यूनियन बैंक ऑफ इंडिया Union Bank of India
A Government of India Undertaking

UNION BANK OF INDIA
(Vile Parle West Branch)
Shiv Shakti, 11,.Vithhal Nagar Co-op. Hsg. Soc., 10th Road, J.V.P.D. Scheme, Vile Parle West, Mumbai- 400 049
Email Id: ubin0540811@unionbankofindia.bank.in
Contact No- 8076933102

By Regd Post & Courier

To:

1. Mrs. Dinesh Subba Rao (BORROWER)
   Flat No: 301 Sharoda Moni Apartment
   Near Mohan Palm shirgaon
   Badlapur East Badlapur E. D. Thane
   Maharashtra Pin 421503.

   And

2. Mrs. Yashoda Dinesh Rao (BORROWER)
   House No 1691/7 Flat No 103 B Wing Saikrupa
   Bldg Reti Bander Road, Kalher Bhiwandi
   Kalher Thane Maharashtra 421302.

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, Vile Parle West, the secured creditor, caused a demand notice dated 08.01.2026 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 10.04.2026.

Classification: Internal

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[Appendix - IV-A]

[See proviso to rule 8 (6)]

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) 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 26/11/2026, for recovery of Rs 1,48,71,311/- as on 08/01/2026 and interest and charges thereon due to Secured Creditor, Union Bank of India from 1. Mrs. Dinesh Subba Rao
2. Mrs. Yashoda Dinesh Rao.
The reserve price will be ₹. 1,74,60,000.00 (Rupees One Crore Seventy Four Lakhs Sixty Thousand Only) and the earnest money deposit will be Rs 17,46,000/- (Rupees Seventeen Lakhs Forty Six Thousand Only)

Description of Immovable Property

Immovable property being Flat No. 102, on the 1st floor, adm. 626.57 sq. ft. i.e. 58.21 sq. mtrs. (Carpet area), in in the Building known as "VENGURLEKARS CHAITRA", situated at Azad Nagar, Off. Veera Desai Road, Andheri (W), Mumbai 400 053, constructed on all that piece of parcel of land bearing Survey No. 135(pt) and CTS No. 835(pt), 838 (pt), & 839(pt) lying, being and situated at VILLAGE AMBIVALI, Taluka: Andheri, Dist-Mumbai Suburban, in the Registration District of Mumbai and Sub District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai.

List of Encumbrances: No encumbrance as per the knowledge of the Authorized Officer

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.

Place : Mumbai
Date : 03/11/2026

Encl: Terms of sale

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FOR UNION BANK OF INDIA

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7. Date & Time of auction	26/11/2026 From 12:00Noon 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:	Rs 1,48,71,311/- as on 08/01/2026 and interest and charges thereon
9.1 Reserve price for the properties below which the immovable property may not be sold:	₹.1,74,60,000.00 (Rupees One Crore Seventy Four Lakhs Sixty Thousand Only)
9.2 EMD Payable	Rs 17,46,000/- (Rupees Seventeen Lakhs Forty Six Thousand 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

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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 408101980050000 IFSC code UBIN0540811. 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. 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

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

Place : Mumbai
Date : 03/11/2026

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