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ASSET RECOVERY BRANCH
Suyog Plaza,1st Floor,1278, Jangali Maharaj Road, Pune-411 004.
Email: ubin0578789@unionbankofindia.bank.in Mob.: 8169178780

**Mega E-auction For
Sale of Movable / Immovable Properties**

Sr. No	Name of the Branch & Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased
17.	ARB PUNE ☎ (9967917032) Mr. Nitin Baban More (Physical possession) (Property visit date 01.08.2026 Time 3 Pm to 5 Pm)	Rs.23,40,803.78 (Rupees Twenty-Three Lakh Forty Thousand Eight Hundred Three and Paise Seventy - Eight Only) as on 18.07.2025 together with further interest and charges due to Secured Creditor (as per Demand notice dated 18.07.2025).	All that piece and parcel of the property bearing Flat No-404, Admeasuring area 364 Sq. fts i.e 33.82 Sq. Mtrs. Carpet area + terrace admeasuring 36 Sq. Fts i.e 3.34 Sq Mtrs i.e Total salable built up area 540 Sq. fts. i.e 50.18 Sq Mtrs on the 4th floor in the scheme known as 'Shree Vihar' constructed on the land admeasuring 00 H 05 R, out of total land admeasuring 04 H 80 R, bearing Gat No-1 situated at Village Borhadewadi, Taluka Haveli, Dist - Pune within Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar Taluka Haveli, Pune – 412105, On or towards the East: By Sri Hiranam B Borade and others land, On or towards the West: By Sri D Borade and others land, On or towards the North: By 12 Meter road, On or towards the South: By Sri Harshal Borade and others land	Rs.19,35,000/- (Rupees Nineteen Lakh Thirty-Five Thousand only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)
18.	ARB -PUNE 78780 ☎ (9967917032) M/s Sai Enterprises Through its Proprietor Mr. Swapnil Vilas Gaikwad, Mr. Vilas Raghu Gaikwad (Guarantor & Mortgagor) (Symbolic Possession)	Rs.1,05,93,949.60 (Rupees One Crore Five Lakh Ninety-Three Thousand Nine Hundred Forty-Nine and Paise Sixty Only) as on 31.05.2023 as per Demand notice dated 22.06.2023 and further interest, cost and expenses thereafter.	All piece and parcel of Land and Building – Urban land and double stories building belonging to Mr. Vilas Raghu Gaikwad (Owner of property) situated at Sr. No. 74, Hissa No.13, H No. 979, area adm. About 92.97 sq. mtrs. RCC Built up area adm 131.46 Sq. mtrs. Old Grampanchayat Milkat No.744 and P.M.C No. P/F/24/01052000 situated at village Hadapsar, within the local limits of Pune Municipal Corporation and also within the Jurisdiction of Sub-registrar Haveli No. 1 to 27, Pune together with all appurtenances thereto and right of easements and same is bounded as follows: East: By property of Mr. Lavhe, West: By property of Mr. Sayyad, North: Road, South: By Property of Mr. Sasane	Rs.34,15,000/- (Rupees Thirty-Four Lakh Fifteen Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://baanknet.com> & <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>.
All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date & Time of E-Auction: 11.08.2026 (12:00 Noon to 5:00 PM)

The English version shall be final if any question of interpretatio arises.

Date : 23.07.2026
Place : Pune

Authorized Officer,
Union Bank of India



Asset Recovery Department
1162/6 Ganesh Khind-University Road,
Next to Hardikar Hospital, Shivajinagar Pune 411005
Email : ARD.Pune@bankofindia.co.in,
Ph. No. 020-25521528

**SALE NOTICE FOR
SALE OF
IMMOVABLE / MOVABLE
PROPERTIES**

E-auction sale notice for sale of immovable/ movable 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 Borrowers and Guarantors that the below described immovable/movable property mortgaged/charged to the Secured Creditor, the Symbolic/ Physical Possession of which has been taken by the Authorised Officer of the Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrowers(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

**Last date for submission of bid for all properties 25/08/2026,
E Auction of all properties on 25/08/2026 time from 11:00 AM to 5:00PM**

