

रजिस्ट्री सं. डी.एल.-33004/99

REGD. No. D. L.-33004/99



भारत का राजपत्र

The Gazette of India

सं. जी.-एम.एच.-अ.- 01082026-275077

CG-MH-E-01082026-275077

असाधारण

EXTRAORDINARY

भाग II - खण्ड 3 - उप-खण्ड (ii)

PART II - Section 3 - Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 4025]

नई दिल्ली, बुधवार, जुलाई 29, 2026/श्रावण 7, 1948

No. 4025]

NEW DELHI, WEDNESDAY, JULY 29, 2026/SHRAVAN 7, 1948

MINISTRY OF RAILWAYS (Central Railway) NOTIFICATION								
Mumbai, the 28th July, 2026								
S.O. 4195(E). — Whereas, by the notification of the Government of India, in the Ministry of Railways (Railway Board), number, S. O. 348 (E) dated the 21 January, 2026 published in The Gazette of India, Extraordinary, Part II, section 3, Sub-section (ii), dated the 27 January, 2026 (hereinafter referred to as the said notification) and issued under sub-section (1) of section 20 A of the Railway Act, 1989 (24 of 1989) (hereinafter referred to as the said Act), the Central Government declares its intention to acquire the land specified in the schedule annexed to the said notification for the purpose of execution, maintenance, management and operation of Special Railway Project, namely “Kalyan-Asangaon 4th Line” in the district of Thane in the State of Maharashtra. And whereas, the substance of the said notification was published in daily newspapers namely “Mid Day” and “Sagar Dainik” Dated 11.04.2026 under sub section (4) of section 20 A of the said Act. And whereas, in Asangaon village no objections were received and the same have been considered by the competent Authority accordingly orders have been passed. And whereas, in pursuance of sub-section 20 E of the said Act, the competent authority has submitted its report to the Central Government. Now therefore, upon receipt of the report of the Competent Authority and in exercise of the powers conferred by sub-section (1) of section 20 E of the said Act, the Central Government hereby declares that the lands specified in the schedule annexed hereto shall be acquired for the aforesaid purpose. And further, in pursuance of sub-section (2) of section 20 E of the said Act, the Central Government hereby declares that on publication of this notification in the official Gazette, the land specified in the schedule annexed hereto shall vest absolutely in the Central government free from all encumbrances.								
SCHEDULE								
Brief description of the land to be acquired, with or without structures, falling within the Special Railway Project “Kalyan-Asangaon 4th Line” in Asangaon village in Shahapur Taluka under Competent Authority for Land Acquisition and Deputy Collector (Land Acquisition) Metro Center No. 3, Thane District Thane in the State of Maharashtra.								
Sr. No.	LAC No.	Name of the Village	Taluka	As per 7/12 Land Holder's Name	Survey No.	Land Holding Method	Total area as per 7/12 (Ha.)	Acquisition area (Ha.)
1	2025-26	Asangaon	Shahapur	Prakash Damodar Chande	200/3Pt	1	0.02	0.0091
				Gurunath Damodar Chande				
				Anil Damodar Chande				
				Geeta Ganesh Patil				
				Priya Prakash Patil				
2	2025-26	Asangaon	Shahapur	Vasanti Vilas Tembe	110/B	1	0.7015	0.0068
				Kalyan-Asangaon Fourth Railway Line Project under the Ministry of Railways.				
				Sham Sunder Leelaram Gogia				
				Maya Sham Sunder Gogia				
				Ashok Sham Sunder Gogia				
3	2025-26	Asangaon	Shahapur	Kalyan-Asangaon Fourth Railway Line Project under the Ministry of Railways.	110/B/2 Pt	1	0.0920	0.0070
				Jimmy Laxmidas Bhanushali				
				Shankarlal Madhavji Bhanushali				
				M/s. Neelkanth Developers, through its Partner				
				Kalyan-Asangaon Fourth Railway Line Project under the Ministry of Railways.				
4	2025-26	Asangaon	Shahapur	Maresh M. Ambwani	109/9+ 200/1+ 110/1Pt	1	0.38	0.0991
				Partner, M/s High Vision Enterprises				
				Ravindra Baburao Patil				
				Akbar Rajjabali Maredia				
				Mushtaq Pyarali Machant				
5	2025-26	Asangaon	Shahapur	Ramesh Tithidas Makhija	109/9 Pt	1	0.5290	0.0578
				Vinay Gajanan Liye				
				Ishwar Akaram Shinde				
				Naren Monish Co-operative Housing Society Ltd., Asangaon				
				M/s Sai Siddhi Builders, through Proprietor Shri Bhagwan Khandu Adhikari				
6	2025-26	Asangaon	Shahapur	Krishna Co-operative Housing Society Ltd.	108/1 Pt	1	0.4326	0.0143
				Gram Panchayat, Asangaon				
				Kedia Infinity Infrastructure Development, through Partner Kiorlial Babulal Kedia				
				Kedia Infinity Infrastructure Development, through Partner Kiorlial Babulal Kedia				
				Gram Panchayat, Asangaon				
7	2025-26	Asangaon	Shahapur	Jashnani Construction Pvt. Ltd., through Director Shivkumar Pahelajraj Jashnani	108/2	1	0.0360	0.0188
				Rajesh Kamalakar Khambayat				
				Swarupa Kishor Phaltankar				
				Shreekrishna Darshan Co-operative Housing Society Ltd.				
				Kedia Infinity Infrastructure Development, through Partner Kiorlial Babulal Kedia				
8	2025-26	Asangaon	Shahapur	Rajesh Kamalakar Khambayat	107/2/1Pt	1	0.0800	0.0482
				Swarupa Kishor Phaltankar				
				Kalyan-Asangaon Fourth Railway Line Project under the Ministry of Railways.				
				Dinesh Madhukar Bhanushali				
				Shrikant Madhukar Bhanushali				
9	2025-26	Asangaon	Shahapur	Kalyan-Asangaon Fourth Railway Line Project under the Ministry of Railways.	107/2/A Pt	1	0.0929	0.0094
				Atmaram Sadashiv Chande				
				Ravindra Baburao Patil				
				Ganesh Baliram Singasane				
				Anil Damodar Chande				
10	2025-26	Asangaon	Shahapur	Gurunath Damodar Chande	107/2/Lot no. 2Pt	1	0.0600	0.038
				Prakash Damodar Chande				
				Vasanti Vilas Tembe				
				Geeta Ganesh Patil				
				Priya Prakash Patil				
11	2025-26	Asangaon	Shahapur	Kalyan-Asangaon Fourth Railway Line Project under the Ministry of Railways.	107/1Pt	1	0.2570	0.0327
				Dinesh Madhukar Bhanushali				
				Shrikant Madhukar Bhanushali				
				Kalyan-Asangaon Fourth Railway Line Project under the Ministry of Railways.				
				Atmaram Sadashiv Chande				
12	2025-26	Asangaon	Shahapur	Ravindra Baburao Patil	106/1Pt	1	39.5500	0.0390
				Ganesh Baliram Singasane				
				Anil Damodar Chande				
				Prakash Damodar Chande				
				Gurunath Damodar Chande				
13	2025-26	Asangaon	Shahapur	Geeta Ganesh Patil	106/2 Pt	1	0.2330	0.0318
				Priya Prakash Patil				
				Maroti Devasthan (Maruti Temple)				
				Budhibai Jetu Nichite				
				Yamuna Chango Chande				
14	2025-26	Asangaon	Shahapur	Mahadev Chango Chande	106/2 Pt	1	0.2330	0.0318
				Kundalik Chango Chande				
				Kanta Kamalakar Bhoir				
				Sachin Santosh Chande				
				Shivaji Santosh Chande				
15	2025-26	Asangaon	Shahapur	Nayana Santosh Chande	106/2 Pt	1	0.2330	0.0318
				Nathuram Vaman Dinkar				
				Jayvanti Jagan Padwal				
				Nanda (Laxmi) Narayan Ghodvinde				
				Sagar Suresh Dinkar				

