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, Near Mangla Theatre, Pune-411 005.
Email Address: ubin0578789@unionbankofindia.bank.in

Ref No. ARB: Pune: 693:2026-27 Date: 05.11.2026

To,

1. M/s CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED (Borrower) Address: Plot no. F-12, Kagal-Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra	2 (a). CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Director Mr. Shirishkumar Ramkrishna Sonavane (Borrower) Address: Plot no. F-12, Kagal-Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra
	2 (a). CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Director Mr. Shirishkumar Ramkrishna Sonavane (Borrower) Address - 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012
2 (b). CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Directors Mr. Kunal Shirishkumar Sonavane (Borrower) Address: Plot no. F-12, Kagal - Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra	2 (c). CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Director Mr. Rohit Shirishkumar Sonavane (Borrower) Address: Plot no. F-12, Kagal-Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra
2 (b). CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Directors Mr. Kunal Shirishkumar Sonavane (Borrower) Address - 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012	2 (c). CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Director Mr. Rohit Shirishkumar Sonavane (Borrower) Address: 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012
3. Mr. Shirishkumar Ramkrishna Sonavane (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address: Plot no. F-12, Kagal-Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra	4. Mr. Kunal Shirishkumar Sonavane (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address: Plot no. F-12, Kagal-Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra
3. Mr. Shirishkumar Ramkrishna Sonavane (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address - 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012	4. Mr. Kunal Shirishkumar Sonavane (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address - 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012

Ref: ARB: Pune: 693: 2026-27 Date: 05.11.2026

5. Mr.Rohit Shirishkumar Sonavane (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address: Plot no. F-12, Kagal-Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra	6. Mr. Balasaheb Ramkrishna Sonavane (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address: 828, C Ward Azad Chowk Behind,Raviwar Peth, Dattppa Temple, District Kolhapur - 416002
5. Mr.Rohit Shirishkumar Sonavane (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address: 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012	
7. Mr. Vitthal B Kalyankar (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address: Malbhag Kumbhoj Taluka Hatkanangale Dist Kolhapur 416111	8. Mr. Haridas Ramkrishna Sonawane (Guarantor of M/s Classic Gypsum Industries Pvt Ltd) Address: 828, C Ward Azad Chowk Behind, Raviwar Peth, Datta Temple, District Kolhapur

Dear Sir/Madam,

Subject: Notice of 15 days for sale of secured assets under Rules 6, 7, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. **Union Bank of India, Ichalkaranji Branch**, 10/149, Narayan Peth, P.B. No. 123,,Near Venkatrao High School, Ichalkaranji, Dist. Kolhapur 416115 , the secured creditor, caused a **demand notice dated 22.10.2024** 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 secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **22.07.2025.**

2. As you have failed to clear the dues of the secured creditor, the scheduled secured assets that have been taken possession of by the Authorised Officer, will be sold by holding **public E-auction on *26.11.2026, from 12:00 PM to 5:00 PM*** by inviting Bids from the public through online mode on www.baanknet.com.

3. The Reserve Price will be -

Sr No	Description	Reserve Price (In Rs.)
1	a. Plant & Machinery: Continuous Process line of Gypsum Plaster & Plaster Board Plant and Misc items. (Note: Calcination Plant is Not included for Auction) b. Kagal Hatkanangale 5-star MIDC Plot in the name of M/s. Classic Gypsum Industries Pvt. Ltd. Plot no. - F12, Kagal Hathkanangale Five Star Midc, Village - Talandage, Tal - Hathkanagale, Dist - Kolhapur. Area: 20,000 sq mtrs and construction thereon (First Pari passu Charge)	a. 63,00,00,000/- b. 20,57,40,000/- Total- 83,57,40,000/-
2	Plot no. C24 & building, MIDC Shiroli, Tal. Hathkanangle, Dist. - Kolhapur (Site of Shri Mahalaxmi Industries) Area: 3301 sq. Mtrs. (First Pari passu Charge)	6,25,50,000/-

