यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम
Union Bank of India
A Government of India Undertaking

STRESSED ASSET MANAGEMENT BRANCH - MUMBAI
Ground Floor, 104, Bharat House, M.S. Marg, Fort, Mumbai-400001
E-Mail: samvmumbai@unionbankofindia.bank.in

BY REGD POST & COURIER

To:

A	**MR. KUNAL JIWARJKA** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018 & Also At – C-161, Grand Paradi CHS Ltd., August Kranti Marg, Kemps Corner, Mumbai- 400036.
B	**MS. LAXMI DEVI JIWARJKA** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018 & Also At – C-161, Grand Paradi CHS Ltd., August Kranti Marg, Kemps Corner, Mumbai- 400036
C	**MS. SAKSHI JIWARJKA** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018 & Also At – C-161, Grand Paradi CHS Ltd., August Kranti Marg, Kemps Corner, Mumbai- 400036
D	**M/S ASSOCIATED ELECTRICAL AGENCIES** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018
E	**M/S JSK PROPMART LLP** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018
F	**M/S JSK DISTRIBUTION LLP** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018

Dear Sir/Madam,

SUB: NOTICE OF 30 / 15 DAYS FOR SALE OF IMMOVABLE SECURED ASSETS UNDER RULE 8 / 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

1. Union Bank of India, Bank of Baroda (erstwhile Vijaya Bank), DBS Bank Ltd, IndusInd Bank, HDFC Bank RBL Bank Ltd., Axis Bank Ltd, South Indian Bank, State Bank of India & J.C. Flowers Asset Reconstruction Pvt. Ltd. (Assignee of Saraswat Bank), the secured creditors, caused demand notice(s) dated 16.07.2019, 04.07.2019, 19.12.2019, 09.10.2019, 30.06.2020, 24.09.2019, 07.11.2019, 05.09.2019, 01.06.2020 & 27.08.2019 respectively, 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.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets, details whereof are provided in the enclosed sale notice and possession whereof has already been taken by the Authorised Officer, will be sold by holding public E-auction on **26-11-2026, Thursday from 12:00 p.m. to 05:00 p.m.,** by inviting Bids from the public through online mode on www.baanknet.com.

3. The Reserve Price(s) of the said immovable secured assets are mentioned separately against each property in the Sale Notice enclosed herewith.

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 & www.baanknet.com and the same is also enclosed herewith.

Yours Faithfully

Place : MUMBAI
Date :02-11-2026

JITENDRA KAMATH M.
CHIEF MANAGER
AUTHORISED OFFICER

Encl: Sale Notice

STRESSED ASSET MANAGEMENT BRANCH - MUMBAI
Ground Floor, 104, Bharat House, M.S. Marg, Fort, Mumbai-400001
E-Mail: samvmumbai@unionbankofindia.bank.in

[Appendix – IV-A]
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) / 9(1) 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 possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, being the lead bank of the Consortium of Lender Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26-11-2026, Thursday from 12:00 p.m. to 05:00 p.m.**, for recovery of **Rs. 272,18,22,929.11 (Rupees Two hundred Seventy-Two Crores Eighteen Lakhs Twenty-Two Thousand Nine Hundred Twenty-Nine and Eleven Paise only)** as per the demand notice(s) date 16.07.2019, 04.07.2019, 19.12.2019, 09.10.2019, 30.06.2020, 24.09.2019, 07.11.2019, 05.09.2019, 01.06.2020 & 27.08.2019 plus further interest, cost & expenses thereon (Subject to subsequent recovery, if any) due to Secured Creditor(s) [Union Bank of India, Bank of Baroda (erstwhile Vijaya Bank), DBS Bank Ltd, IndusInd Bank, HDFC Bank RBL Bank Ltd., Axis Bank Ltd, South Indian Bank, State Bank of India & J.C. Flowers Asset Reconstruction Pvt. Ltd. (Assignee of Saraswat Bank)] from **M/S JSK MARKETING LTD. (Currently under Liquidation under the provisions of IBC,2016), MR. KUNAL JIWARJKA, MS. LAXMI DEVI JIWARJKA, MS. SAKSHI JIWARJKA, M/S ASSOCIATED ELECTRICAL AGENCIES, M/S JSK PROPMART LLP & M/S JSK DISTRIBUTION LLP**. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

