यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

**Union Bank of India**
A Government of India Undertaking

आस्तिवसूली शाखा Asset Recovery 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.bank.in
**Email -ubin0553352@unionbankofindia.bank.in**

By Regd Post & Courier

To:

| | | |
|---|---|---|
| M/s ARM Infra Projects Pvt Ltd Shop No. 1,2,3 Ground Floor, Mhatre Royale LT Road, Dahisar West, Mumbai- 400068 | M/s ARM Infra Projects Pvt Ltd F-103, Kasturi Building, Sanghavi Corporate Park, Off Govandi Station Road, Deonar Village, Mumbai-400088 | Mr. Aniket Rohidas Mhatre (Director of M/s ARM Infra Projects Pvt Ltd) 310, Gemstar Commercial Complex, Kanchpada, Ramchandra Lane Ext, Malad West, Mumbai-400064 |
| Mr. Aniket Rohidas Mhatre (Director of M/s ARM Infra Projects Pvt Ltd) 1501/ 1502, Laxman Tower, New Link Road, Above D Mart, Dahisar West, Mumbai-400068 | Mr. Ashish Vasantrao Kini (Director of M/s ARM Infra Projects Pvt Ltd) 301, Mhatre Classic, LT Road, Opposite Vitthal Temple, Dahisar West, Mumbai-400068 | Ms. Padma Rohidas Mhatre (Guarantor of M/s ARM Infra Projects Pvt Ltd.) 1501/ 1502, Laxman Tower, New Link Road, Above D Mart, Dahisar West, Mumbai-400068 |
| M/s Haritara Construction Company Pvt Ltd. (Guarantor of M/s ARM Infra Projects Pvt Ltd.) Ground Floor, Padma Apartment, R Mhatre Road, Near Dahisar Bridge, Dahisar West, Mumbai- 400068 | M/s Padma Builders (Guarantor of M/s ARM Infra Projects Pvt Ltd.) Ground Floor, Padma Apartment, R Mhatre Road, Near Dahisar Bridge, Dahisar West, Mumbai-400068 | |

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 Branch Mumbai, Now Asset Recovery Branch Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001, the secured creditor, caused a demand notice dated **07.04.2021** 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 **02.12.2021**.
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 **28.07.2026** by inviting Bids from the public through online mode on www.baanknet.com.
3. The **Reserve Price for LOT1** will be **₹. 3,05,00,000.00 (Rupees Three Crore Five- Lakh Only) And for LOT2 will be Rs. 1,56,00,000.00 (Rupees One Crore Fifty-Six Lakh Only) And for LOT3 will be Rs.52,00,000.00 (Rupees Fifty-Two Lakh 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.

Yours faithfully

Place : Mumbai
Date: 22.06.2026

RAJESH KUMAR
CHIEF MANAGER & AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Sale Notice

[Appendix - IV-A]

[See proviso to rule 8 (6)]

**Sale notice for sale of immovable properties**

5. 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 **28.07.2026**, for recovery of Rs. 19,31,00,000.00 (Rupees Nineteen Crore Thirty-One Lakhs Only) as on 31.03.2026 with further interest, cost and charges from 01.04.2026 due to Secured Creditor, Union Bank of India from M/s ARM Infra Projects Pvt Ltd. (Borrower) Mr. Aniket R Mhatre (Director & Guarantor), Mr. Ashish Vasantrao Kini (Director), Ms. Padma R Mhatre (Guarantor) , M/s Haritara Construction Company Pvt Ltd (Corporate Guarantor), M/s Padma Builders (Corporate Guarantor) **The reserve price For LOT1 will be ₹. 3,05,00,000.00 (Rupees Three Crore Five-Lakh Only) And for LOT2 will be Rs. 1,56,00,000.00 (Rupees One Crore Fifty-Six Lakh Only) And for LOT3 will be Rs.52,00,000.00 (Rupees Fifty-Two Lakh Only).**
1. **the earnest money deposit For LOT1 will be Rs. 31,00,000.00 (Rupees Thirty-One Lakh) and for LOT2 will be Rs.16,00,000.00 (Rupees Sixteen Lakh Only) and for LOT3 will be Rs.6,00,000.00 (Rupees Six Lakh Only).**