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property / Vehicles	Reserve Price	Date of Demand Notice and Date Of Possession & Type Of Possession Bid Increase Amount
			EMD (Rs. in lakhs)	
			Date of Inspection	
1.	Branch: Satara Road Name of the A/C - i) Mr.Ramdas Jagannath Gade ii) Mrs. Manisha Ramnath Gade	All the Part and parcel of freehold residential property situated at Flat No 205,2nd Floor, Mayureshwar Ashraya, Final Plot no.486A, CTS no.5793, S.no. 38 Hissa no.1A,Parvati ,Pune 411009 admeasuring 373.37 sq ft(built up area) jointly In the name of Mr.Ramdas Jagannath Gade and Mrs Manisha Ramdas Gade. Boundary : East – Open Space West –Passage & flat no.203 North – Road South – Flat no.205	21.42 ----- 2.15 ----- 18.08.2026	09.12.2019 ----- 20.07.2021 (Symbolic) ----- Rs. 10,000
2.	Branch Talegaon Dabhade Name of the A/c. Mr Dhanesh Ramkripal Kumar, Flat No 103, 1st floor, APPLE Ambrosia, plot No 13 S no 406+408 CTS No 7611, Indrapuri Colony, Talegaon Dabhade, Tal Maval, Dist Pune 410506 Amount Outstanding : Rs. 17.81 Lakhs + interest + expenses w.e.f. 31.10.2019	All the Part and parcel of residential property situated at Flat no.103,1st floor, Apple Ambrosia, plot no.13, S.No.406+408, CTS No.7611, Indrapuri Colony, Talegaon Dabhade,Tal- Maval,Distt- Pune admeasuring 592.00 sq ft(built up area) In the name of Mr.Dhanesh Ramkripal Kumar. Boundary-East – duct & flat no.104; West –plot no.14; North – staircase and flat no.102;South – colony road and plot no.22	22.78 ----- 2.28 ----- 18.08.2026	17.03.2020 ----- 10.02.2021 (Physical) ----- Rs. 10,000
3.	Branch Theur Name of the A/c. - i) Akshay Sanjay sangale ii) Vikas Sanjay Sangale iii) Sadhna Sanjay Sangale	All the Part and parcel of residential property situated at Flat no.606, 6th floor, Shree Ganesh Park Phase 2, A Building, Gat no. 1B,Koliwadi, Taluka Haveli, Distt.-Pune-412110 admeasuring 52.01 sq ft(carpet area) in the name of Mr. Akshay Sanjay Sangale and Mr Vikas Sanjay Sangale. Boundary- East-open space; West-By entrance; North- Open Space ; South- By lift lobby staircase	20.70 ----- 2.07 ----- 18.08.2026	20.02.2026 ----- 06.05.2026 (Symbolic) ----- Rs. 10,000
4.	Branch: Uttamnagar Name of the A/C - i) Rohidas Baban Rathod ii) Mrs. Anudnya Rohidas Rathod	All the Part and parcel of residential property situated at Flat no.3,4TH Floor, Building no. B, Jay Sevalal Vikas CHSL, Old S.no. 417/+2+3+4A, New S.no. 417/1A, Village Kondhawe Dhawade, Near Zila Parishad Primary School& Kondhawe Dhawade Grampanchayat Office, Off. NDA Road. Kondhawe Dhawade, Tal Haveli, Distt Pune-411023 admeasuring 433.00 sq ft in the name of Mr.Rohitdas Baban Rathod. Boundary - East – road West –orchid building North –C wing South –A wing then road	13.41 ----- 1.35 ----- 18.08.2026	17.07.2021 ----- 26.10.2021 (Physical) ----- Rs. 10,000
5.	Branch: Uttamnagar Name of the A/C - i) Narayan Hari Chavan ii) Mrs. Saku Narayan Chavan (Co-Borrower)	All the Part and parcel of residential property situated at Flat no.4,4TH Floor, Building no. B, Jay Sevalal Vikas CHSL, Old S.no. 417/+2+3+4A, New S.no. 417/1A, Village Kondhawe Dhawade, Near Zila Parishad Primary School& Kondhawe Dhawade Grampanchayat Office, Off. NDA Road. Kondhawe Dhawade, Tal Haveli, Distt Pune-411023 admeasuring 433.00 sq ft in the name of Mr.Narayan Hari Chavan. Boundary East – road West –orchid building North –C wing South –A wing then road	13.41 ----- 1.35 ----- 18.08.2026	30.07.2025 ----- 10.11.2025 (Symbolic) ----- Rs. 10,000
6.	Branch Name : Uttamnagar Name of the A/C - i) Late Parwati Devidas Chavan ii) Mr. Subash Devidas Chavan Address : Flat No 2, Ground Floor, Building B, Jay Sevalal Vikas Co-Op. Housing Soc. LTD., At Kondhwe Dhawade, Tal- Haveli, Dist – Pune – 411023. Amount Outstanding : Rs. 15.63 Lakhs + Interest + Expenses W.E.F. 28.02.2023	All the Part and parcel of residential property situated at Flat no.2,Ground Floor Floor, Building no. B, Jay Sevalal Vikas CHSL, Old S.no. 417/+2+3+4A, New S.no. 417/1A, Village Kondhawe Dhawade, Near Zila Parishad Primary School& Kondhawe Dhawade Grampanchayat Office, Off. NDA Road. Kondhawe Dhawade, Tal Haveli, Distt Pune-411023 admeasuring 433.00 sq ft in the name of Parwati Devidas Chavan. Boundaries : East : Flat No 1, West : Open Space, North : Staircase and Office No 3, South : Open Space	13.41 ----- 1.35 ----- 18.08.2026	01.03.2023 ----- 23.05.2023 (Symbolic) ----- Rs. 10,000
7.	Branch : Vimannagar Name of the A/C - Mr. Mahesh Vasant Bhosale & Mrs. Ashwini Mahesh Bhosale Flat No 301, Wing A, 3rd Floor, Wing A, Bldg "Balaji Nisarg" bearing Gat No 48, Village Shiraswadi, Gawdewadi, Near Sai sankul Apartment,Tal Haveli Dist Pune 411048 Area: 464 Sq ft (Amount O/s : 11.33 lakhs + interest +other expenses w.e.f. 13.06.2023)	All the Part and parcel of residential property situated at Flat no.301, 3rd floor, Wing A, "Balaji Nisarg", Gat no.48, Village Shiraswadi(Murkurtenagar), Near Shiraswadi Cricket Ground, Tal Haveli,Distt- Pune-412207 admeasuring 464.00 sq ft in the name of Mr.Mahesh Vasant Bhosale. Boundary : East – Wing Z-1 West –Wing B North –Open Plot South – Internal Road	14.21 ----- 1.43 ----- 18.08.2026	16.09.2023 ----- 05.12.2023 (Symbolic) ----- Rs. 10,000