Ref: ARB: Pune: 693: 2026-27 Date: 05.11.2026

3	Open Plot Gat No- 357, Mouje Kasaba Vadgaon, Tal - Hathkanagale, Dist - Kolhapur, Area: 2108 sq. Mtrs (First Pari passu Charge)	2,45,70,000/-
4	Open NA Plot RS No 217/1 Kandalgaon, Taluka - Karveer Dist. Kolhapur, Area: 2129 Sq Mt (First Pari passu Charge)	3,98,70,000/-
5	Residential NA plot R.S. No. 634/25, Plot No. 211/B, B Ward, Jawahar Nagar Co-Op Housing Society Ltd, Jawahar Nagar, Kolhapur, Area: 313.66 sq mt i.e. 3375 sq ft (First Pari passu Charge)	76,50,000/-
6	Property bearing address CTS No 718K/1/18, Gargoti Kalamba Road, "A" Ward, Race Cource Naka, Tal. Karveer, Dist. Kolhapur, Maharashtra Area: 265 sq mtrs (First Pari passu Charge)	2,29,50,000/-
7	Residential Open Plot situated at Gat No 644/2/B, Plot No C/5, Jawahar Nagar, Ward B, Kolhapur, Maharashtra Area of Plot- 418.21 Sq Mt Area of steel framed structure: 1950 Sq ft (First Pari passu Charge)	2,60,10,000/-

1. 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 and the same is also enclosed herewith.

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

मुख्य प्रबंधक/प्राधिकृत अधिकारी
Chief Manager/Authorised Officer
सरफेसी अधिनियम के तहत
Under SARFAESI ACT. 2002
पुणे/Pune

(Shubhangi Wankhede)
Chief Manager & Authorised Officer

Place: Pune
Date: 05.11.2026
Encl: Sale Notice

यूनियन बैंक ऑफ इंडिया
Union Bank of India
Asset Recovery Branch, Pune

Ref: ARB: Pune: 693: 2026-27

Date: 05.11.2026

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Sale notice for sale of immovable and movable properties

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with **Rule 6, 7, 8 and 9** 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 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, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.11.2026** for recovery of ₹ **55,96,21,462.90*** (As on 21-10-2024 excluding further interest thereon & other charges) (* including the BG limit which is currently un- crystalized as on date) as on 21-10-2024 due to Secured Creditor, Union Bank of India from borrowers

1.M/S CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED (Borrower)	2. (a) CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Director Mr. Shirishkumar Ramkrishna Sonavane (Borrower)
2. (b) CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Directors Mr. Kunal Shirishkumar Sonavane (Borrower)	2. (c) CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Directors Mr. ROHIT SHIRISHKUMAR SONAVANE (Borrower)
3 Mr. Shirishkumar Ramkrishna Sonavane (Guarantor)	4. Mr. Kunal Shirishkumar Sonavane (Guarantor)
5. Mr.Rohit Shirishkumar Sonavane (Guarantor)	6. Mr. Balasaheb Ramkrishna Sonavane (Guarantor)
7. Vitthal Bhimrao Kalyankar (Guarantor)	8. Haridas Ramkrishna Sonawane (Guarantor)

The Description of Movable and Immovable Property, Reserve Price and the earnest money deposit will be

Sr No.	Description of Movable and Immovable Property	Reserve Price (In Rs.)	EMD Payable (In Rs.)
1	A. Plant and Machinery: Continuous Process line of Gypsum Plaster & Plaster Board Plant and Misc items. (Note: Calcination Plant is Not included for Auction) B. Kagal Hatkanangale 5-star MIDC Plot in the name of M/s. Classic Gypsum Industries Pvt. Ltd. Plot no. - F12, Kagal Hathkanangale Five Star Midc, Village - Talandage, Tal - Hathkanagale, Dist - Kolhapur. Area: 20,000 sq mtrs and construction thereon. (First Pari Passu Charge) Lease Holder: M/s CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED On the North: MIDC land On the South: Plot No. F-11 On the East: 15m wide MIDC Road On the West: Open Space E-10 (First Pari passu Charge) Note: Calcination Plant is Not included for Auction	A. 63,00,00,000/- B. 20,57,40,000/- Total: 83,57,40,000/-	8,35,74,000/-
2	Plot no. C24 & building, MIDC Shiroli, Tal. Hathkanangle, Dist. - Kolhapur (Site of Shri Mahalaxmi Industries) Area: 3301 sq. Mtrs. (First Pari Passu Charge)	6,25,50,000/-	62,55,000/-

