यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

01C

ASSET RECOVERY BRANCH
110/8, Shivaji Nagar, Shivaji Road, Near Mangla Theatre, Pune - 411 005.
Email Address: ubin0578789@unionbankofindia.bank.in

Ref No. ARB: Pune: 631:2026-27 Date: 22.10.2026

By Regd. Post & Courier

To,

Borrowers	
1] M/s Pratham Heera sales Pvt ltd Krida Bhawan building,behind municipal Council Nandurbar Distt-Nandurbar Maharashtra-425 412.	Mrs. Anita Shirish Chaudhari (Director & Guarantor of M/s Pratham Heera Sales Pvt Ltd) Address: W/O Mr. Shrish Hiralal Chaudhary Chaudhari Galli, Nandurbar Maharashtra 425 412.
Mrs. Vandana Ravindra Chaudhari (Director & Guarantor of M/s Pratham Heera Sales Pvt Ltd) Address: W/O Mr Ravindra Hiralal Chaudhari, Flat no. 201 EL Castillo, Plot no. 23, sector 6, Palm Beach Road, Nerul West, Navi Mumbai, Nerul Node -3, Thane, Maharashtra 400 706.	**CS Mahesh G Bagla** (Resolution professional of M/s Pratham Heera Sales Pvt Ltd) (For Information) Office no.304, Gera Junction, Lulla Nagar Signal, Kondhwa Road, Pune - 411040
Guarantors [M/s Pratham Heera sales Pvt ltd]	
Mr. Ravindra Hiralal Chaudhari Address: S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.	Mr. Shirish Hiralal Chaudhari Address: - S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
Mr. Bhagwan Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: 799 B Mathura Bhavan, Maratha galli, Mangal Bajar, Opposite Sagar Tailor, Nandurbar, Maharashtra- 425 412.	Mrs. Indubai Hiralal Chaudhari Address: W/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412
Mr. Narendra Hiralal Chaudhari Address: Aashish Building, Chaudhari Galli, Nandurbar Maharashtra 425 412.	Mr. Hiralal Maganlal Chaudhari Address: Chaudhari Galli, Nandurbar, Maharashtra 425 412.
M/s Yash Wines PVT LTD Address: Gat no 108, Gangurde Warehouse. Behind B.M. Patil Petrol pump, At post Jaulke-Dindori, Dindori, Nashik 422 202	M/s Heera Hospitality Pvt. Ltd. Address: Survey No. 298/1/3 Dhule Road Taluka Dist Nandurbar, Maharashtra 425 412.
Mrs. Pranita Narendra Chaudhari Address: W/O Narendra Hiralal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.	Mr. Manohar Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: 799 Mathura Bhavan, Maratha galli, Mangal Bajar, Opposite Sagar Tailor, Nandurbar, Maharashtra - 425412

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Mr. Anil Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: S/O Bansilal Chaudhari, Plot no 9, Megh Nagar, Savitribai Fule Shala no 4, Nandurbar, Maharashtra 425412	Mrs. Mathurabai Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: R/0 Mathura Bhawan, Maratha Galli, Mamgal Bazar, Nandurbar, Maharashtra -425412
Mrs. Meenabai Vithoba Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari & Daughter of Mathurabai Chaudhari) Address: - R/O Shiwaji Road, Nandurbar, Maharashtra - 425 412.	Mrs. Lilabai Motilal Chaudhari Address: Maniknagar, Nandurbar, Maharashtra 425 412.
Dhanashri Shriram Gadgil (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O Harsul, Tal. Trambakeshwar, Distt-Nasik-422212	Mr. Vishal Ravindra Chaudhari (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O h -82, Gaudline, Back of GRP Office, Bhusawal, Dist Jalgaon-425201
Mr. Chetan Ravindra Chaudhari (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O h -82, Gaudline, Back of GRP Office, Bhusawal, Dist Jalgaon-425201	