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property / Vehicles	Reserve Price	Date of Demand Notice and Date Of Possession & Type Of Possession Bid Increase Amount
			EMD (Rs. in lakhs)	
			Date of Inspection	
8.	Branch : Aundh Baner Name of the A/C - M/S Viraj Enterprises	All the Part and parcel of commercial property situated at Shop no.1, Ground Floor in building "Dattanagar Society", Bearing Sr. no.2, Hissa no.1/69& Plot no. 6,Near Tulja Bhavani Restaurant, Shiv Shakti Chowk, Vadgaon Sheri Road, Vadgaon Sheri Pune-411014 admeasuring carpet area 404.89 sq ft jointly in the name of Mr. Suryakant Dinkar Bhagat. Boundary East –by side margin West –by side margin North – by house of mr. shaikh South – by open space	34.53 ----- 3.46 ----- 18.08.2026	05.08.2019 ----- 19.10.2019 (Symbolic) ----- Rs. 10,000
9.	Branch : Fergusson Road Name of the A/C - ShivTej Enterprises	All the Part and parcel of residential property situated at Flat no.10, second floor, Building A-1, Thakkar Park CHS situated on S no. 106, Hissa no.16, CTS no.2031 to 2040, Near Ganesh Mandir, Near Dr. Baba Saheb Ambedkar Underground Subway Vaiduwadi Sasane Nagar road, Hadapsar Pune admeasuring (area) 49.26 SQM i.e 530 Sq Feet buildup area in the name of Mr Shailendra Nivrutti Shinde and Mrs Nirmala Shailendra Shinde, 12-38 Boundary: East –Flat no. 7& 8 West –Open space and road North – A2 wing South – Flat 9 & Lift	33.25 ----- 3.33 ----- 18.08.2026	26.10.2021 ----- 04.01.2022 (Symbolic) ----- Rs. 10,000
10	Branch : Pimpri Name of the A/C - Ashok Ghadge & Chhaya Ashok Ghadge	All the Part and parcel of residential property situated at Flat no.606,Sixth Floor in Building B20 at Gharkul Sahakari Gruh Rachna Sanstha Imarat no.8 bearing Sector no17 & 19(P), Near Jijau Park, Shri Ram Circle,Gharkul Road, Chikhali, Distt-Pune 411062 admeasuring carpet area 397.40 sq ft jointly in the name of Mr. Ashok Bhikhaji Ghadage & Mrs. Chhaya Ashok Ghadage. Boundary: East –Entrance West – Open North – Staircase South – Open	14.64 ----- 1.47 ----- 18.08.2026	20.04.2021 ----- 19.12.2024 (Symbolic) ----- Rs. 10,000
11.	Branch : Pimpri BRANCH Name of the A/c. :- Mr Satish Kashinath Shingare	All the Part and parcel of residential property situated at Flat no.203, 2nd Floor, Building B-20 at Gharkul Sahakari Gruh Rachna Sanstha Imarat no.8 bearing sector no. 17 & 19(P), Near Jijau Park, Shri Ram Circle, Gharkul Road, Chikhali Pune 411062 admeasuring carpet area 397.40 sq ft jointly in the name of Mr.Satish Kashinath Shingare & Mrs. Pushpa Satish Shingare. Boundary East –open West – duct & flat no.204 North – entrance South – open	14.64 ----- 1.47 ----- 18.08.2026	07.11.2023 ----- 19.12.2024 (Symbolic) ----- Rs. 10,000
12.	Branch : Wanawadi C& P Name of the A/c. :- Masud Sayyed Admed & Nihad Masud Ahmed	All the Part and parcel of residential property situated at Flat no. B-54, Royal Court CHSL, Survey no.50,Hissa no.3/5, Near Bharat Petroleum, Kondhwa Khurd, Pune-411048 admeasuring built up area 83.64 sq mtr in the name of Mr.Masud Ahmed Sayyad. Boundary : North: Flat no. B-51 South: Flat No.B-54 East: Flat no. B-53 West: Lift	34.65 ----- 3.47 ----- 18.08.2026	05.05.2026 ----- 14.07.2026 (Symbolic) ----- Rs. 10,000
