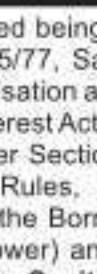


यूनियन बैंक ऑफ इंडिया

कारण करार का पत्रक
A Government of India Undertaking



Union Bank of India

Byculla Branch (531626), 75/77, Sant Savta Marg, Mustafa Bazar, Byculla, Mumbai,
Maharashtra - 400 010 Ph No: +91-9372131620 Email : ubin0531626@unionbankofindia.bank

POSSESSION NOTICE [Rule - 8 (1)] (For Immovable Property)

Whereas, The undersigned being the authorised officer of **Union Bank of India**, Byculla Branch, 75/77, Sant Savta Marg, Byculla East, Mumbai - 400010 under the Securitisation and Reconstruction of Financial Assets and Enforcement Secured Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **27.06.2025** calling upon the Borrower **M/s. Shree Shankar Vijay Timber Exports Pvt. Ltd.** (Borrower) and Guarantors (1) **Shri Kirtikum Manji Patel** (2) **Smt. Jyotsnaben Savitaben Kirtikum Patel** (3) **Shri Nitin Kirti Patel** (4) **Smt. Pinal Nitin Patel** (5) **Shri Nilesh Kirtikum Patel** (6) **M/s. Shiv Prasad Eco Touchwood Pvt. Ltd.** (7) **M/s. Shiv Prasad Enterprises** (Partnership Firm) to repay the amount mentioned in the notice being **Rs. 36,36,36,026.89 (Rupees Thirty Six Crore Thirty Six Lakh Thirty Six Thousand Twenty Six and Eighty Nine Paise Only)** within 60 days from the date of receipt of the said notice.

And the Borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this **25th day of Sept 2025**.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India for an amount **Rs. 36,20,75,925.06 (Rupees Thirty Six Crore Twenty Lakh Seventy Five Thousand Nine Hundred Twenty Five and Six Paise Only)** as on **31.08.2025** and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY:

Sr. No.	Description	In the Name of
1.	PEB Structure Godown bearing No. 3 & 4 on the ground floor each admeasuring an area of about 3125 sq. ft. (built up area) (2500 sq. ft. carpet) in the building No. D1 in Shree Balaji Complex, along with carpet of land beneath the godown with rights to open to sky bearing Survey No. 19. Hissa No 4 situate lying and being at Mouje Vehela, Taluka-Bhiwandri, Dist- Thane within the limits of Vehela Grampanchayat, Sub-Registration Dist and Taluka- Bhiwandri and Registration Dist and Sub Dist- Thane	M/s. Shiv Prasad Eco Touchwood Pvt. Ltd.
2.	Office premises 92/98 constructed on that piece and parcel of the Plot No. 8 admeasuring an area of 320 sq. mtr. together with the benefit of 5 sq. mtrs. From the common area, situated at and being at Reay Road bearing Cadastral Survey No 6/671 at Mazgaon Division Lughton's Survey No 1/3717, under "E" ward No 7939 (1-2) and 7940, in the registration Dist and Sub Dist of Mumbai City and within the jurisdiction of Brihanmumbai Municipal Corporation.	Shri Nitin Kirti Patel
3.	Office Premises No. 501 situated at Mayuresh Chambers, Sector 11, CBD Belapur, Navi Mumbai, admeasuring saleable area of 2332 sq. ft with 2 car parking admeasuring 200 sq feet	M/s. Shiv Prasad Enterprises, (Partnership Firm)

Date: 25.09.2025

Place: Mumbai

Sd/-
Authorized Officer
Union Bank of India



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A Government of India Undertaking

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The Borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this **25th day of Sept 2025**.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India for an amount **Rs. 27,59,64,670.34/- (Rupees Twenty Seven Crore Fifty Nine Lakh Sixty Four Thousand Five Hundred Seventy and Thirty Four Paise only)** as on **31-08-2025** and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in case of time available to the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY:

Slr. No.	Description	In the Name of
1.	PEB Structure Godown bearing No 3 & 4 on the ground floor each admeasuring an area of about 3125 sq. ft. (built up area) (2500 sq ft carpet) in the building No D1 in Shree Balaji Complex, along with carpet of land beneath the godown with rights to open to sky bearing Survey No 19, Hissa No 4 situate lying and being at Mouje Vehela, Taluka-Bhiwandi, Dist- Thane within the limits of Vehela Grampanchayat, Sub-Registration Dist and Taluka- Bhiwandi and Registration Dist and Sub Dist- Thane	M/s. Shiv Prasad Eco Touchwood Pvt. Ltd.
2.	Office premises 92/98 constructed on that piece and parcel of the Plot No 8 admeasuring an area of 320 sq mtr together with the benefit of 5 sq. mtrs. From the common area, situated at and being at Reay Road bearing Cadastral Survey No 6/671 at Mazgaon Division Lungton's Survey No 1/3717, under 'E' ward No 7939 (1-2) and 7940, in the registration Dist and Sub Dist of Mumbai City and within the jurisdiction of Brihanmumbai Municipal Corporation.	Shri Nitin Kirti Patel
3.	Office premises no. 501 situated at Mayuresh Chambers, Sector 11, CBD Belapur, Navi Mumbai, admeasuring saleable area of 2332 sq. ft with 2 car parking admeasuring 200 sq feet	M/s. Shiv Prasad Enterprises. (Partnership Firm)

Date: 25.09.2025

Place: Mumbai

Sd/-

Authorized Officer

Union Bank of India

