-property/viewauction-](https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx)

[property.aspx](https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx) . The same is also enclosed herewith.

Place : Mumbai
Date : 21/05/2026

Encl: Terms of sale




AUTHORISED OFFICER
FOR UNION BANK OF INDIA