Borrowers	
2] M/s Heera Ind trading Pvt Ltd) Krida Bhavan B/h old Municipal office, Taluka & District - Nandurbar Maharashtra - 425412	Mrs. Anita Shirish Chaudhari (Director & Guarantor of M/s Heera Ind trading Pvt ltd) Address: W/O Mr. Shrish Hiralal Chaudhary Chaudhari Galli, Nandurbar Maharashtra 425 412.
Mrs. Vandana Ravindra Chaudhari (Director & Guarantor of M/s Heera Ind trading Pvt ltd) Address: W/O Mr Ravindra Hiralal Chaudhari, Flat no. 201 EL Castillo, Plot no. 23, sector 6, Palm Beach Road, Nerul West, Navi Mumbai, Nerul Node -3, Thane, Maharashtra 400 706.	CS Mahesh G Bagla (Resolution professional of M/s Heera Ind trading Pvt Ltd) (For Information) Office no.304, Gera Junction, Lulla Nagar Signal, Kondhwa Road, Pune - 411040
Guarantors [M/s Heera Ind trading Pvt Ltd]	
Mr. Ravindra Hiralal Chaudhari Address: S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.	Mr. Shirish Hiralal Chaudhari Address: - S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
Mr. Bhagwan Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: 799 B Mathura Bhavan, Maratha galli, Mangal Bajar, Opposite Sagar Tailor, Nandurbar, Maharashtra- 425 412.	Mrs. Indubai Hiralal Chaudhari Address: W/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412

Union Bank of India
Asset Recovery Branch, Pune

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Mr. Narendra Hiralal Chaudhari Address: Aashish Building, Chaudhari Galli, Nandurbar Maharashtra 425 412.	Mr. Hiralal Maganlal Chaudhari Address: Chaudhari Galli, Nandurbar, Maharashtra 425 412.
M/s Yash Wines PVT LTD Address: Gat no 108, Gangurde Warehouse. Behind B.M. Patil Petrol pump, At post Jaulke-Dindori, Dindori, Nashik 422 202	M/s Heera Hospitality Pvt. Ltd. Address: Survey No. 298/1/3 Dhule Road Taluka Dist Nandurbar, Maharashtra 425 412.
Mrs. Pranita Narendra Chaudhari Address: W/O Narendra Hiralal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.	Mr. Manohar Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: 799 Mathura Bhavan, Maratha galli, Mangal Bajar, Opposite Sagar Tailor, Nandurbar, Maharashtra - 425412
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Dhanashri Shriram Gadgil (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O Harsul, Tal. Trambakeshwar, Distt-Nasik-422212	Mr. Vishal Ravindra Chaudhari (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O h -82, Gaudline, Back of GRP Office, Bhusawal, Dist Jalgaon-425201
Mr. Chetan Ravindra Chaudhari (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O h -82, Gaudline, Back of GRP Office, Bhusawal, Dist Jalgaon-425201	

Borrowers	
3] <u>M/s Heera Hospitality Pvt Ltd</u> Survey No. 298/1/3, Dhule Road, Taluka & Distt Nandurbar, Maharashtra 425412	<u>CS Mahesh G Bagla</u> <u>(Interim Resolution professional of M/s Heera Hospitality Pvt Ltd)</u> (For Information) Office no.304, Gera Junction, Lulla Nagar Signal, Kondhwa Road, Pune - 411040
Mrs. Vandana Ravindra Chaudhari (Director & Guarantor of M/s Heera Hospitality Pvt Ltd) Address: W/O Mr Ravindra Hiralal Chaudhari, Flat no. 201 EL Castillo, Plot no. 23, sector 6, Palm Beach Road, Nerul West, Navi Mumbai, Nerul Node -3, Thane, Maharashtra 400 706.	Mr. Ravindra Hiralal Chaudhari (Director & Guarantor of M/s Heera Hospitality Pvt Ltd) Address: S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.

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Mrs. Anita Shirish Chaudhari (Director & Guarantor of M/s Heera Hospitality Pvt Ltd) Address: W/O Mr. Shrish Hiralal Chaudhary Chaudhari Galli, Nandurbar Maharashtra 425 412.	Mrs. Pranita Narendra Chaudhari (Director & Guarantor of M/s Heera Hospitality Pvt Ltd) Address: W/O Narendra Hiralal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
Guarantors [M/s Heera Hospitality Pvt Ltd]	
Mr. Hiralal Maganlal Chaudhari Address: Chaudhari Galli, Nandurbar, Maharashtra 425 412.	Mr. Shirish Hiralal Chaudhari Address: - S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
Mr. Narendra Hiralal Chaudhari Address: Aashish Building, Chaudhari Galli, Nandurbar Maharashtra 425 412.	

