

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets & 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 to the Borrower/s and Guarantor/s in particular by the Authorized Officer, that the under mentioned properties mortgaged to Union Bank of India, taken possession under the provision of Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, will be sold by E-Auction as mentioned below for recovery of under mentioned dues and further interest, charges and costs etc, as detailed below. The property is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities.

Details of any Encumbrances on the below mentioned properties is not known to Bank.

All the properties will be sold on the basis of Symbolic Possession.

Bid Increment Amount to further increase the bid amount from base price is 1% of reserve price for all the properties mentioned.

Sr. No.	Names of the Borrowers / Guarantors	Reserve Price, EMD Amount (Rs.)	Debt due in Rs. as per sale notice (excluding further interest & Legal/Other Charges)	Union Bank of India Branch Name, contact info
1	Borrower: Mr. Raghuvir Ramdas Chipkar Guarantors: Mr. Prashnat Prabhakar Dhond, Shankarwadi, Pinguli, Tal. Kudal, Dist. Sindhudurg.	10,61,000 1,06,100	14,06,594.00	Kudal 9881026282
Description of the Property : Immovable property together with construct there on at Survey No. 47, Hissa No. 3, situated at Village Mandkadevi, Tal. Kudal, Dist. Sindhudurg admeasuring 0-2-5 Ha R. and constructed there on bounded by below East: Boundary of land Survey No. 47, Hissa No. 4, West: Boundary of land Survey No. 47, Hissa No. 1, North: Boundary of land Survey No. 47, Hissa No. 2, 4, South: Boundary of land Survey No. 47, Hissa No. 4.				
2	Borrower: Mrs. Uma Sandip Menon, Mr. Sandip Joy Menon	12,53,000 1,25,300	12,65,411.00	Malvan 9158252102
Description of the Property : Flat No.A 12, 2nd Floor, Sai Sankalp Building, Survey No. 356 (871 A1, A9), Hissa No. 1 A (City Survey No. 2982, 2983, 2984, 2985) Area 750 Sq.Fts., Malvan, Tal. Malvan, Dist. Sindhudurg - 416 606. Bounded by East- The open space inside Sai Sankalp Building, West- Staircase Sai Sankalp Building, South- Open space near Sai Sankalp Building, North- Flat No. A-11, Sai Sankalp Building. The Property is Bounded by: East- CS No. 4034/2, West- CS No. 4032, South- CS No. 4034/3, North- 6 mtrs. Access Road.				
3	Borrowers: Mr. Vikas Hari Mandavekar, Mr. Vijay Vikas Mandavekar, Mrs. Rajshree Vikas Mandavekar Guarantors: Mrs. Sangeeta Subash Patil, Mr. Salim Gaffar Meman	20,59,400 2,05,940	14,10,079.00	Chiplun 7567867286
Description of the Property : All the piece and parcel of Residential Property bearing Flat No.105, area adm.796 Sq.Fts. (73.977 Sq.Mtrs.) carpet area, situated on the 1st Floor bearing Municipal House No. 339/F-105 pa.ma. along with parking area on the Ground Floor bearing No. P-1, area adm. 589 Sq.Fts. (54.730 Sq.Mtrs.), out of the Building known as Mahavir Palace, constructed on the NA land, bearing Survey No.147, Hissa No. 4/1, area adm. 2030 Sq.Mtrs. as per the revenue record, with corresponding CTS No. 6439/1 admeasuring 2030 Sq.Mtrs. as per CTS record, at village Bhogale, Chiplun, within the limits of Chiplun Municipality, Tal. Chiplun, Dist. Ratnagiri. owned by Mr. Vikas Hari Mandavekar, Mrs. Rajashree Vikas Mandavekar and Mr. Vijay Hari Mandavekar. Bounded By-East- Side open margin space, West- Stair Case, South- Open space and road, North- Flat No.104.				