	Lease Holder: Mr. Shirishkumar Ramkrishna Sonawane On the North: Plot No. D-1 On the South: 18.50m wide MIDC road On the East: Plot No. C-25 On the West:Plot No. C-23 (First Pari passu Charge)		
3	Open Plot Gat No- 357(Part), Mouje Kasaba Vadgaon, Tal - Hathkanagale, Dist- Kolhapur, Area: 2108 sq. Mtrs (First Pari Passu Charge) Owner: Kunal Shirishkumar Sonavane On the North: Property of Mr. Patil & Mr. Rathod On the South: Property of Mr. Jyotiram Suryawanshi On the East: Property of Mr. Dileep Mohite On the West: Property of Mr. Mohite (First Pari passu Charge)	2,45,70,000/-	24,57,000/-
4	Open NA Plot RS No 217/1(Part) Kandalgaon, Taluka - Karveer Dist. Kolhapur, Area: 2129 Sq Mt (First Pari Passu Charge) Owner: Balasaheb Ramkrishna Sonavane On the North: Property of Mrs. Sonabai Anna Khot On the South: Property of Mr. Krishna Hari Khot On the East: Road On the West: Road (First Pari passu Charge)	3,98,70,000/-	39,87,000/-
5	Residential NA plot R.S. No. 634/25, Plot No. 211/B, B Ward, Jawahar Nagar Co-Op Housing Society Ltd, Jawahar Nagar, Kolhapur, Area: 313.66 sq mt i.e. 3375 sq ft (First Pari Passu Charge) Lease Holder: Vitthal Bhimrao Kalyankar On the North: Plot No. 210B On the South: Private Land On the East: Private Land On the West: Plot No. 212B (First Pari passu Charge)	76,50,000/-	7,65,000/-
6	Property bearing address CTS No 718K/1/18, Gargoti Kalamba Road, "A" Ward, Race Cource Naka, Tal. Karveer, Dist. Kolhapur, Maharashtra. Area: 265 sq mtrs (First Pari Passu Charge) Owner: Shirishkumar Ramkrishna Sonavane On the North: C.S. No. 718k/1/17 On the South: C.S. No. 718k/1/19 On the East: Road On the West: C.S. No. 718k/1/1 (First Pari passu Charge)	2,29,50,000/-	22,95,000/-
7	Residential Open Plot situated at Gat No 644/2/B, Plot No C/5, Jawahar Nagar, Ward B, Kolhapur, Maharashtra, Area of Plot- 418.21 Sq Mt, Area of steel framed structure: 1950 Sq ft (First Pari Passu Charge) Lease Holder: Haridas Ramakrishna Sonawane On the North: Road On the South: Private Plot On the East: Private Plot On the West: Property Plot No. C-7	2,60,10,000/-	26,01,000/-

	(First Pari passu Charge)		

List of Encumbrances:

a) Not Known to the Bank

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.

For UNION BANK OF INDIA

Chief Manager/Authorised Officer

Place: Pune
Date: 05.11.2026

Encl: Terms of sale

Ref: ARB: Pune: 693: 2026-27 Date: 05.11.2026

TERMS AND CONDITIONS OF SALE OF IMMOVABLE AND MOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	1. M/s CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED (Borrower and Mortgagor) Address: Plot no. F-12, Kagal Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra	2 (a). M/s CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Director Mr. Shirishkumar Ramkrishna Sonavane (Borrower and Mortgagor) Address: Plot no. F-12, Kagal-Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra Address - 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012
	2 (b). M/s CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Directors Mr. Kunal Shirishkumar Sonavane (Borrower and Mortgagor) Address: Plot no. F-12, Kagal Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra Address: 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012	2 (c). M/s CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED Through its Director Mr. Rohit Shirishkumar Sonavane (Borrower and Mortgagor) Address: Plot no. F-12, Kagal Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra Address - 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012
	3.Mr. Shirishkumar Ramkrishna Sonavane (Guarantor and Mortgagor) Address: Plot no. F-12, Kagal Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra Address: 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012	4. Mr. Kunal Shirishkumar Sonavane (Guarantor and Mortgagor) Address: Plot no. F-12, Kagal-Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra Address: 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012
	5. Mr. Rohit Shirishkumar Sonavane (Guarantor) Address: Plot no. F-12, Kagal Hatkanangale Five Star MIDC Industrial Area, Kagal, Kolhapur, Maharashtra Address: 672, C Ward, Raviwar Peth, Kolhapur, Maharashtra - 416012	6. Mr. Balasaheb Ramkrishna Sonavane (Guarantor and Mortgagor) Address: 828, C Ward Azad Chowk Behind, Raviwar Peth, Datta Temple, District Kolhapur - 416002
	7. Mr. Vitthal Bhimrao Kalyankar (Guarantor and Mortgagor) Address: Malbhag Kumbhoj Taluka Hatkanangale Dist Kolhapur 416111	8. Mr. Haridas Ramkrishna Sonawane (Guarantor and Mortgagor) Address: 828, C Ward Azad Chowk Behind, Raviwar Peth, Datta Temple, District Kolhapur
2. Name and address of the Secured Creditor:	Union Bank of India, Ichalkaranji Branch Now Union Bank of India, Asset Recovery Branch, Pune 110/8, Shivaji Nagar, Shivaji Road, Near Mangla Theatre, Pune - 411 005	
3. Description of secured assets to be Sold:	1] A. Plant and machinery: Continuous Process line of Gypsum Plaster & Plaster Board Plant and Misc items. (Note: Calcination Plant is Not included for Auction) B. Kagal Hatkanangale 5-Star MIDC Plot in the name of M/s. Classic Gypsum Industries Pvt. Ltd. Plot no. - F12, Kagal Hathkanangale Five Star Midc, Village	

