

यूनियन बैंक
ऑफ़ इंडिया
भारत सरकार का सम्पत्ति



Union Bank
of India
A Government of India Undertaking



Asset Recovery Branch, Chhatrapati Sambhajnagar

Plot no. 03, First Floor, Sahakar Bank Colony, Shahnoorwadi, Darga Road,
Chhatrapati Sambhajnagar - 431005

Email Id: arb.aurangabad@unionbankofindia.bank

Ref No: ARB/CSN/24 JUNE-Sale Notice/2026

Date: - 03.06.2026

BY REGISTERED POST ACK DUE AND COURIER

To,

M/s Dnyaneshwari Agro Foods Private Limited (Borrower) Address: 385,26/1026, mayekar Complex, Majalgaon, Dist- Beed, Maharashtra 431131	Mr. Rahul Ramrao Phulge (Director & Guarantor) Address: 385,26/1026, mayekar Complex, Majalgaon, Dist- Beed, Maharashtra 431131
M/s Dnyaneshwari Agro Foods Private Limited (Borrower) Address: A/P-Phule Pimpalgaon, Tal- Majalgaon, Dist. Beed, Maharashtra- 431142	Mr. Rahul Ramrao Phulge (Director & Guarantor) Address: A/P-Phule Pimpalgaon, Tal- Majalgaon, Dist. Beed, Maharashtra- 431142
Mrs. Wanita Rahul Phulge (Director & Guarantor) Address: 385,26/1026, mayekar Complex, Majalgaon, Dist- Beed, Maharashtra 431131	Mrs. Wanita Rahul Phulge (Director & Guarantor) Address: A/P- Phule Pimpalgaon, Tal- Majalgaon, Dist. Beed, Maharashtra- 431142
Mr. Sahadev Ramrao Phulge (Guarantor) Address: A/P-Phule Pimpalgaon, Tal- Majalgaon, Dist. Beed, Maharashtra- 431142	Mr. Bappasaheb Ramrao Phulge (Guarantor) Address: A/P-Phule Pimpalgaon, Tal- Majalgaon, Dist. Beed, Maharashtra- 431142
Smt. Ratnmala Ramrao Phulge (Guarantor) Address: A/P-Phule Pimpalgaon, Tal- Majalgaon, Dist. Beed, Maharashtra- 431142	

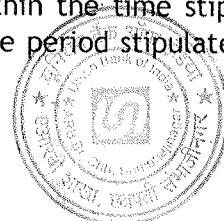
Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Beed Branch, Vaidynath Chamber, Shivaji Chowk, Beed Barshi Road, Beed-43122, the secured creditor, caused a demand notice dated 29.10.2024 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

Classification: Internal

[Signature]



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 on 30.12.2024.

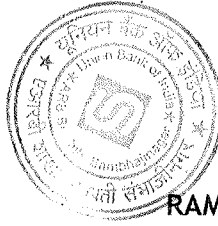
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorized Officer, will be sold by holding public E-auction on **24.06.2026** by inviting Bids from the public through online mode on <https://baanknet.com>.

3. The Reserve Price will be ₹.1,67,00,000/- (Rupees One Crore Sixty Seven Lakhs Only) for Property 1, ₹. 1,92,00,000/- (Rupees One Crore Ninety-Two Lakhs Only) for Property 2, ₹. 1,66,00,000/- (Rupees One Crore Sixty-Six Lakhs Only) for Property 3.

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: Chhatrapati Sambhajinagar
Date: 03.06.2026

Encl: Sale Notice



Yours faithfully

RAM SHANKARRAO MHASKE
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 Securitization 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 **Symbolic/physical** possession of which has been taken by the Authorized 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.5,32,28,116.23 (Rupees Five Crore Thirty-Two Lakhs Twenty-Eight Thousand One Hundred Sixteen and Paise Twenty-Three Only)** (plus interest and charges) as on 30.09.2024 due to Secured Creditor, Union Bank of India from M/s Dnyaneshwari Agro Foods Private Limited (Borrower), Mr. Rahul Ramrao Phulge(Director & Guarantor) and Mrs. Wanita Rahul Phulge(Director & Guarantor), Mr. Sahadev Ramrao Phulge (Guarantor), Mr. Bappasaheb Ramrao Phulge (Guarantor), Smt. Ratnmala Ramrao Phulge (Guarantor). The reserve price will be Rs. 1,67,00,000/- (Rupees One Crore Sixty Seven Lakhs Only) for Property 1, ₹. 1,92,00,000/- (Rupees One Crore Ninety-Two Lakhs Only) for Property 2, ₹. 1,66,00,000/- (Rupees One Crore Sixty-Six Lakhs Only) for Property 3 and the earnest money deposit will be Rs16,70,000/- (Rupees Sixteen Lakhs Seventy Thousand only) for Property 1, Rs. 19,20,000/- (Rupees Nineteen Lakhs Twenty Thousand only) for Property 2, Rs. 16,60,000/- (Rupees Sixteen Lakhs Sixty Thousand only) for Property 3.