Dear Sir/Madam,

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

1. Union Bank of India, Asset recovery Branch. 110/8, Shivaji Nagar, Shivaji Road, Near Mangla Theatre, Pune-411 005, the secured creditor, caused a demand notice dated 24.04.2023 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. Possession notice dated 01.09.2023 issued by the Authorized Officer, as per Appendix IV to the Security Interest (Enforcement)) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorized Officer, will be sold by holding public E-auction on **13.11.2026 from 12 noon to 5.00 pm** by inviting Bids from the public through online mode on https://baanknet.com.

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

For UNION BANK OF INDIA

For UNION BANK OF INDIA

मुख्य प्रबंधक/अधिकृत अधिकारी
Chief Manager & Authorised Officer
सरफेसी अंतर्गत 28.04.2026
Under SARFAESI ACT. 2002
पुणे/Pune

(Shubhangi Wankhede)
Chief Manager & Authorized Officer

Place: **PUNE**
Date: 22.10.2026
Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	**1. M/s Pratham Heera sales Pvt. ltd.** Krida Bhawan building,behind municipal, Council Nandurbar Distt-Nandurbar, Maharashtra-425 412.
	CS Mahesh G Bagla (Resolution professional of M/s Pratham Heera Sales Pvt Ltd) (For information) Office no.304, Gera Junction, Lulla Nagar Signal, Kondhwa Road, Pune - 411040
	1(a). Mrs. Anita Shirish Chaudhari (Director & Guarantor of M/s Pratham Heera Sales Pvt Ltd) Address: W/O Mr. Shrish Hiralal Chaudhary Chaudhari Galli, Nandurbar Maharashtra 425 412.
	1(b). Mrs. Vandana Ravindra Chaudhari (Director & Guarantor of M/s Pratham Heera Sales Pvt Ltd) Address: W/O Mr Ravindra Hiralal Chaudhari, Flat no. 201 EL Castillo, Plot no. 23, sector 6, Palm Beach Road, Nerul West, Navi Mumbai, Nerul Node -3, Thane, Maharashtra 400 706.
Name and address of the Co-Applicant	Nil
Name and address of the Guarantor of M/s Pratham Heera Sales Pvt Ltd	2(a). Mr. Ravindra Hiralal Chaudhari Address: S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
	2 (b). Mr. Shirish Hiralal Chaudhari Address: - S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
	2(c). Mr. Bhagwan Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: 799 B Mathura Bhavan, Maratha galli, Mangal Bajar, Opposite Sagar Tailor, Nandurbar, Maharashtra- 425 412.
	2(d). Mrs. Indubai Hiralal Chaudhari Address: W/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412
	2(e). Mr. Narendra Hiralal Chaudhari Address: Aashish Building, Chaudhari Galli, Nandurbar Maharashtra 425 412.
	2(f). Mr. Hiralal Maganlal Chaudhari Address: Chaudhari Galli, Nandurbar, Maharashtra 425 412.
	2(g). M/s Yash Wines PVT LTD Address: Gat no 108, Gangurde Warehouse. Behind B.M. Patil Petrol pump, At post Jaulke- Dindori, Dindori, Nashik 422 202
	2(h). M/s Heera Hospitality Pvt. Ltd. Address: Survey No. 298/1/3 Dhule Road Taluka Dist Nandurbar, Maharashtra 425 412.