	- Talandage, Tal - Hathkanagale, Dist - Kolhapur. Area: 20,000 sq mtrs and construction thereon. (First Pari Passu Charge) Lease Holder: M/s CLASSIC GYPSUM INDUSTRIES PRIVATE LIMITED On the North: MIDC land On the South: Plot No. F-11 On the East: 15m wide MIDC Road On the West: Open Space E-10
	2] Plot no. C24 & building, MIDC Shiroli, Tal. Hathkanangle, Dist. - Kolhapur (Site of Shri Mahalaxmi Industries) Area: 3301 sq. Mtrs. (First Pari Passu Charge) Lease Holder: Mr. Shirishkumar Ramkrishna Sonawane On the North: Plot No. D-1 On the South: 18.50m wide MIDC road On the East: Plot No. C-25 On the West:Plot No. C-23
	3] Open Plot Gat No- 357(Part), Mouje Kasaba Vadgaon, Tal - Hathkanagale, Dist-Kolhapur, Area: 2108 sq. Mtrs (First Pari Passu Charge) Owner: Kunal Shirishkumar Sonavane On the North: Property of Mr. Patil & Mr. Rathod On the South: Property of Mr. Jyotiram Suryawanshi On the East: Property of Mr. Dileep Mohite On the West: Property of Mr. Mohite
	4] Open NA Plot RS No 217/1(Part) Kandalgaon, Taluka: Karveer Dist. Kolhapur, Area: 2129 Sq Mt (First Pari Passu Charge) Owner: Balasaheb Ramkrishna Sonavane On the North: Property of Mrs. Sonabai Anna Khot On the South: Property of Mr. Krishna Hari Khot On the East: Road On the West: Road
	5] Residential NA plot R.S. No. 634/25, Plot No. 211/B, B Ward, Jawahar Nagar Co-Op Housing Society Ltd, Jawahar Nagar, Kolhapur, Area: 313.66 sq mt i.e. 3375 sq ft (First Pari Passu Charge) Lease Holder: Vitthal Bhimrao Kalyankar On the North: Plot No. 210B On the South: Private Land On the East: Private Land On the West: Plot No. 212B
	6] Property bearing address CTS No 718K/1/18, Gargoti Kalamba Road, "A" Ward, Race Cource Naka, Tal. Karveer, Dist. Kolhapur, Maharashtra. Area: 265 sq mtrs (First Pari Passu Charge) Owner: Shirishkumar Ramkrishna Sonavane On the North: C.S. No. 718k/1/17 On the South: C.S. No. 718k/1/19 On the East: Road On the West: C.S. No. 718k/1/1