Description of Immovable Property

Property No.1:- Industrial land admeasuring 16000 Sq. Mt. (Plot area 11338.00 Sq. Mt.) at gut/sr. no. 143 (Khata No. 298) at Phule Pimpalgaon, Tal: Majalgaon, District: Beed:431142, Owned by Mr. Bappasaheb Ramrao Phulge

Bounded as under: -

East: Gat No-143, Part of Sahadev R Phulge;

West: Gat No 144 and 145, Parts of Nivrutti Phulge;

South: 15 Mtr. Road;

North: Gat No 336 Part of Anil Phulge.

Property No.2:- Industrial land admeasuring 17400 Sq. Mt. (Plot area12367.00 Sq. Mt.) at gut/sr. no.143 (Khata No. 438) at Phule Pimpalgaon, Tal: Majalgaon, District: Beed:431142, Owned by Smt. Ratnmala Ramrao Fulage

Bounded as under: -

East: Gat No-138, Parts of Latif Babamiya Pathan and road;

West: Gat No-143, Part of Sahadev R Fulage;

South: 15 Mtr. Road;

North: Gat No 336 Part of Anil Phulge.

Property No.3:- Industrial land admeasuring 16000 Sq. Mt. (Plot area 11273.00 Sq. Mt.) at gut/sr. no. 143 (Khata No. 611) at Phule Pimpalgaon, Tal: Majalgaon, District: Beed:431142, Owned by Mr. Sahadev Ramrao Phulge

Bounded as under: -

East: Gat No-143, Part of Ratnamala R Phulge;

West: Gat No-143, Part of Bappasaheb Phulage;

South: 15 Mtr. Road;

North: Gat No 336 Part of Anil Phulge.

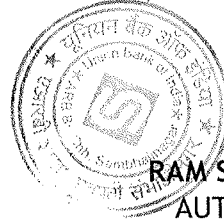
List of Encumbrances:

a) Not Known to bank

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: Chhatrapati Sambhajanagar

Date: 03.06.2026

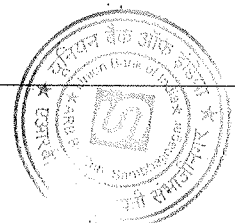


RAM SHANKARRAO MHASKE
AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale

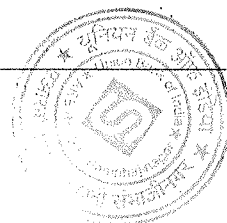
TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1.Name and address of the Borrower Co-Applicant and Guarantors	M/s Dnyaneshwari Agro Foods Private Limited Add 1: 385,26/1026, mayekar Complex, Majalgaon,Dist-Beed,Maharashtra Add 2: A/P-Phule Pimpalgaon, Tal- Majalgaon,Dist.Beed, Maharashtra-431142 (Borrower) Mr. Rahul Ramrao Phulge (Director) Add 1: 385,26/1026, mayekar Complex, Majalgaon, Dist- Beed,Maharashtra. Add 2: A/P-Phule Pimpalgaon, Tal- Majalgaon, Dist.Beed, Maharashtra-431142 Mrs. Wanita Rahul Phulge (Director) Add 1: 385,26/1026, mayekar Complex, Majalgaon,Dist-Beed,Maharashtra Add 2: A/P- Phule Pimpalgaon, Tal- Majalgaon, Dist.Beed, Maharashtra-431142 Mr. Sahadev Ramrao Phulge Add : A/P-Phule Pimpalgaon, Tal-Majalgaon, Dist.Beed, Maharashtra-431142 Mr. Bappasaheb Ramrao Phulge Add : A/P-Phule Pimpalgaon, Tal-Majalgaon, Dist.Beed, Maharashtra-431142 Smt. Ratnmala Ramrao Phulge Add : A/P-Phule Pimpalgaon, Tal- Majalgaon, Dist.Beed, Maharashtra-431142
2. Name and address of the Secured Creditor	UNION BANK OF INDIA, Asset Recovery Branch, Chhatrapati Sambhajinagar Plot No.3, 1st Floor, Sahakar Bank Colony, Shahnoormiya Darga Road, Chhatrapati Sambhajinagar - 431005
3.Description of immovable secured assets to be Sold: -	
	Property No.1:- Industrial land admeasuring 16000 Sq. Mt. (Plot area 11338.00 Sq. Mt.) at gut/sr. no. 143 (Khata No. 298) at Phule Pimpalgaon, Tal: Majalgaon, District: Beed:431142, Owned by Mr. Bappasaheb Ramrao Phulge Bounded as under: - East: Gat No-143, Part of Sahadev R Phulge; West: Gat No 144 and 145, Parts of Nivrutti Phulge; South: 15 Mtr. Road; North: Gat No 336 Part of Anil Phulge.



