

CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT KOLHAPUR REGIONAL OFFICE
1411, C, Maya Chambers, Laxmipuri, Kolhapur

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 / Physical 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 / Co-borrowers / Mortgagor / Guarantors	Reserve Price / EMD Amount (Rs.)	Debt due in Rs. as of 31.12.2023 (excluding further interest & Legal/Other Charges)	Union Bank of India Branch Name, contact info
01	Borrower & Mortgagor: Mr. Ajay Sitaram Ghag, Mrs. Asmita Ajay Ghag Guarantor: Mr. Vijay Arjun Jadhav	6,63,300 66,330	11,34,254.65	Chiplun 7745035590
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. (Type of Possession - Symbolic)				
02	Borrower & Mortgagor: Mr. Dawood A Latif Parkar Co-Borrower: Mrs. Asma Dawood Parkar	17,88,500 1,78,850	49,54,376.33	Chiplun 7745035590
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. (Type of Possession - Symbolic)				
03	Mortgagor & Borrower: 1. Mr. Rupesh Suresh Butala, 2. Mrs. Swati Rupesh Butala Guarantor: Mrs. Sandhya Santosh Mehta	20,30,000 2,03,000	38,49,747.24	CHIPLUN 7745035590
Description of the Property : All the piece and parcel of Survey No. 66 A 1 A, Hissa No. 13 (U) 36, Admeasuring 0-05-0, Assessed at Rs.0.55. The said landed properties are situated at village Kherdi named Neelam Palace, Residential Flat No.101 & 102 Area 1500 Sq. Feet (Built up) 139.40 Sq. Mtrs. situated at first floor of the building Tal. Chiplun, Dist. Ratnagiri. (Type of Possession - Symbolic)				
04	Borrower & Mortgagor: Mr. Sourabh Bhikaji Dongare Guarantor: Mr. Salim Gaffar Meman	14,14,300 1,41,430	22,35,200.96	Chiplun 7745035590
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. (Type of Possession - Symbolic)				

05	Borrower & Mortgagor: Mrs. Nusrat Taufik Kurawale, Co-borrower: 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 Mainuddin Dalwai	12,88,200 1,28,820	24,72,120.46	Chiplun 7745035590
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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. (Type of Possession - Symbolic)

06	Borrower : Mr. Mehboob Abdul Sattar Madre Co-Borrower : Mrs. Rubina Mehboob Madre Guarantor: Mr. Mateen Shahabuddin Surve	14,04,100 1,40,410	26,72,281.91	Chiplun 7745035590
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Description of the Property : All the piece and parcel of the residential flat, bearing flat no. 002, on the ground floor, admeasuring 960sq. fts (89.219 sq mtrs) built up area, bearing municipal house No. 2772/H-002, out of the building known as Hussaimiya Plaza, situated at village Gowalkot, Tal. Chiplun, Dist. Ratnagiri. owned by Mr. Mehboob Abdul Sattar Madre and Mrs. Rubina Mehboob Madre. The Property is bounded by: **East -** Flat No.001, **West -** Vacant Place, **South -** Flat No.003, **North -** Vacant Place (Type of Possession - Symbolic)

07	Borrower & Mortgagor: Mr. Shamsuddin Mohamed Khadas, through PA holder Mrs. Fahmida Shamsuddin Khadas, Co-Borrower: Mrs. Fahmida Shamsuddin Khadas Guarantor: Mr. Vikas Vasant Zuzam	18,80,010 1,88,001	20,67,261.39	Chiplun 7745035590
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Description of the Property : All the piece and parcel of Residential Flat No. 203 situated on the second Floor, area adm. 1067 sq.ft. (99.163 sq.mtrs.) built up area out of Building known as SHREEMATI PALACE, constructed on NA land bearing Survey No. 236 A1 A1 A1 A1 A1 A1, Hissa No. 9A/4 admeasuring area of 615 sq. mtr. assessed at Rs. 0-83 Ps. With corresponding CTS No. 4034 C admeasuring 615 sq.mtr., at Bazarpeth, Chiplun within the Municipal limits of Chiplun Municipality, Tal. Chiplun, Dist. Ratnagiri owned by Mr. Shamsuddin Mohamed Khadas. Bounded By- **East-** Flat No. 204, **West-** Flat No. 202, **South-** Staircase, **North-** Open Space & Internal Road. (Type of Possession - Symbolic)

