

ASSET RECOVERY BRANCH

110/8, Shivaji Nagar, Shivaji Road, Nr. Mangala Theatre, Pune - 411005.

Email Address: ubin0578789@unionbankofindia.bank

Ref No. ARB:Pune:588:2026-27

Date: 06.10.2026

By Regd. Post & Courier

To,

Mr. Arun Mahadev Bag Flat No. 14, 3 rd Floor, Wing B, Vijayraj Corner B Co-Operating Housing Society Ltd, CTS No. 131/b+141, Near Trishundya Ganapati Mandir, Off Station Road, Somwar Peth, Pune-411 011	Mrs. Sampa Arun Bag Flat No. 14, 3 rd Floor, Wing B, Vijayraj Corner B Co-Operating Housing Society Ltd, CTS No. 131/b+141, Near Trishundya Ganapati Mandir, Off Station Road, Somwar Peth, Pune-411 011
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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, Kharadi branch Now Asset recovery Branch. Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004, the secured creditor, caused a demand notice dated **05.01.2023** 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 constructive 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 **20.03.2023** 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 28.10.2026 from 12 noon to 5.00 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: 06.10.2026

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

B. Srinivas
मुख्य प्रबंधक
Chief Manager / Authorized Officer
सहकारी अधिनियम 1969 के तहत
Under SARFAESI Act
पुणे/Pune



Encl: Terms of sale