यूनियन बैंक ऑफ इंडिया
Union Bank of India
Asset Recovery Branch, Pune

<table>
<tr><td></td><td>7] Residential Open Plot situated at Gat No 644/2/B, Plot No C/5, Jawahar Nagar, Ward B, Kolhapur, Maharashtra, Area of Plot- 418.21 Sq Mt, Area of steel framed structure: 1950 Sq ft (First Pari Passu Charge)
Lease Holder: Haridas Ramakrishna Sonawane
On the North: Road
On the South: Private Plot
On the East: Private Plot
On the West: Property Plot No. C-7</td></tr>
<tr><td>4.The details of encumbrances, if any known to the Secured Creditor</td><td>Not Known to the Bank</td></tr>
<tr><td>5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.</td><td>SA No.820/2025 filed by borrower company is pending before Hon'ble DRT Pune.</td></tr>
<tr><td>6. Last date for submission of EMD</td><td>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.</td></tr>
<tr><td>7. Date & Time of auction</td><td>26.11.2026 from 12:00 Noon to 05:00 PM (with 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com</td></tr>
<tr><td>8.The secured debt for the recovery of which the secured asset is to be sold:</td><td>₹ 55,96,21,462.90* (As on 21-10-2024 excluding further interest thereon & other charges) (* including the BG limit which is currently un- crystalized as on date) as on 21-10-2024</td></tr>
<tr><td>9.1 Reserve price for the properties below which the property may not be sold:</td><td>
<table>
<tr><th>Sr No</th><th>Description</th><th>Reserve Price (In Rs.)</th></tr>
<tr><td>1</td><td>A.Plant & Machinery : Continuous Process line of Gypsum Plaster & Plaster Board Plant and Misc items.(Note: Calcination Plant is Not included for Auction).
B.Kagal Hatkanangale 5 star MIDC Plot in the name of M/s. Classic Gypsum Industries Pvt. Ltd. Plot no. - F12, Kagal Hathkanangale Five Star Midc, Village - Talandage, Tal - Hathkanagale, Dist - Kolhapur. Area: 20,000 sq mtrs and construction thereon (First Pari Passu Charge)</td><td>A. 63,00,00,000/-
B. 20,57,40,000/-

Total- 83,57,40,000/-</td></tr>
<tr><td>2</td><td>Plot no. C24 & building, MIDC Shiroli, Tal. Hathkanangle, Dist. - Kolhapur (Site of Shri Mahalaxmi Industries) Area: 3301 sq. Mtrs. (First Pari Passu Charge)</td><td>6,25,50,000/-</td></tr>
</table>
</td></tr>
</table>

	3	Open Plot Gat No- 357, Mouje Kasaba Vadgaon, Tal - Hathkanagale, Dist- Kolhapur, Area: 2108 sq. Mtrs (First Pari Passu Charge)	2,45,70,000/-
	4	Open NA Plot RS No 217/1 Kandalgaon, Tal. - Karveer Dist. Kolhapur, Area: 2129 Sq Mt (First Pari Passu Charge)	3,98,70,000/-
	5	Residential NA plot R.S. No. 634/25, Plot No. 211/B, B Ward, Jawahar Nagar Co-Op Housing Society Ltd, Jawahar Nagar, Kolhapur, Area: 313.66 sq mt i.e. 3375 sq ft (First Pari Passu Charge)	76,50,000/-
	6	Property bearing address CTS No 718K/1/18, Gargoti Kalamba Road, "A" Ward, Race Cource Naka, Tal. Karveer, Dist. Kolhapur, Maharashtra Area: 265 sq mtrs. (First Pari Passu Charge)	2,29,50,000/-
	7	Residential Open Plot situated at Gat No 644/2/B, Plot No C/5, Jawahar Nagar, Ward B, Kolhapur, Maharashtra Area of Plot- 418.21 Sq Mt Area of steel framed structure: 1950 Sq ft (First Pari Passu Charge)	2,60,10,000/-
9.2 EMD Payable	10% of the Reserve Price mentioned above.		

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

- 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 ubin0578789@unionbankofindia.bank.in or contact Union Bank of India, Asset Recovery Branch, Pune, 110/8, Shivaji Nagar, Shivaji Road, Near Mangla Theatre, Pune - 411 005 Mobile No.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 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.bank.in/auction-property/viewauction-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 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 for property no.1 - Rs.5,00,000/- (Rupees Five lakh Only) & for Property no.2 to 7 - 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 for property no.1 - Rs.5,00,000/- (Rupees Five lakh Only) & for Property no.2 to 7 - 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 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 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 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 and movable property in favour of the purchaser in Appendix-V/Appendix-III 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 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 property on the basis of symbolic/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 movable/immovable secured assets will be sold in **"As is where is", "As is What is" and "whatever there is"** condition.

Ref: ARB: Pune: 693: 2026-27

Date: 05.11.2026

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 and other dues 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. 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.

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

FOR UNION BANK OF INDIA

मुख्य प्रबंधक / अधिकृत अधिकारी
Chief Manager/Authorised Officer
सरफेसी अधिनियम 2002 के तहत
पुणे/Pune

(Shubhangi Wankhede)
Chief Manager & Authorised officer

Place : Pune
Date : 05.11.2026

Note: No OTS is pending at our end.

Union Bank of India
Asset Recovery Branch, Pune