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	2(i). Mrs. Pranita Narendra Chaudhari Address: W/O Narendra Hiralal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
	2(j). Mr. Manohar Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: 799 Mathura Bhavan, Maratha galli, Mangal Bajar, Opposite Sagar Tailor, Nandurbar, Maharashtra - 425412
	2(k). Mr. Anil Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: S/O Bansilal Chaudhari, Plot no 9, Megh Nagar, Savitribai Fule Shala no 4, Nandurbar, Maharashtra 425412
	2(l). Mrs. Mathurabai Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: R/0 Mathura Bhawan, Maratha Galli, Mamgal Bazar, Nandurbar, Maharashtra -425412
	2(m). Mrs. Meenabai Vithoba Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari & Daughter of Mathurabai Chaudhari) Address: - R/O Shiwaji Road, Nandurbar, Maharashtra - 425 412.
	2(n). Mrs. Lilabai Motilal Chaudhari Address: Maniknagar, Nandurbar, Maharashtra 425 412.
	2(o). Dhanashri Shriram Gadgil (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O Harsul, Tal. Trambakeshwar, Distt-Nasik-422212
	2(p). Mr. Vishal Ravindra Chaudhari (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O h -82, Gaudline, Back of GRP Office, Bhusawal, Dist Jalgaon-425201
	2(q). Mr. Chetan Ravindra Chaudhari (Legal Heirs of late Shila Ravindra Chaudhari) Address: R/O h -82, Gaudline, Back of GRP Office, Bhusawal, Dist Jalgaon-425201
2. Name and address of the Borrower	**2] M/s Heera Ind trading Pvt Ltd)** Krida Bhavan B/h old Municipal office, Taluka & District - Nandurbar Maharashtra - 425412
	CS Mahesh G Bagla (Resolution professional of M/s Heera Ind trading Pvt Ltd) (For information) Office no.304, Gera Junction, Lulla Nagar Signal, Kondhwa Road, Pune - 411040
	1(a). Mrs. Anita Shirish Chaudhari (Director & Guarantor of M/s Heera Ind trading Pvt Ltd)

Union Bank of India

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	Address: W/O Mr. Shrish Hiralal Chaudhary Chaudhari Galli, Nandurbar Maharashtra 425 412.
	1(b). Mrs. Vandana Ravindra Chaudhari (Director & Guarantor of M/s Heera Ind trading Pvt Ltd) Address: W/O Mr Ravindra Hiralal Chaudhari, Flat no. 201 EL Castillo, Plot no. 23, sector 6, Palm Beach Road, Nerul West, Navi Mumbai, Nerul Node -3, Thane, Maharashtra 400 706.
Name and address of the Co-Applicant	Nil
Name and address of the Guarantor of M/s Heera Ind trading Pvt Ltd	2(a). Mr. Ravindra Hiralal Chaudhari Address: S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
	2 (b). Mr. Shirish Hiralal Chaudhari Address: - S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
	2(c). Mr. Bhagwan Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: 799 B Mathura Bhavan, Maratha galli, Mangal Bajar, Opposite Sagar Tailor, Nandurbar, Maharashtra- 425 412.
	2(d). Mrs. Indubai Hiralal Chaudhari Address: W/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412
	2(e). Mr. Narendra Hiralal Chaudhari Address: Aashish Building, Chaudhari Galli, Nandurbar Maharashtra 425 412.
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	2(h). M/s Heera Hospitality Pvt. Ltd. Address: Survey No. 298/1/3 Dhule Road Taluka Dist Nandurbar, Maharashtra 425 412.
	2(i). Mrs. Pranita Narendra Chaudhari Address: W/O Narendra Hiralal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
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	Nandurbar, Maharashtra 425412
	2(l). Mrs. Mathurabai Bansilal Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari) Address: R/0 Mathura Bhawan, Maratha Galli, Mamgal Bazar, Nandurbar, Maharashtra -425412
	2(m). Mrs. Meenabai Vithoba Chaudhari (Legal Heirs of late Bansilal Makan Chaudhari & Daughter of Mathurabai Chaudhari) Address: - R/O Shiwaji Road, Nandurbar, Maharashtra - 425 412.
	2(n). Mrs. Lilabai Motilal Chaudhari Address: Maniknagar, Nandurbar, Maharashtra 425 412.
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3. Name and address of the Borrower	**1. M/s Heera Hospitality Pvt Ltd** Survey No. 298/1/3, Dhule Road, Taluka & Distt Nandurbar, Maharashtra 425412
	CS Mahesh G Bagla (Interim Resolution professional of M/s Heera Hospitality Pvt Ltd) (For information) Office no.304, Gera Junction, Lulla Nagar Signal, Kondhwa Road, Pune - 411040
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	3(c). Mrs. Pranita Narendra Chaudhari (Director & Guarantor of M/s Heera Hospitality Pvt Ltd) Address: W/O Narendra Hiralal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.