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भारत

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Union Bank of India

A Government of India Undertaking

Address: C. S. No. 1848, Faizpur, Tal. Yaval, Dist. Jalgaon, Maharashtra 425503

Faizpur Branch

DEMAND NOTICE

UNDER SEC. 13(2)

Notice Issued to you under Sec.13(2) read with Sec.13(3) of Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 by branch/me, the Authorized Officer, was sent to you calling upon to repay the dues in your loan accounts with us at your last known address could not be served. Therefore, the contents of the said demand notice are being published in this newspaper. The credit facilities/loan facilities availed by you have been classified as NPA. You have executed loan documents while availing the facilities and created security interest in favor of the Bank. The details of the credit facilities and secured assets are as per the given table. Therefore, you, Borrowers/ Guarantors/Mortgagors in terms of the aforesaid notice have been called upon to pay the as per the Demand Notice together with future interest and charges there on within 60 days from the date of this publication. That on your failure to comply therewith we, the secured creditor, shall be titled to exercise all or any of the rights under Section 13(4) of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. In terms of Section 13(13) of the Act you shall not transfer the secured assets aforesaid from the date of receipt of the notice without Bank's prior consent. Please take note of the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Type of Facility	Name & Address of Borrowers / Guarantors / Mortgagors	Date of Demand Notice	Book Balance Unapplied interest Cost/Charges incurred by Bank	Description of Immovable Property
		NPA Date	Total Demand Notice Amount	
			as of 31.07.2026 Rs. 4,32,325.05	
324506650151625 Home Loan	Borrower/s - Mr. Dnyaneshwar Tukaram Chaudhari Address 1 : At Post Maskawad Sim, Tal. Raver, Dist. Jalgaon, Maharashtra 425502 Address 2 : Plot No. 33, Shrikrishna Nagar, Faizpur, Tal. Yawal, Dist. Jalgaon, Maharashtra- 425503 Guarantor/s - Mr. Devidas Laxman Talele Address: 95/A, Shrikrishna Nagar, Savda Road, Raver, Tal. Raver, Dist. Jalgaon, Maharashtra - 425508	07.08.2026	Up to 31.07.2026 Rs. 15,737.73	Simple Mortgage of immovable property described herein below: All the piece and parcel of the non-agricultural land & property i.e. House at Gat No. 1013+1716, Plot No. 33, area adm. 72.96 Sq. Mtr., situated at Shrikrishna Nagar, Faizpur, Tal. Yawal, Dist. Jalgaon and the same is bounded as under: East: Road, West: Gat No. 1016, South: Plot No. 32, North: Remaining Part of G. No. 33
		29.07.2026	Rs. 0.00	
			as on 31.07.2026 Rs. 4,48,062.78	