S.NO.	DESCRIPTION OF IMMOVABLE PROPERTY(IES)		
1.	**Flat No. 1201** on the 12th Floor admeasuring an area of 2160 sq. ft. (built-up area) equivalent to 200.74 sq. mtrs, along with an open-to-sky terrace admeasuring 1300 sq. ft. and 2 stilt car parking spaces Nos. 20 and 21, in the building known as **PALAZZO Gayatri of Gayatri CHSL**, lying being and situated at E/32, Garden Scheme, 15th Road, Santacruz (West), constructed on the plot of land bearing CTS No. G- 607 of Revenue Village of Bandra, Taluka-Andheri and within the area of Sub-registration office, Mumbai Suburban and within the jurisdiction of Brihanmumbai Municipal Corporation in the name of M/s Associated Electricals Agencies ***(Under Physical Possession)***		
	Encumbrances, if any known to the Bank: Nil		
	Reserve Price	:	**Rs. 10,36,80,000.00**
	Earnest Money Deposit (EMD)	:	**10% of the Reserve Price**
2.	**Residential Flat No. 1401** admeasuring an area of 990 sq. ft. equivalent to 91.973 sq. mtrs carpet area (approx.) together with the balcony, together with flowerbeds, dry balconies and niches admeasuring about 235 sq. ft. equivalent to 21.832 sq. mtrs. as useable area together with all the furniture and fixtures lying therein and attached to the said flat, on the 14th Floor in the building known as **"Inez" of Inez Tower "A" CHSL**, lying and being at Final Plot No. 840, TPS-III, 6 Mori Road, Mahim (West), Mumbai – 400 016, together with 10 fully paid-up shares of Rs. 50/- each bearing distinctive Nos. 121 to 130 (both inclusive) under Share Certificate No. 12 dated 05.01.2013, together with one stack parking facility bearing No. 5 on the 4th Floor (accommodating cars) in the compound of the said building, within the limits of Brihanmumbai Municipal Corporation and within the jurisdiction of Sub-Registrar, Mumbai in the name of M/s Associated Electricals Agencies ***(Under Physical Possession)***		
	Encumbrances, if any known to the Bank: Nil		
	Reserve Price	:	**Rs. 3,69,36,000.00**
	Earnest Money Deposit (EMD)	:	**10% of the Reserve Price**

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 & www.baanknet.com . The same is also enclosed herewith.

Place : MUMBAI
Date :02-11-2026

JITENDRA KAMATH M
CHIEF MANAGER
AUTHORISED OFFICER

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	**M/S JSK MARKETING LTD.** **(Currently, under Liquidation under the provisions of IBC,2016)**	
1.1. Name and address of the Co-Applicant	Not Available	
1.2. Name and address of the Guarantor	**A**	**MR. KUNAL JIWARJKA** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018 & Also At – C-161, Grand Paradi CHS Ltd., August Kranti Marg, Kemps Corner, Mumbai- 400036.
	B	**MS. LAXMI DEVI JIWARJKA** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018 & Also At – C-161, Grand Paradi CHS Ltd., August Kranti Marg, Kemps Corner, Mumbai- 400036
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	E	**M/S JSK PROPMART LLP** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018
	F	**M/s JSK Distribution LLP** At - 403 - 405, Fourth Floor, Sumer Kendra Premises Co-op. Soc. Ltd, Pandurang Budhkar Marg, Worli, Mumbai 400 018
2. Name and address of the Secured Creditor	Union Bank of India, Stressed Asset Management Branch, Mumbai at Bharat House, Ground Floor, 104, M.S. Marg, Fort, Mumbai – 400001. E-mail – samvmumbai@unionbankofindia.bank.in	
3. Description of immovable secured assets to be Sold: -		
A	**Flat No. 1201** on the 12th Floor admeasuring an area of 2160 sq. ft. (built-up area) equivalent to 200.74 sq. mtrs, along with an open-to-sky terrace admeasuring 1300 sq. ft. and 2 stilt car parking spaces Nos. 20 and 21, in the building known as **PALAZZO Gayatri of Gayatri CHSL**, lying being and situated at E/32, Garden Scheme, 15th Road, Santacruz (West), constructed on the plot of land bearing CTS No. G- 607 of Revenue Village of Bandra, Taluka-Andheri and within the area of Sub-registration office, Mumbai Suburban and within the jurisdiction of Brihanmumbai Municipal Corporation in the name of M/s Associated Electricals Agencies ***(Under Physical Possession)***	
B	**Residential Flat No. 1401** admeasuring an area of 990 sq. ft. equivalent to 91.973 sq. mtrs carpet area (approx.) together with the balcony, together with flowerbeds, dry balconies and niches admeasuring about 235 sq. ft. equivalent to 21.832 sq. mtrs. as useable area together with all the furniture and fixtures lying therein and attached to the said flat, on the 14th Floor in the building known as **"Inez" of Inez Tower "A" CHSL**, lying and being at Final Plot No. 840, TPS-III, 6 Mori Road, Mahim (West), Mumbai – 400 016, together with 10 fully paid-up shares of Rs. 50/- each bearing distinctive Nos. 121 to 130 (both inclusive) under Share Certificate No. 12 dated 05.01.2013, together with one stack parking	