4	Borrowers: Santosh Narayan Sawant Mrs. Amruta Sayaji Parab alis Amruta Santosh Sawant	12,75,000 1,27,500	10,33,234.00	Oras 9422766825
Description of the Property : All the piece and parcel of residential Flat No. 07, Ground Floor, House No. 1513/G/07, S. No. 102 B 1, Area adm 664 Sq.Fts, super built up i.e.61.71 Sq.Mtr. (adm 498 Sq.Fts. carpet area i.e.46.28 Sq.Mtrs.) situated at First Floor, G Wing in building known as Sidhivinayak Park situated At Oras, Tal. Kudal, Dist. Sindhudurg 416812 owned by Mr. Santosh Narayan Sawant. The said property is Bounded on or towards: East- Staircase, West- Open space, North- Flat No. 8 and South- Flat No. 6.				
5	Borrower: Mr. Amol Suryakant Nivalkar, Mrs. Smita Amol Nivalkar Guarantor: Mr. Ajit Avinash Juvekar	9,03,000 90,300	12,22,497.00	Ratnagiri e CB 9422392230
Description of the Property: All that piece and parcel of land and building bearing C.S.No. 27A1A, Hissa No. 4/2/21/39, area 0.06.66, on this property purchased Flat in Advait Residency First Floor. Flat No. 103, Area 590 Sq.Fts. and parking 100 Sq.Fts. as per agreement to sale, situated at Mauje Padavewadi (Mirjole) within Dist and Sub-Dist Ratnagiri owned by Mr. Amol Suryakant Nivalkar and Mrs. Smita Amol Nivalkar. Boundries of Advait Residency in which flat 103 is situated: On or towards East- Internal Road; On or towards West- Landed property bearing S.No. 33; On or towards North- Landed property bearing Hissa No. 4/2/21/40; On or towards South- Landed property bearing Hissa No. 4/2/21/3 & S.No. 31. Boundaries of the property (Flat): North: Open Space; South: Flat No. 104; East: Open Space; West: Lift and Passage.				
6	Borrower: Mr. Sandesh Jayram Girkar Guarantor: Mr. Mahesh Suryakant Mithbaonkar	20,70,200 2,07,020	21,99,018.00	Malvan 9158252102
Description of the Property : All the piece and parcel of house property bearing Flat No.1. Admeasuring area of 804 Sq.Fts. i.e.74.72 Sq.Mtrs. (built up) & 670.00 Sq.Fts. i.e. 62.26 Sq.Mtrs. (carpet area) situated on First Floor of the building named & styled as "Jai Ganesh Apartment", constructed on Survey No. 851(768 A1), Hissa No.06, Area 804,Sq Fts. situated at Gavandiwada, Malvan, Tal. Malvan, Dist. Sindhudurg, within the limits of Malvan Municipal Corporation; owned by Mr. Sandesh Jayram Girkar. The said flat is bounded towards: East- Staircase, West- Road, North- Property of Flat No. 02, South- Property of Mr. Jutavkar.				
7	Borrowers: Mr. Dawood A Latif Parkar Mrs. Asma Dawood Parkar	18,36,000 1,83,600	43,23,165.00	Chiplun 7567867286
Description of the Property : All that part and parcel of land situated at village Kherdi named Neelam Palace, residential Flat No 001 and 002 area 1190 Sq Feet (Built up) 110.59 Sq.Mtrs. on the Ground Floor of the building known as "Nilam Palace" Chiplun, Dist. Ratnagiri, bearing Survey No. 66 A 1 A, Hissa No. 36 (old Hissa No.13D), admeasuring 005-0, assessed at Rs. 00=55, owned by Dawood A Latif Parkar.				
8	Borrower: Mr. Nitin Narendra Chavan Guarantor: Mr. Ganesh Jayawant Godkar	16,08,000 1,60,800	19,26,327.00	Sawantwadi 9421145309
Description of the Property : All the piece and parcel of Flat No. 003, Ground Floor, Building No. "A" Charming Hill, Silver Acres, Sy. No. 30, Hissa No.1, Near Sawantwadi Railway Station, Namaswadi, Nirwade, Taluka Sawantwadi, District Sindhudurg, Maharashtra, PIN-416510 owned by Mr. Nitin Narendra Chavan. Bounded by: North: Flat No. Charming 001, South: Compound Wall, East: Burlington Bldg. Opp. Road, West: Flat No.Charming 004.				