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	4(d). Mr. Ravindra Hiralal Chaudhari (Director & Guarantor of M/s Heera Hospitality Pvt Ltd) Address: S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
Name and address of the Co-Applicant	Nil
Name and address of the Guarantor of M/s Heera Hospitality Pvt Ltd	2(a). Mr. Hiralal Maganlal Chaudhari Address: Chaudhari Galli, Nandurbar, Maharashtra 425 412.
	2(b). Mr. Shirish Hiralal Chaudhari Address: - S/O Hiralal Maganlal Chaudhari, Chaudhari Galli, Nandurbar Maharashtra 425 412.
	2(c). Mr. Narendra Hiralal Chaudhari Address: Aashish Building, Chaudhari Galli, Nandurbar Maharashtra 425 412.
2. Name and address of the Secured Creditor	Union bank of India, Nandurbar Branch Now Union bank of India, Asset recovery branch 110/8, Shivaji Nagar, Shivaji Road, Near Mangla Theatre, Pune - 411 005 Maharashtra

3. Description of immovable secured assets to be Sold:

Property 1:

Non-Agriculture City Survey No. 1197 area admeasuring 16.7 Sq Mtrs & City Survey no 1204 area admeasuring 117.1 Sq Mtrs situated at Nandurbar, Maharashtra.

Owner Mr. Narendra Hiralal Chaudhary

Property Description	East	West	North	South
City survey no 1197	City survey no 1196	Road	City survey no 1196	City survey no 1198
City survey no 1204	CTS No 1192, 1205	CTS NO 1116,1202,1203	Lane and use of property	Road

Property 2:

NA plot no. 1 to 54, 56 & 57 situated at s no 368/1, Indumati Nagar, Nandurbar, Tal. & Dist. Nandurbar.

Owner Mr. Shirish Hiralal Chaudhari.

Property Description	East	West	North	South
Plot 1, area admeasuring 207.20 Sq Mtr	12 Mt. Road	Adj. Survey no: 369	15 Mt. Road	Plot no 2
Plot 2, area admeasuring 142.50 Sq Mtr	12 Mt. Road	Adj. Survey no: 369	Plot no 1	Plot no 3
Plot 3, area admeasuring 142.50 Sq Mtr	12 Mt. Road	Adj. Survey no: 369	Plot no 2	Plot no 4
Plot 4, area admeasuring 147.75 Sq Mtr	12 Mt. Road	Adj. Survey no: 369	Plot no 3	Adj. S No.368/2

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Plot 5, area admeasuring 137.25 Sq Mtr	9 Mt. Road	Open Space	Plot no 6	Survey no 368/2
Plot 6, area admeasuring 137.25 Sq Mtr	9 Mt. Road	Open space	Plot no 7	Plot no 5
Plot 7, area admeasuring 137.25 Sq Mtr	9 Mt. Road	Open space	Plot no 8	Plot no 6
Plot 8, area admeasuring 137.25 Sq Mtr	9 Mt. Road	Open Place & Plot No.57	Plot no 9	Plot no 7
Plot 9, area admeasuring 225.10 Sq Mtr	9 Mt. Road	Plot no.57	15 Mt. Road	Plot no 8
Plot 10, area admeasuring 259.53 Sq Mtr	Plot no 19	9 Mt. Road	15 Mt. Road	Plot no 11
Plot 11, area admeasuring 135.00 Sq Mtr	Plot no 18	9 Mt. Road	Plot no 10	Plot no 12
Plot 12, area admeasuring 135.00 Sq Mtr	Plot no 17	9 Mt. Road	Plot no 11	Plot no 13
Plot 13, area admeasuring 135.00 Sq Mtr	Plot no 16	9 Mt. Road	Plot no 12	Plot no 14
Plot 14, area admeasuring 135.00 Sq Mtr	Plot no 15	9 Mt. Road	Plot no 13	Adj. Survey no 368/2
Plot 15, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 14	Plot no 16	Adj. Survey no 368/2
Plot 16 area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 13	Plot no 17	Plot no 15
Plot 17, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 12	Plot no 18	Plot no 16
Plot 18, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 11	Plot no 19	Plot no 17
Plot 19, area admeasuring 283.15 Sq Mtr	9 Mt. Road	Plot no 10	15 Mt. Road	Plot no 18
Plot 20, area admeasuring 186.03 Sq Mtr	Plot no 31	9 Mt. Road	15 Mt. Road	Plot no 21
Plot 21, area admeasuring 135.00 Sq Mtr	Plot no 30	9 Mt. Road	Plot no 20	Plot no 22
Plot 22, area admeasuring 135.00 Sq Mtr	Plot no 29	9 Mt. Road	Plot no 21	Plot no 23
Plot 23, area admeasuring 135.00 Sq Mtr	Plot no 28	9 Mt. Road	Plot no 22	Plot no 24
Plot 24, area admeasuring 135.00 Sq Mtr	Plot no 27	9 Mt. Road	Plot no 23	Plot no 25