<table>
<tr><td></td><td colspan="3">facility bearing No. 5 on the 4th Floor (accommodating cars) in the compound of the said building, within the limits of Brihanmumbai Municipal Corporation and within the jurisdiction of Sub-Registrar, Mumbai in the name of M/s Associated Electricals Agencies (Under Physical Possession)</td></tr>
<tr><td colspan="2">4.The details of encumbrances, if any known to the Secured Creditor</td><td colspan="2">Nil</td></tr>
<tr><td colspan="2">5. Details of Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.</td><td colspan="2">Securitization Application No. 77 of 2026 & 92 of 2026 pending before the Hon’ble Debt Recovery Tribunal-I, Mumbai respectively.</td></tr>
<tr><td colspan="2">6. Last date for submission of EMD</td><td colspan="2">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.</td></tr>
<tr><td colspan="2">7. Date & Time of auction</td><td colspan="2"><u>26-11-2026, Thursday from 12:00 p.m. to 05:00 p.m.</u>
(with 10 min unlimited auto extensions)
E-auction website- https://baanknet.com</td></tr>
<tr><td colspan="2">8. The secured debt for the recovery of which the immovable secured asset is to be sold:</td><td colspan="2">Rs. 272,18,22,929.11 (Rupees Two hundred Seventy-Two Crores Eighteen Lakhs Twenty-Two Thousand Nine Hundred Twenty-Nine and Eleven Paise only) as per Demand notices plus further interest, cost & expenses thereon (Subject to subsequent recovery, if any)</td></tr>
<tr><td colspan="2" rowspan="3">9.1. Reserve price for the properties below which the immovable property may not be sold:</td><td>Property Particulars</td><td>Reserve Price (in Rs.)</td></tr>
<tr><td>3.A Flat No. 1201, PALAZZO Gayatri of Gayatri CHSL, Bandra, Mumbai</td><td>10,36,80,000.00</td></tr>
<tr><td>3.B Residential Flat No. 1401, “Inez” of Inez Tower “A” CHSL, Mahim (West), Mumbai</td><td>3,69,36,000.00</td></tr>
<tr><td colspan="2">9.2. EMD Payable</td><td colspan="2">10% of the Reserve Price mentioned above</td></tr>
</table>

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.

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 samvmumbai@unionbankofindia.bank.in. File Handling Officer – Mr. Ritesh Kumar at Mobile No. 6353085020 & Authorized Officer- Mr. Jitendra Kamath M. at Mobile No. 9323591525***

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
- 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 sale proceedings. Successful bidder will be intimated through e-mail 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. 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. (a) In case of bidding, the bid increment shall not be less than **Rs. 1,00,000.00 for the property mentioned hereinabove at Serial No. 3.A; and at Serial No. 3.B** respectively, wherein excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value, i.e. **Rs. 1,00,000.00, respectively, applicable to the corresponding properties. (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 Authorized 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 087021980050000 of the Union Bank of India, Stressed Asset Management Branch, IFSC Code – UBIN0908703** 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.

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. 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 conveyance, 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.
20. The Authorised Officer will deliver the properties mentioned hereinabove at **Serial No. 3.A and 3.B on the basis of 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 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, maintenance charges and other dues/charges 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 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 : MUMBAI
Date : 02-11-2026

JITENDRA KAMATH M.
AUTHORISED OFFICER
CHIEF MANAGER