



**E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)**

30 DAYS 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 PROVISION TO RULE 8 (6) / RULE 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 Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 11.09.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in). Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 11.09.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com>

Date & Time of Auction : 15.10.2025 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
	A) Kiran Agencies B) Asset Recovery Management Branch C) <b>LOT NO. 1</b> :- All that piece and Parcel of Open plots bearing No. 149, 150, 151, 152 and 153 Total admeasuring (1040.75 Sq. Mtr.) Equivalent to 11202.63 Sq Ft) in the Layout of Shri Vastu Vihar Developers on land bearing Survey No. 37, 38, 40, 41, 42, 43, and 46 at mauza Murarpur with Class-I occupancy Rights, Patwari Halka No. 76, Gram panchayat Ruikhairi, Tahasil Nagpur (Rural, Dist. Nagpur, Plot Number Area - SQ. MTRS:- 149-219.20,150-164.80, 151-164.80, 152-164.80, 153-327.20, TOTAL:- 1040.75 D) Abhinav Kiran Somalwar.	a) Rs. 23,20,000.00 b) Rs. 2,32,000.00 c) Rs. 24,000.00	Rs. 16,76,26,213.00 (Rupees Sixteen Crores, Seventy Six Lakh, Twenty Six Thousand, Two Hundred Thirteen Only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038399 P S Mulik - 9769972090	Not known to AO. Open Plots.
	A) Kiran Agencies. B) Asset Recovery Management branch. C) <b>LOT NO. 2</b> :- All that piece and Parcel of Open plots bearing No. 154, 155, 156, 157, 158, and 159 total admeasuring 1379.05 Sq Mtrs (Equivalent to 18488 Sq Ft) in the Layout of Shri Vastu Vihar Developers on land bearing Survey No. 37, 38, 40, 41, 42, 43, and 46 at mauza Murarpur with Class-I occupancy Rights, Patwari Halka No. 76, Gram panchayat Ruikhairi, Tahasil Nagpur (Rural, Dist. Nagpur, Plot Number Area - SQ. MTRS.154-364.50, 155-185.40, 156-185.40, 157-185.40, 158-185.40, 159-273.00, TOTAL:-1379.05 d). Abhinav Kiran Somalwar	a) Rs. 43,40,000.00 b) Rs. 4,34,000.00 c) Rs. 44,000.00	Rs. 16,76,26,213.00 (Rupees Sixteen Crores, Seventy Six Lakh, Twenty Six Thousand, Two Hundred Thirteen Only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038399 P S Mulik - 9769972090	Not known to AO. Open Plots.
1	A) Kiran Agencies. B) Asset Recovery Management branch. C) <b>LOT NO. 3</b> :- More Particulars of the amalgamated property as below as per Mortgage deed. Bearing house No. 50, 51A, 52A & 53 First Floor leased to UCO bank) Flat No. 50 A, NIT Plot No. 13, Mount Rd Extn, Sadar, House No. 50, and balance 1/4 <sup>th</sup> portion of House on the First Floor portion of House No. 0050 in Ward No. 65, Built Up area of balance 1/4 <sup>th</sup> share 215.40 Sq Ft total including undivided share in stair case Owned by Mr Vijay Wasudeo Somalwar as observed from Sale Deed., Flat No. 50 B, House No. 50, and balance 1/4 <sup>th</sup> portion of House on the First Floor portion of House No. 0050 in Ward No. 65, Built Up area of balance 1/4 <sup>th</sup> share 215.40 Sq Ft total including undivided share in stair case Owned by Mr. Vijay Wasudeo Somalwar as observed from Sale Deed., Flat No. 50 C & D House No. 50, and balance 1/4 <sup>th</sup> portion of House on the First Floor portion of House No. 0050 in Ward No. 65, Built Up area of balance 1/4 <sup>th</sup> share 215.40 Sq Ft total including undivided share in stair case Owned by Mr. Vijay Wasudeo Somalwar as observed from Sale Deed., Flat No. 51 A House No 51, and balance 1/4 <sup>th</sup> portion of House on the First floor portion of House No. 0051 in Ward No. 65, Built Up area of balance 1/4 <sup>th</sup> share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed., Flat No. 51 B House No. 51, and balance 1/4 <sup>th</sup> portion of House on the First floor portion of House No. 0051 in Ward No. 65, Built Up area of balance 1/4 <sup>th</sup> share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed., Flat No 51 (C & D) House No. 51, and balance 1/4 <sup>th</sup> portion of House on the First floor portion of House No. 0051 in Ward No. 65, Built Up area of balance 1/4 <sup>th</sup> share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms. Achala Vijay Somalwar as observed from Sale Deed., Flat No. 52 A House No. 52, and balance 1/4 <sup>th</sup> portion of House on the First floor portion of House No. 0052 in Ward No. 65, Built Up area of balance 1/4 <sup>th</sup> share bearing 233 Sq Ft total Including undivided share in stair case Owned by Mr. Kiran Wasudeo Somalwar as observed from Sale Deed., Flat No. 52B, House No. 52, and balance 1/4 <sup>th</sup> portion of House on the First floor portion of House no 0052 in Ward No. 65, Built Up area of balance 1/4 <sup>th</sup> share bearing 233 Sq Ft total Including undivided share in stair case Owned by Mr. Kiran Wasudeo Somalwar as observed from Sale Deed., Flat No 52 (c & D). House No. 52, and balance 1/4 <sup>th</sup> portion of House on the First floor portion of House no 0052 in Ward no 65, Built Up area of balance 1/4 <sup>th</sup> share bearing 233 Sq Ft total Including undivided share in stair case Owned by Mr. Kiran Wasudeo Somalwar as observed from Sale Deed., Flat No 53 A, House No 53, and balance 1/4 <sup>th</sup> portion of House on the First floor portion of House no 0053 in Ward no 65, Built Up area of balance 1/4 <sup>th</sup> share bearing 288 Sq Ft total Including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed., Flat No 53 B, House No 53, and balance 1/4 <sup>th</sup> portion of House on the First floor portion of House no 0053 in Ward no 65, Built Up area of balance 1/4 <sup>th</sup> share bearing 230 Sq Ft total Including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed., Flat No. 53 C & D House No 53, and balance no 65, Built Up area of balance 1/4 <sup>th</sup> share bearing Flat C 408 Sq Ft and Flat D 562 Sq Ft total Including undivided share in stair case Owned by Ms Vandana Kiran Somalwar as observed from Sale Deed. d) Owners as mentioned above per property.	a) Rs. 3,46,00,000.00 b) Rs. 34,60,000.00 c) Rs. 1,00,000.00	Rs. 16,76,26,213.00 (Rupees Sixteen Crores, Seventy Six Lakh, Twenty Six Thousand Two Hundred Thirteen Only) as per revised notice dated 01.09.2018 (issued in terms of additional enforcement security interest action notice dated 29.06.2018 in terms of DRT order IN IA No.350of 2017 in SA No.114 of 2017 dated 19.06.2018) and interest costs, charges and expenses thereupon till date. G.K. Deshpande - 9975038399 P S Mulik - 9769972090	Not known to AO. Except the properties mentioned at Lot-III, Leased to UCO Bank and the lease is subsisting and it is in the possession of UCO bank. Symbolic Possession.

Bidders are requested to visit the Bank's website [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> Portal. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002**

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) or <https://baanknet.com>

Date : 12.09.2025

Place: Mumbai

Authorised Officer, Union Bank of India

Sd/-