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Plot 25, area admeasuring 135.00 Sq Mtr	Plot no 26	9 Mt. Road	Plot no 24	Adj. Survey no 368/2
Plot 26, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 25	Plot no 27	Adj. Survey no 368/2
Plot 27, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 24	Plot no 28	Plot no 26
Plot 28, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 23	Plot no 29	Plot no 27
Plot 29, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 22	Plot no 30	Plot no 28
Plot 30, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 21	Plot no 31	Plot no 29
Plot 31, area admeasuring 209.65 Sq Mtr	9 Mt. Road	Plot no 20	15 Mt. Road	Plot no 30
Plot 32, area admeasuring 228.13 Sq Mtr	Plot no 43	9 Mt. Road	15 Mt. Road	Plot no 23
Plot 33, area admeasuring 135.00 Sq Mtr	Plot no 42	9 Mt. Road	Plot no 32	Plot no 34
Plot 34, area admeasuring 135.00 Sq Mtr	Plot no 41	9 Mt. Road	Plot no 33	Plot no 35
Plot 35, area admeasuring 135.00 Sq Mtr	Plot no 40	9 Mt. Road	Plot no 34	Plot no 36
Plot 36, area admeasuring 135.00 Sq Mtr	Plot no 39	9 Mt. Road	Plot no 35	Plot no 37
Plot 37, area admeasuring 135.00 Sq Mtr	Plot no 38	9 Mt. Road	Plot no 36	Adj. Survey no 368/2
Plot 38, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 37	Plot no 39	Adj. Survey no 368/2
Plot 39, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 36	Plot no 40	Plot no 38
Plot 40, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 35	Plot no 41	Plot no 39
Plot 41, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 34	Plot no 42	Plot no 40
Plot 42, area admeasuring 135.00 Sq Mtr	9 Mt. Road	Plot no 33	Plot no 43	Plot no 41
Plot 43, area admeasuring 201.40 Sq Mtr	9 Mt. Road	Plot no 32	15 Mt. Road	Plot no 42
Plot 44, area admeasuring 233.28 Sq Mtr	Plot no 53	9 Mt. Road	15 Mt. Road	Plot no 45

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Plot 45, area admeasuring 150.00 Sq Mtr	Plot no 52	9 Mt. Road	Plot no 44	Plot no 46
Plot 46, area admeasuring 150.00 Sq Mtr	Plot no 51	9 Mt. Road	Plot no 45	Plot no 47
Plot 47, area admeasuring 150.00 Sq Mtr	Plot no 50	9 Mt. Road	Plot no 46	Plot no 48
Plot 48, area admeasuring 150.00 Sq Mtr	Plot no 49	9 Mt. Road	Plot no 47	Adj. Survey no 368/2
Plot 49, area admeasuring 150.00 Sq Mtr	9 Mt. Road	Plot no 48	Plot no 50	Adj. Survey no 368/2
Plot 50, area admeasuring 150.00 Sq Mtr	9 Mt. Road	Plot no 47	Plot no 51	Plot no 49
Plot 51, area admeasuring 150.00 Sq Mtr	9 Mt. Road	Plot no 46	Plot no 52	Plot no 50
Plot 52, area admeasuring 150.00 Sq Mtr	9 Mt. Road	Plot no 45	Plot no 53	Plot no 51
Plot 53, area admeasuring 205.90 Sq Mtr	9 Mt. Road	Plot no 44	15 Mt. Road	Plot no 52
Plot 54, area admeasuring 374.68 Sq Mtr	Adj. S. No.366	9 Mt. Road	15 Mt. Road	Plot no 55
Plot 56, area admeasuring 548.24 Sq Mtr	12 Mt. Road	9 Mt. Road	Plot no 55	Adj. Survey no 368/2
Plot 57, area admeasuring 769.00 Sq Mtr	Plot no 9 & 8	12 Mt. Road	15 Mt. Road	Open Space

