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Asset Recovery Branch

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

Email Address: ubin0578789@unionbankofindia.bank.in

Ref.No.ARB: Pune: 585:2026-27

Date: 06.10.2026

By Regd Post & Courier

To:

M/s. V and V Enterprises B-2,404, Kunal Icon, Jagtap Dairy Road, Pimple Saudagar, Pune - 411027	M/s. V and V Enterprises Gat No-51, Gatewadi, Taluka-Parner, District - Ahmednagar - 414302
M/s. V and V Enterprises Gat No. 66/2, Awasari, Taluka -Ambegaon, District - Pune - 412406	Mr. Vijaykumar Narayan Khedkar B-2,404, Kunal Icon, Jagtap Dairy Road, Pimple Saudagar, Pune - 411027
Mr. Vijaykumar Narayan Khedkar Gat No-51, Gatewadi, Taluka-Parner, District - Ahmednagar - 414302	Mr. Vijaykumar Narayan Khedkar Gat No. 66/2, Awasari, Taluka -Ambegaon, District - Pune - 412406
Mrs. Vaishali Vijaykumar Khedkar B-2,404, Kunal Icon, Jagtap Dairy Road, Pimple Saudagar, Pune - 411027	Mrs. Vaishali Vijaykumar Khedkar Gat No-51, Gatewadi, Taluka-Parner, District - Ahmednagar - 414302
Mrs. Vaishali Vijaykumar Khedkar Gat No. 66/2, Awasari, Taluka -Ambegaon, District - Pune - 412406	

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, Shel Pimpalgaon Branch Now Asset Recovery Branch, Suyog Plaza, 1st Floor, 1278, Jungli Maharaj Road, Deccan Gymkhana, Pune - 411 004 the secured creditor, caused a demand notice dated **29-12-2016** under Section 13(2) of the Securitisation 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 Authorised 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 on **24-03-2017**.
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on **28.10.2026** by inviting Bids from the public through online mode on www.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. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Place: Pune

Date : 06.10.2026

Encl: Terms of sale



कृते यूनियन बैंक ऑफ इंडिया
Yours faithfully
For UNION BANK OF INDIA
B. Srinivas
AUTHORISED OFFICER
FOR UNION BANK OF INDIA
Under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
Pune

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	M/S. V AND V ENTERPRISES B-2,404, Kunal Icon, Jagtap Dairy Road, Pimple Saudagar, Pune - 411027 Gat No-51, Gatewadi, Taluka-Parner, District - Ahmednagar - 414302 Gat No. 66/2, Awasari, Taluka -Ambegaon, District - Pune - 412406 MR. VIJAYKUMAR NARAYAN KHEDKAR B-2,404, Kunal Icon, Jagtap Dairy Road, Pimple Saudagar, Pune - 411027 Gat No-51, Gatewadi, Taluka-Parner, District - Ahmednagar - 414302 Gat No. 66/2, Awasari, Taluka -Ambegaon, District - Pune - 412406 MRS. VAISHALI VIJAYKUMAR KHEDKAR B-2,404, Kunal Icon, Jagtap Dairy Road, Pimple Saudagar, Pune - 411027 Gat No-51, Gatewadi, Taluka-Parner, District - Ahmednagar - 414302 Gat No. 66/2, Awasari, Taluka -Ambegaon, District - Pune - 412406															
2. Name and address of the Secured Creditor:	UNION BANK OF INDIA SHEL PIMPALGAON BRANCH NOW, ASSET RECOVERY BRANCH, SUYOG PLAZA, 1 ST FLOOR, 1278, JUNGLI MAHARAJ ROAD, DECCAN GYMKHANA, PUNE - 411004															
3. Description of immovable secured assets to be Sold: All that piece and parcel of land situated at village Gatewadi, Tal: Parner, Dist: Ahamdnagar, are as under: <table><tr><td>Gat No.</td><td>Area</td><td>Asse.</td></tr><tr><td></td><td>H-R-</td><td>Rs-Ps</td></tr><tr><td>Out of 51</td><td>3-39</td><td>2-75</td></tr><tr><td>P.K.</td><td>0-01</td><td></td></tr><tr><td></td><td>3-40</td><td></td></tr></table> Such land properties together with all buildings and structures thereon.		Gat No.	Area	Asse.		H-R-	Rs-Ps	Out of 51	3-39	2-75	P.K.	0-01			3-40	
Gat No.	Area	Asse.														
	H-R-	Rs-Ps														
Out of 51	3-39	2-75														
P.K.	0-01															
	3-40															
4.The details of encumbrances, if any known to the Secured Creditor	Nil															
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/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. 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	28.10.2026 from 12:00 Noon to 05:00PM (with 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com															