13.	Branch : KARVE NAGAR Name of the A/c. :- KIRAN ENTERPRISES	All the Part and parcel of commercial property situated at Shop no.2,First Floor, "Krushna Classic", S.no.113, H.no.4B/1/5, 4B/1/6, Nadhe Nagar, Nandadeep Colony, Rahatani/ Kalewadi, Tal-Haveli,Distt-Pune-412101 admeasuring carpet area 21.51sq mtr jointly in the name of Mr. Kiran Jaywant Nadhe. Boundary : East –Flat 102 West –Shop no.1 North – Open to Sky South – Duct	28.47 ----- 2.85 ----- 18.08.2026	17.04.2026 ----- 30.06.2026 (Symbolic) ----- Rs. 10,000
14.	Branch : Kale Karad Branch Name of the A/c. :- Mrs. Shobha Ashok Patil Open plot only S No 545, Near Atharv Petrol Pump, Hotel Darbar, Karad-Chandoli Road,Village Narayanwadi, Tal Karad, Dist Satara Pin 415110 (Amount Outstanding : Rs. 9.83 Lakhs + interest + expenses w.e.f. 01.03.2021)	All the Part and parcel of residential property situated at free hold open plot only s no 545, near atharv petrol pump, hotel darbar, karad-chandoli road,village narayanwadi, tal karad, dist satara pin 415110 admeasuring 428.89sq mtr in the name of Mrs. Shobha Ashok Patil. Boundary North: By Karad Chandoli Road South: By property of Mr Kiran Krishan Patil East: By Property of Mr Kiran Krishna Patil West: By property of Mr Ajit Anantrao Desai & Mr Abhilash Mahadev Patil	35.04 ----- 3.51 ----- 18.08.2026	21.01.2022 ----- 17.10.2022 (Symbolic) ----- Rs. 10,000
15.	Branch : Kothrud Name of the A/c. :- Mayur Moholkar	All the Part and parcel of residential property situated at Flat no. 801,8th Floor, 66 Avenue, Building C, s.NO. 65/2/2/2/1/1, 65/2/1/2/4/4/1, 65/2/1/2/2/1/1, 66/1/1, 6/1/2A/2, 66/1/2A/1, 66/1/2A/1,66/1/2A/1/1, 66/1/2A, 66/1/2B, on New DP road, Near Shahid Ashok Kamthe Garden, Pimple Nilakh, Tal Haveli & Distt- Pune 411027 admeasuring carpet area- 882.21sq ft jointly in the name of Mr. Mayur Panjabrao Mohokar & Mrs. Asmita Mayur Mohokar. Boundary : North: staircase South: Open to sky East: Open to sky West: Entrance & Passage	102.93 ----- 10.30 ----- 18.08.2026	04.05.2026 ----- 30.06.2026 (Symbolic) ----- Rs. 10,000

Details of Encumbrance known to the secured creditors. No known Encumbrance

The auction sale will be online e-auction/bidding 'on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" through the Website <https://BAANKNET.com/eauction-ptstion> dated 25/08/2026 from 11:00 am to 05:00 pm for detailed terms and conditions of the sale, please refer to link provided in bank of India (secured creditor) website www.bankofindia.bank.in/Dynamic/Tander or <https://BAANKNET.com/eauction-psb/> 1.The property shall be sold with all existing or future encumbrances (if any). The authorized Offi cer shall not be responsible for any third party rights /claims or dues on the properties. 2.To the best of knowledge and information of the Authorized Offi cer, there is no encumbrance on the property. The intending bidders should make their own independent inquiries regarding encumbrances/ title of properties, statutory liability /tax liability /arrear of property tax etc.

Date : 24.07.2026
Place : Pune

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Sd/-
Authorised Officer, Bank of India