Sl. No.	Name of the Borrowers / Guarantors	Reserve Price, EMD Amount (Rs.)	Debt due in Rs. as per sale notice (excluding further interest & Legal/Other Charges)	Union Bank of India Branch Name, contact info
9	Borrower: Mrs. Nusrat Taufik Kurawale, Late Mr. Taufik Mohamad Abbas Kurawale through legal heirs - 1) Mrs. Nusrat Taufik Kurawale, 2) Minor Miss. Safina Taufik Kurawale through guardian mother Mrs. Nusrat Taufik Kurawale, 3) Minor Miss. Samiya Taufik Kurawale through guardian mother Mrs. Nusrat Taufik Kurawale, 4) Minor Miss. Alisa Taufik Kurawale through guardian mother Mrs. Nusrat Taufik Kurawale, 5) Minor Miss. Asfiya Taufik Kurawale through guardian mother Mrs. Nusrat Taufik Kurawale. Guarantor: Mrs. Shakila Malnuddin Dahwal	17,67,000 1,76,700	21,28,346.00	Chiplun 7567867286
Description of the Property : All the piece and parcel of Residential Property bearing Flat No. 103, area adm. 722 sq.ft. i.e. 67.10 sq.mtrs. Built-up situated on First Floor of 'C' Wing of building project named "Jamila Heritage", located and situated within limits of village Uktad and Mirjoli, Tal. Chiplun, Dist. Ratnagiri bearing following description: 1) Survey No. 10, Hissa No. 2 after computerisation 3, area 0-41-9 HRP, out of this area owned 0-01-7 HRP. 2) Survey No. 11, Hissa No. 6(2) after computerisation 7, area 0-02-8 HRP, out of this area owned 0-02-8 HRP. 3) Survey No. 11, Hissa No. 7+8/2/3 after computerisation 12, area 0-09-0 HRP, out of this area owned 0-01-20 HRP. 4) Survey No. 11, Hissa No. 8/1 after computerisation 13, area 0-03-5 HRP, out of this area owned 0-03-5 HRP. 5) Survey No. 25, Hissa No. 9 after computerisation 14, area 0-05-6 HRP, out of this area owned 0-05-6 HRP. Owned by Mrs. Nusrat Taufik Kurawale. Flat property Bounded By- East- Open Space; West- Flat No. 102, Abdul Haque A Majid Sable; South- Flat No. 104; North- B wing of Same Building.				
10	Borrowers: Mr. Sourabh Bhikaji Dongare Guarantor: Mr. Salim Gaffar Meman	18,86,000 1,88,600	19,53,541.00	Chiplun 7567867286
Description of the Property : All that part and parcel of Residential Flat No. 301, area 1185 sq.ft. on the Second Floor of the building known as "Nilam Palace" standing on the piece and parcel of lands from village kherdi, Tal. Chiplun, Dist. Ratnagiri bearing Survey No. 66 A 1 A, Hissa No. 36 (old Hissa no.13 D), adm.0-50-0, assessed at Rs. 00-55. The said Property is locally known as "Pachnai" and situated within the local limits of Grampanchayat Kherdi. Boundaries as follows: On or Towards East: Open space; On or Towards West: Flat No.302; On or Towards South: Open Space; On or Towards North: Open Space.				
12	Borrowers: Mr. Vishwas Ramchandra Khalgaonkar, Mrs. Purva Vishwas Khalgaonkar, Mr. Laxmikant Shankar Bhatkar	9,21,000 92,100	11,60,063.00	Ratnagiri eCB 9422392230
Description of the Property : All the piece and parcel of Residential Residential Flat No. S1, C Wing, Upper Ground Floor, admeasuring 535 Sq.Fts. builtup from building namley "Indraprasta Apartment" which is constructed on property bearing Survey No. 188, Hissa No. 4/3/A and Survey No. 188, Hissa No. 5C, which is lying at Village Nachane, within Municipal limits (Its CTS No. 85), Tal. and Dist. Ratnagiri, owned by Mr. Vishwas Ramchandra Khalgaonkar. Boundaries of the said Flat: East - Stair Case, West- Surrounding Open Space, South - Surrounding Open Space, North - Flat No.G-2.				
13	Borrowers: Mr. Ramesh Yashwant Sawant, Mrs. Rewa Ramesh Sawant Guarantors: Mr. Dipak Manohar Jadhav	12,83,700 1,28,370	26,89,809.00	Palshet 8975356774
Description of the Property : Immovable property situated at Ground Floor, Flat No. 01 of Parshuram Nagari Carpet area 825 Sq.Ft., Village Kirtanwadi Tarfe Guhagar, Taluka Guhagar, District Ratnagiri. Gat No. 17, Upvibhag 12/4 area 0.02.40 HRP and Upvibhag 12/5 area 0.04.23+0.00.50, Boundaries of said property being survey no.17 hissa no.12 on East- Hissa No.5, on West- Hissa No.3 and 6, on North- Hissa No.2/2, on South- Hissa No.1.				