Property 3:

NA Residential plot no 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B ,7A,7B, 8A,8B, 9A,9B , 10 TO 27, 32, 33A, 33B, 34A, 34B, 35A, 35B, 36A, 36B, 37A, 37B, 38A ,38B, 39A, 39B, 40A, 40B, 41, 42, 43A, 43B, 44A, 44B, 45A, 45B, 46A,46B, 47A, 47B, 48A, 48B, 49A, 49B, 51, 54, 55A, 55B, 56A, 56B, 57A, 57B, 58A, 58B, 59A, 59B, 60A, 60B,61 ,62, 63A, 63B, 64A, 64B, 65A, 65B, 66A, 66B, 67A, 67B, 68, 69, 70A, 70B, 71A, 71B, 72A, 72B, 73A, 73B, 74A, 74B ,75, 76, 77A, 77B, 78A ,78B, 79A, 79B, 80A, 80B, 81A, 81B ,82A, 82B, 83, 84 ,85A, 85B ,86A ,86B, 87A, 87B, 88A, 88B, 89A, 89B, 90A, 90B, 91 ,104, 105A, 105B, 106A, 106B, 107A ,107B, 108A, 108B, 109, 110A, 110B ,111,112A ,112B ,113A, 113B, 114A ,114B ,115A, 115B, 116A, 116B, 117A, 117B, 118A, 118B, 119, 120, 121A, 121B ,122A ,122B, 123A,123B, 124 Situated at survey no 51/1A/1A, 51/1A/1A/1, 51/1A/1B, 51/1A/2, 51/1B and 51/2 altogether admeasuring 26075.74 Sq Mtrs, Situated at Rakaswade, Tal & Dist. Nandurbar Maharashtra. Owner Mrs Anita Shirish Chaudhari, Mr. Bhagwan Bansilal Chaudhari & Mr Bansilal Makkan Chaudhari - [deceased his legal heirs namely 1. Mathurabai Bansilal Chaudhari 2. Mr. Bhagwan Bansilal Chaudhari 3. Mr. Manohar Bansilal Chaudhari 4. Mr. Anil Bansilal Chaudhari 5. Meenbai Vithoba Chaudhari 6. Lilabai Motilal Chaudhari 7. Shila Ravindra Chaudhari - {deceased her legal heirs, (A.) Dhanashri Shriram Gadgil (B.) Mr. Vishal Ravindra Chaudhari (C.) Mr. Chetan Ravindra Chaudhari}]

Bounded by

On East by	Adj Survey No 50
On West by	Shiv Road
On North by	Adj Survey No 52

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On South by	Shiv Road

Property 4:
Heera Palace, Commercial plot and construction there on at CTS No. 432/1/A/3 Nandurbar Maharashtra area admeasuring 1521.9 Sq Mtr owners are Mr. Shirish Hiralal Chaudhari, Shri Hiralal Maganlal Chaudhari and Smt. Indubai Hiralal Chaudhari (joint owner)
Bounded by:

On East by	Adj Survey No
On West by	Road
On North by	Railway Station Road
On South by	Bus station Road