Property No.2:- Industrial land admeasuring 17400 Sq. Mt. (Plot area12367.00 Sq. Mt.) at gut/sr. no.143 (Khata No. 438) at Phule Pimpalgaon, Tal: Majalgaon, District: Beed:431142, Owned by Smt. Ratnmala Ramrao Fulage Bounded as under: - East: Gat No-138, Parts of Latif Babamiya Pathan and road; West: Gat No-143, Part of Sahadev R Fulage; South: 15 Mtr. Road; North: Gat No 336 Part of Anil Phulge. Property No.3:- Industrial land admeasuring 16000 Sq. Mt. (Plot area11273.00 Sq. Mt.) at gut/sr. no. 143 (Khata No. 611) at Phule Pimpalgaon, Tal: Majalgaon, District: Beed:431142, Owned by Mr. Sahadev Ramrao Phulge Bounded as under: - East: Gat No-143, Part of Ratnamala R Phulge; West: Gat No-143, Part of Bappasaheb Phulage; South: 15 Mtr. Road; North: Gat No 336 Part of Anil Phulge.	
4.The details of encumbrances, if any known to the Secured Creditor	Not Known to bank
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc	Nil
6. Last Date & Time for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	24-06-2026, Wednesday from 12:00 PM to 05:00PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.5,32,28,116.23 (Rupees Five Crore Thirty-Two Lakhs Twenty-Eight Thousand One Hundred Sixteen and Paise Twenty-Three Only) as on 30.09.2024 (plus interest and charges)
9.1. Reserve price for the property / Properties below which the property will not be sold:	Property No.1: Rs. 1,67,00,000/- Property No.2: Rs. 1,92,00,000/- Property No.3: Rs. 1,66,00,000/-
9.2. EMD Payable	Property No.1: Rs.16,70,000/- Property No.2: Rs.19,20,000/- Property No.3: Rs.16,60,000/-

[Handwritten Signature]



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 can be guided by the Buyer Manual provided in the home page of the website.

10.2. KYC Verification

While registering as buyers/bidders, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidders/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 bidders/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 linked with the property ID from the wallet of the bidder/ purchaser ID, the intending bidder / purchaser 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 one day prior to the date of auction.

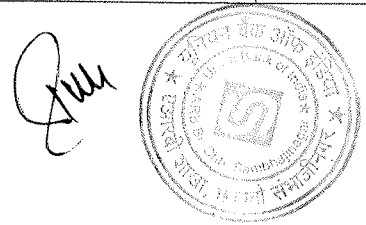
10.5. Help Desk

- 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.com>
- For auction related queries e-mail to arb.aurangabad@unionbankofindia.bank or contact Mr. Ram Mhaske, Mb No- 7350381681.

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.
- 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.

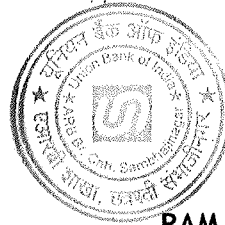
Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction



28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property except as stated above in point No.4 & 5. 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 : Chhatrapati Sambhajinagar

Date : 03-06-2026



For UNION BANK OF INDIA
RAM SHANKARRAO MHASKE
CHIEF MANAGER &
AUTHORIZED OFFICER