**Description of Immovable Property**

**LOT1: -**

All that piece & parcel of Office no. 101 on first Floor, building known as "Mhatre Royal", constructed on the land bearing survey no 282, Hissa no 1/1 (pt), CTS No 714/A, L.T. Road, Dahisar West, Mumbai 400 068. Owned By M/s ARM Infra Projects Pvt Ltd. Admeasuring Carpet Area of 1380 sq. ft.

**LOT2: -**

All that piece & parcel of Shop no. 1 admeasuring carpet area 80 Sq.Ft, Shop No 2 admeasuring carpet area 111 Sq.Ft Plus 50 Sq.Ft Loft and shop no 3 admeasuring carpet area 116 Sq.ft. plus 53 Sq.ft Loft at Ground Floor, building known as "Mhatre Royal", constructed on the land bearing survey no 282, Hissa no 1/1 (pt), CTS No 714/A LT Road, Dahisar West, Mumbai 400 068 Owned by M/s ARM Infra Projects Pvt Ltd.

**LOT3: -**

All that piece & parcel of Shop no. 4 admeasuring carpet area 70 Sq. Ft. and shop no 5 admeasuring carpet area 65 Sq. Ft. Ground Floor building known as "Mhatre Royal", constructed on the land bearing survey no 282, Hissa no 1/1 (pt), CTS No 714/A , L T Road, Dahisar West, Mumbai 400 068. Owned by M/s Padma Builders.

List of Encumbrances:

a) Society & Other dues if any as may exist though the same is not verifiable at our end.

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.