4. The details of encumbrances, if any known to the Secured Creditor	Not known to us
5. Details of Stay / Status Quo /Litigation/SA pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.,	M/s Pratham Heera Sales Pvt Ltd Borrower had filed Securitization application (SA) vide Diary no.1121/2023 Case no. SA/360/2023 dated 16.10.2023, and same is pending before DRT Aurangabad in the court of PO Court no.2. Next listing date is on 27.10.2026 for Arguments on OA.
	M/s Heera Ind Trading Pvt Ltd Borrower had filed Securitization application (SA) vide Diary no.1120/2023 Case no. SA/359/2023 dated 15.10.2023, and same is pending before DRT Aurangabad in the court of PO Court no.2. Next listing date is on 04.11.2026 for Arguments on SA.
	M/s Heera Hospitality Pvt Ltd Borrower had filed Securitization application (SA) vide Diary no.1125/2023 Case no. SA/361/2023 dated 16.10.2023, and same is pending before DRT Aurangabad in the court of PO Court no.2. Next listing date is on 16.11.2026 for Reply.
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	**13.11.2026 from 12:00 Noon to 05:00PM** (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:	**1. M/s Pratham Heera sales Pvt ltd** Rs. 55,67,37,454.42 (Rupees Fifty-Five Crore Sixty-Seven Lakh Thirty-Seven Thousand Four Hundred Fifty-Four and Forty-Two Paisa Only) as per demand notice dated 24.04.2023 and further interest, cost and expenses thereafter.

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<table>
<tr><td></td><td colspan="2"><u>2. M/s Heera Ind trading Pvt Ltd</u>
Rs. 49,33,11,763.61 (Rupees Forty-Nine Crore Thirty-Three Lakh Eleven Thousand Seven Hundred Sixty-Three and Sixty-One Paise Only) as per demand notice dated 24.04.2023 and further interest, cost and expenses thereafter.</td></tr>
<tr><td></td><td colspan="2"><u>3. M/s Heera Hospitality Pvt Ltd</u>
Rs.3,35,16,917.72 (Rupees Three Crore Thirty-Five Lakh Sixteen Thousand Nine Hundred Seventeen and Seventy-Two Paise Only) as per demand notice dated 24.04.2023 and further interest, cost and expenses thereafter.</td></tr>
<tr><td rowspan="5">9.1. Reserve price for the property / Properties below which the property will not be sold:</td><td></td><td>Reserve Price</td></tr>
<tr><td>Property 1</td><td>Rs. 1,26,00,000.00
(Rupees One Crore Twenty-Six Lakh Only)</td></tr>
<tr><td>Property 2</td><td>Rs. 13,80,00,000.00
(Rupees Thirteen Crore Eighty Lakh Only)</td></tr>
<tr><td>Property 3</td><td>Rs. 9,25,00,000.00
(Rupees Nine Crore Twenty-Five Lakh Only)</td></tr>
<tr><td>Property 4</td><td>Rs. 16,90,00,000.00
(Rupees Sixteen Crore Ninety Lakh Only)</td></tr>
<tr><td>9.2. EMD Payable</td><td colspan="2">10% of the Reserve Price mentioned above.</td></tr>
</table>

<u>10.1. Registration</u>

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 are 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

<u>10.2. KYC Verification</u>

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.

<u>10. 3. EMD Payment</u>

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.

<u>10.4 Bidding</u>

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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 ubin0578789@unionbankofindia.bank or contact 8169178780***

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(ing) 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.
- 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 by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

11. The intending bidders/purchasers may, if they choose, after taking prior appointment from the Authorized Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidder 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 bidder 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 (Rupees One Lakh Only)** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.1,00,000.00 (Rupees One Lakh Only)**.
(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), immediately on the sale day or not later than next working day with the Bank in

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the **account bearing Number 787801980050000 IFSC code UBIN0578789** 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 Authorized 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 Authorized 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 Authorized 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 Authorized Officer will deliver the property on the basis of 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

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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 Authorized 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 Authorized 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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

For UNION BANK OF INDIA

For UNION BANK OF INDIA

मुख्य प्रबंधक/अधिकृत अधिकारी
Chief Manager/Authorised Officer
सरफेसी अधिनियम २००२ के तहत
पुणे/Pune

(Shubhangi Wankhede)
Chief Manager & Authorized officer

Place: Pune
Date: 22.10.2026