15	Borrowers: Mr. Ajay Sitaram Ghag, Mrs. Asmita Ajay Ghag Guarantors: Mr. Vijay Arjun Jadhav	7,10,000 71,000	9,65,474.00	Chiplun 7567867286
Description of the Property : All the piece and parcel of residential Flat No.302 on Third Floor, admeasuring 350 Sq.Fts. (32.527 Sq. Mtrs.) in building known as "Deepti Tower". The said building is Situated at S. No. 145(B) & Hissa No. 2 Computerised 2, S. No. 14(C) & Hissa No.1B Computerised 4, S. No. 145(C) & Hissa No. 2/4 Computerised 15, C.T.S.No. 3558, 3566 & 3568, Chinchnaka, Tal. Chiplun & Dist. Ratnagiri 415605. The Flat is bounded by: East- Open Space; West- Stair Case; South- Open Terrace; North- Flat No.301.				
16	Borrowers: Late Mr. Sandesh Suresh Malwankar, through legal heirs - Mrs. Radha Kishore Naik, (Sister of Legal Heir), Mrs. Radha Kishore Naik, (Sister of Legal heir) Guarantor: Mrs. Lalita Ravindra Baraskar	8,01,000 80,100	9,90,913.00	Kuvarbav 8698780400
Description of the Property : All the piece and parcel of Residential Property bearing Flat No. 301, area adm. 31.04 Sq.Mtrs. (carpet), Third Floor, C-wing, in Building Known as Shri Narendra Nano City constructed on Plot No.2, Survey No.106, Hissa No.21A,21B,21C,22,23,24,26,28,29 & 30 situated at Grampanchayat Khedshi, Tal & Dist Ratnagiri owned by Mr. Sandesh Suresh Malwankar. Bounded By: East- Open Space, West- Stairs, North- Open Space, South- Flat No.304.				
18	Borrowers: Mr. Mohsin Merbaksh Khateek & Mrs. Sabiya Mohsin Khateek Guarantor: Mrs. Maryasma Bandenawaz Soudagar, Mr. Rajkumar Mallappa Khetri	13,70,285 1,37,028	14,79,584.00	Ratnagiri eCB 9130052954
Description of the Property : All the piece and parcel of Flat No. 8, Area admeasuring 658 Sq.Ft. built up area, in the building known as Evershine Residency Phase II constructed on Survey No. 367, Hissa No. 22B/A/1, within District Ratnagiri and Tal. Ratnagiri at Mauje Zadgaon within limits of Grampanchayat Shirgaon, Tal. and Dist. Ratnagiri, Maharashtra. Owned By Mohsin Merbaksh Khateek. Bounded by: North- Open Space, South- Open Space, East- Flat No.7, West- Flat No.9.				
19	Borrowers: Mrs. Deepak Sadashiv Palsule, through prop. Mr. Deepak Sadashiv Palsule, Mr. Deepak Sadashiv Palsule Guarantor: Mrs. Medha Deepak Palsule	31,91,000 3,19,100	23,39,995.00	Rajapur Branch 8380011839
Description of the Property : All the piece and parcel of Property open plot bearing S.No./ Hissa No. 1468/2, Grampanchayat, Village Vatul, Tal. Rajapur, Dist. Ratnagiri, area adm. 6917 sq.mtr. owned by Mrs. Medha Deepak Palsule, Bounded by - East- Tivare Road, West- Open land, North- Rajapur Highway, South- Open Land.				
20	Borrower: Mr. Amit Krushnakant Saitavadekar Guarantor: Mr. Mandar Ashok Guhagarkar	36,04,000 3,60,400	8,86,512.00	Guhagar 9763525237
Description of the Property : All that Part and Parcel of land bearing Survey No.1591, Upvibhag - together with all buildings and structures thereon situated at - Gat No. 1591 Area H. 0-29-0 R. & H. 0-04-0 R. Total H. 0-33-0 R., Assess Rs. 0-20 Ps. Boundaries of the property: East: Gat No. 1586 & 1587; South: Gat No. 1592 & 1593; West: Gat No. 1567 & 1589; North: Gat No. 1587.				
21	Borrower: Mr. Tushar Ratnakar Kargutkar Guarantors: Mr. Ratnakar D. Kargutkar, Mrs. Ratnamala R. Kargutkar	6,55,000 65,500	10,55,186.00	Devgad 8639159590
Description of the Property : All the part and parcel of Survey No. 137, Hissa No. 122 of them Gram Panchayat Katta House No. 33, A/p. Jamsande Katta, Tal. Devgad, Dist. Sindhudurg.				



House No. 33, A/p, Jamsai, Jamshedpur, Jharkhand.

Date & Time of E-Auction : 30.04.2024 from 12.00 PM. to 5.00 PM.

For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.co.in OR <https://www.ibapi.in>

For Registration and Login and Bidding Rules visit <https://www.msfccommerce.com/aucactionhome/bapi/index.jsp>

This may also be treated as notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the above said loan about the holding of E-Auction Sale on the above mentioned date, if their outstanding dues are not repaid in full.

Place: Kolhapur. Date: 15.04.2024

Seal

Sd/-, Authorized Officer, Union Bank of India