Yours faithfully

Place : **Mumbai**
Date: 22.06.2026

RAJESH KUMAR
CHIEF MANAGER & AUTHORISED OFFICER
FOR UNION BANK OF INDIA

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

Encl: Sale Notice

## TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

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| 1. Name and address of the Borrower, Co-Applicant and Guarantor | 1)M/s ARM Infraprojects Pvt Ltd<br>F - 103, Kasturi Building Sanghavi Corporate Park Off, Govandi Station Road, Deonar Village, Mumbai<br><br>2)M/s ARM Infraprojects Pvt Ltd<br>Shop no. 1, 2, 3 Ground Floor Mhatre Royale Lt Road Dahisar West Mumbai Maharashtra 400068.<br><br>3)Mr. Aniket Rohidas Mhatre (Director & Guarantor)<br>1501/ 1502, Laxman Tower, New Link Road, above D Mart, Dahisar West, Mumbai 400068<br><br>4) Mr. Aniket Rohidas Mhatre (Director & Guarantor)<br>310, Gemstar Commercial Complex, Kanchpada, Ramchandra Lane, Extn. Malad (West), Mumbai - 400064<br>5) M/s Haritara Construction Company Pvt Ltd. (Guarantor)<br>Ground Floor, Padma Apartment, R Mhatre Road Near Dahisar Bridge, Dahisar (W), Mumbai 400068<br><br>6) Mrs. Padma Rohidas Mhatre (Guarantor)<br>1501/ 1502, Laxman Tower, New Link Road, above D Mart, Dahisar West, Mumbai 400068<br><br>7) Mr. Ashish Vasantrao Kini (Director)<br>301, Mhatre Classic, L T Road Opp. Vitthal Temple Dahisar West, Mumbai 400068<br><br>8) Mr. Rohidas Hareshwar Mhatre (Guarantor)<br>1501/ 1502, Laxman Tower, New Link Road, Above D Mart, Dahisar West, Mumbai-400068<br><br>9)M/s Padma Builder (Guarantor)<br>Ground Floor, Padma Apartment, R Mhatre Road Near Dahisar Bridge, Dahisar (W), Mumbai 400068 |
| 2. Name and address of the Secured Creditor: | Union Bank of India, Vile Parle West branch, Mumbai Now Asset Recovery Branch Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400023 |
| 2.Description of immovable secured assets to be Sold: -<br>**LOT1: -**<br>All that piece & parcel of Office no. 101 on first Floor, building known as "Mhatre Royal", constructed on the land bearing survey no 282, Hissa no 1/1 (pt), CTS No 714/A, L.T. Road, Dahisar West, Mumbai 400 068. Owned By M/s ARM Infra Projects Pvt Ltd. Admeasuring Carpet Area of 1380 sq. ft.<br>**LOT2: -**<br>All that piece & parcel of Shop no. 1 admeasuring carpet area 80 Sq.Ft, Shop No 2 admeasuring carpet area 111 Sq.Ft Plus 50 Sq.Ft Loft and shop no 3 admeasuring carpet area 116 Sq.ft. plus 53 Sq.ft Loft at Ground Floor, building known as "Mhatre Royal", constructed on the land bearing survey no 282, Hissa no 1/1 (pt), CTS No 714/A LT Road, Dahisar West, Mumbai 400 068 Owned by M/s ARM Infra Projects Pvt Ltd.<br>**LOT3:-**<br>All that piece & parcel of Shop no. 4 admeasuring carpet area 70 Sq. Ft. and shop no 5 admeasuring carpet area 65 Sq. Ft. Ground Floor building known as "Mhatre Royal", constructed on the land bearing survey no 282, Hissa no 1/1 (pt), CTS No 714/A , L T Road, Dahisar West, Mumbai 400 068. Owned by M/s Padma Builders. | |
| 4.The details of encumbrances, if any known to the Secured Creditor | Society & other dues if any as may exists (Not Verifiable at our end) |
| 5. Details of Stay / Status Quo/ Litigation pending against the property, if any, | NIL |

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| known to the secured creditor in Courts/Tribunals etc. | |
| 6. Last date 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.<br>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 | **28.07.2026 from 12:00 Noon to 05:00 PM** (with 10 minutes 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. 19,31,00,000.00 (Rupees Nineteen Crore Thirty-One Lakhs Only) as on 31.03.2026 with further interest, cost and charges from 01.04.2026. |
| 9.1 Reserve price for the properties below which the immovable property may not be sold: | LOT1: - Rs.3,05,00,000.00 (Rupees Three Crore Five-Lakh Only)<br>LOT2: - Rs.1,56,00,000.00 (Rupees One Crore Fifty-Six Lakh Only)<br>LOT3:- Rs.52,00,000.00 (Rupees Fifty-Two Lakh only) |
| 9.2 EMD Payable | LOT1: - Rs.31,00,000.00 (Rupees Thirty-One Lakhs Only)<br>LOT2: -Rs.16,00,000.00(Rupees Sixteen Lakh Only)<br>LOT3:- Rs..6,00,000.00 (Rupees Six Lakh 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 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 ubin0553352@unionbankofindia.bank.in or contact 8088980811

**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.

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| ➢ In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.<br><br>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.<br>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<br>(a) In case of bidding, the bid increment shall not be less than **Rs.1,00,000/- (LOT1) AND Rs.1,00,000/-(LOT2)** AND Rs.60,000/- (LOT3) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.1,00,000/- (LOT1) AND Rs.1,00,000/- (LOT2)** AND Rs.60,000/- (LOT3).<br>(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. |
| **14.** 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. |
| **15.** The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the **account bearing Number 533501980050000 IFSC code UBIN0553352** 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 the bidder 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. |
| **16.** 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.<br>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. |
| **17.** 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 |
| **18.** Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only. |
| **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. |

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| **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 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 : 22.06.2026

**RAJESH KUMAR**

CHIEF MANAGER & AUTHORISED OFFICER
FOR UNION BANK OF INDIA

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