Place: Faizpur

Sd/- Authorized Officer
UNION BANK OF INDIA

बैंक ऑफ इंडिया

Bank of India

BOI

Mumbai South Zone

Add:-Bank of India Building, First Floor, 70-80, Mahatma Gandhi Road, Fort, Mumbai – 400 001

Tel: 022-22659623/ 22623657

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor),the physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis", "as is what is basis " and "whatever there is basis" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s).The reserve price and the earnest money deposit is shown there against each secured asset:

The sale will be done by the undersigned through e-auction platform provided hereunder.

Sr. No.	Branch Name / Name of the borrowers/ Guarantor and Amount outstanding	Description of the properties	Reserve price (Rs. In lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1	Grant Road Mr Balkrishna Maruti Mhatre & Mrs. Maya Balkrishna Mhatre Amt.O/S: 30.79 Lakhs+ Interest + Cost of expenses/charges	EQM situated at Flat No. 401, 4th floor, Plot No. B-11, Sector – 29, Village Karave, GES Aeroli, CBD Belapur, Navi Mumbai – 400614 in the name of Mr. Balkrishna Maruti Mhatre (on the basis of Physical possession)	30.58	3.06	Mob No 7864917352
2	Mandvi SHYAMJEE BECHU SHARMA Amt.O/S: 11.49 Lakhs+ Interest + Cost of expenses/charges	EQM of immoveable property Flat No- 301, 3rd Floor, B Wing, Building Esg Vishwa, Near Ashapura Marble, Goveli, Titwala E, Vill- Titwala, Kalyan, Dist- Thane, 421401, Maharashtra. Additional Murbad Industrial Area-421401 (on the basis of Physical possession)	14.17	1.42	Mob No 7864917352
3	Mandvi Sushma Mahendra Yadav Amt.O/S: 16.19 Lakhs+ Interest + Cost of expenses/charges	EQM of immovable property Flat No- 103, 1st floor, Chandika residency building, plot no- 120 & 640, vill- Chandrapara, Vasai, Dist- Palghar, Maharashtra, Vasai Virar-401208 (on the basis of Physical possession)	14.48	1.45	Mob No 7864917352
4	Mandvi Mona Ajay Chauhan Amt.O/S: 14.81 Lakhs+ Interest + Cost of expenses/charges	EQM of immovable property Flat No-1, 1st Floor, C Wing Of Chandika Residency, House No- 120 & 640, Vill- Chandrapara, Taluka- Vasai, Palghar, Maharashtra, Vasai Virar-401208 (on the basis of Physical possession)	13.62	1.37	Mob No 7864917352
5	Worli Naka Kiran Bhupendra Raval & Jigna Kirankumar Raval Amt.O/s:Rs.32.59 Lakhs + Interest + Cost of expenses/charges	EQM of Flat no. 301, 3rd Floor, Building No. A1, Known as 'Mandakini Residency', Titwala (East), Thane – 421605. (On the basis of Symbolic possession)	31.33	3.14	Mob No 7864917352
6	Mumbai Central Ajit Krishna Vadar Amt.O/s:Rs.14.14 Lakhs + Interest + Cost of expenses/charges	Flat No 204, 2nd Floor, Baronda mauli Apartment, survey No 87, Hissa no 10, Near Z P School, Phool Pada Road, Virar (East), Village- Virar, Tal- Vasai, Dist- Palghar, 401305. (On the basis of Symbolic possession)	19.80	1.98	Mob No 7864917352

The auction sale will be "online E-auction / Bidding through website – <https://ebkray.in/> / <https://BAANKNET.com> on 25.09.2026 between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each.

Bidder may visit <https://ebkray.in/> / <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

• **Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal <https://ebkray.in/> / <https://BAANKNET.com> using his mobile no. and E-mail ID. (PDF(Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)

• **Step 2:** e-KYC Verification to be done by the Bidder/Purchases.

• **Step 3:** Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.

• **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://ebkray.in/> /