O/C

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Asset Recovery Branch
110/8, Shivaji Nagar, Shivaji Road, Nr. Mangala Theatre, Pune - 411005
Email Address: ubin0578789@unionbankofindia.bank.in

Ref No. ARB:Pune:625:2026-27 Date:17.10.2026

By Regd. Post & Courier

To,

Mr. Faiyyaj Balubhai Pathan Flat No.1,First Floor, Muktai Palace, Building -A, S No. 154, Hissa No.1A+1B/8A/7,Saswad Road , Village- Fursungi,Tal Haveli Dist. Pune. - 412308	Mrs. Gulnaaz Faiyyaj Pathan Flat No.1,First Floor, Muktai Palace, Building -A, S No. 154, Hissa No.1A+1B/8A/7,Saswad Road , Village- Fursungi,Tal Haveli Dist. Pune.Pin-412308
Mr. Sachin Bhagwan Adsul Ganesh Nagar Road,Near Kanifnath Mandir,Uruli Devachi. Tal Haveli Dist. Pune- Pin-412308	

Dear Sir/Madam,

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

1.Union Bank of India, Somwar Peth Branch Now Asset Recovery Branch. Suyog Plaza,1st Floor,1278, Jangali Maharaj Road, Pune-411004 the secured creditor, caused a demand notice dated 27-03-2023 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 22-06-2023 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 12:00 pm to 05:00 pm** by inviting Bids from the public through online mode on **https://baanket.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.

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

B. Srichitra

मुख्य प्रबंधक/अधिकृत अधिकारी
Chief Manager/Authorised Officer
सरकार...
Un...
पुणे/Pune

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Place: Pune
Date : 17.10.2026

Encl: Terms of sale