

ASSET RECOVERY BRANCH. Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004.
Email Address: ubin0578789@unionbankofindia.bank

By Regd Post & Courier

To ,

To, Dipak Shivram Barge Plot No.10, JCO Coloney Samaj mandir samor Sainik nagar Sadar bazar Satara 415002	Mrs. Jyoti Dipak Barge Plot No.10, JCO Coloney Samaj mandir samor Sainik nagar Sadar bazar Satara 415002
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Dear Sir/Madam,

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

1. Union Bank of India, Asset Recovery Branch. Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411004 the secured creditor, caused a demand notice dated 10-05-2021 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 03-08-2021 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 **12.05-2026 from 12:00 pm to 05:00 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.

Place: PUNE

Date: 15-04-2026

Encl: Terms of sale



कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
AUTHORIZED OFFICER
FOR UNION BANK OF INDIA
मुख्य प्रबंधक/अधिकृत अधिकारी
Chief Manager/Authorised Officer
सरफेसी अंतर्गत २००२ के तहत
Under SARFAESI ACT, 2002
पुणे/Pune

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TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	Dipak Shivram Barge Plot No.10,JCO Coloney Samaj mandir samor Sainik nagar Sadar bazar Satara 415002
Name and address of the Co-Applicant	Mrs.Jyoti Dipak Barge Plot No.10,JCO Coloney Samaj mandir samor Sainik nagar Sadar bazar Satara 415002
Name and address of the Guarantor	NA
2. Name and address of the Secured Creditor	<u>Asset Recovery Branch. Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004.</u>
3. Description of immovable secured assets to be Sold: - All and singular their development right in All that piece or parcel of Land admeasuring 100 sq mtrs and 81.31 sq.mtrs construction on it lying being situate at village sadar Bazar Peth Satara having CTS No.245/A1 having boundaries as below: North: commom road South:Remaining part of C T S 245A/1 East:C T S No.245/A2 West: Remaining part of C T S 245/A1	
4.The details of encumbrances, if any known to the Secured Creditor	Not Known to branch.
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc	NIL
6. Last date for submission of EMD	EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. 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	<u>12-05-2026, Tuesday from 12.00 NOON to 5.00 PM_</u> (with 10 min 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.18,55,355.82 (Rupees Eighteen Lakh Fifty Five Thousand Three Hundred Fifty Five and Paise Eighty Two only) as per demand notice date 10-05-2021
9.1. Reserve price for the property / Properties below which the property will not be sold:	RS.17,44,000/- (Rupees Seventeen Lakh Forty Four Thousand Only)
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.

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 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>



<p>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.</p>
<p>20. The Authorised 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.</p>
<p>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.</p>
<p>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).</p>
<p>23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.</p>
<p>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</p>
<p>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.</p>
<p>26. The above immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.</p>
<p>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.</p>
<p>28. To the best of information and knowledge of the Authorised 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 Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.</p>

Place : PUNE

Date : 15-04-2026



कृते यूनियन बँक ऑफ इंडिया
For UNION BANK OF INDIA
AMIT THORAT
CHIEF MANAGER
AUTHORISED OFFICER
मुख्य प्रबंधक / अधिकृत अधिकारी
Chief Manager
सुरक्षा अधिनियम २००२ के तहत
Under SARFAESI ACT, 2002
पुणे/Pune