08	Borrower & Mortgagor: Mr. Rajesh Subhash Khedekar Guarantor: Mr. Mahesh Subhash Khedekar	11,50,560 1,15,056	5,97,501.04	RATNAGIRI 9022082466
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Description of the Property : The land in and upon which the building is constructed at Village Rahataghar within Municipal limits of Ratnagiri as B. No. 64A1A1A, S. S. No. 13A, CTS No 1575, 1575/1 to 1575/3, Flat No. 20 admeasuring about 498 Sq.Fts. 'B' Wing on Second Floor, in a building constructed in the above land and named as Swanand Sahakari Gruh Nirman Sanstha Maryadit, Municipal No. of Flat is 2997/20. (Type of Possession - Symbolic)

09	Borrower & Mortgagor: Mr. Sameer Suresh Shetye Guarantor: Mr. Umesh Shrikant Shetye	30,96,000 3,09,600	37,14,711.24	RATNAGIRI 9022082466
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Description of the Property : All the piece and parcel of Residential Flat No. A14 admeasuring about 1448 Sq.Fts. built up (1286 Sq.Fts. built up + 162 Sq.Fts. terrace). Third Floor from the building project namely Laxmi Vyankatesh Apartment, constructed on Survey No. 247/K1, A2, Hissa No. 4/7 admeasuring 0-12-30 at village Zadgaon, within limits of Ratnagiri Municipal limits, Tal. Ratnagiri, Dist. Ratnagiri. (Type of Possession - Symbolic)

10	Borrower and Mortgagor: Mr. Chandrakant Parshuram Badgujar	18,11,000 1,81,100	23,84,419.85	RATNAGIRI 9022082466
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Description of the Property : All the piece and parcel of Residential Flat F-102 on the First Floor above Stilt Parking of a building named Mahalaxmi Royal, 'F' Wing, having carpet area 558 Sq.Feet (builtup area 745 Sq.Feet) alongwith Stilt Parking F-102 admeasuring 100 Sq.Fts., Situated at village Khedshi, Tal. & Dist. Ratnagiri bearing Survey No. 152B6 (Old S. No. 152) Hissa No: (Old Hissa No.1C/67) (Old Hissa No.1), Area 0-17-80 0-32-64 0-50-44 H.R., Assessment 0-07. (Type of Possession - Symbolic)

11	Borrower: Mr. SHAMID SARWARPASHA JAGIRDAR Guarantor & Mortgagor: Mr. Siraj Sarwarpasha Jagirdar	4,96,000 49,600	15,75,441.94	Ratnagiri ECB 8500285405
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Description of the Property : All the piece and parcel of Residential Property bearing Flat No. 204, 2nd Floor in building Tawakkal Apartment, constructed on land bearing S. No. 19 6+8+10/B and H No. 6+8+10/c within Village Mouje Killa, Municipal Limits Ratnagiri. Bounded by **EAST:** Flat No. 203; **WEST:** Open Space; **NORTH:** Open Space; **SOUTH:** Flat No. 203. (Type of Possession - Symbolic)

12	Borrower & Mortgagor: Late Mr. Sandesh Suresh Malwankar, through legal heirs Mrs. Radha Kishore Naik, (Sister of Legal Heir) Guarantor : Mrs. Lalita Ravindra Baraskar	8,22,500 82,250	11,55,754.03	KUWARBAV 7599111472
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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. (UNDER SYMBOLIC POSSESSION)

Date & Time of E-Auction : 28.01.2026 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/auction-property/view-auction-property.aspx

For Registration and Login and Bidding Rules visit <https://baanknet.in>

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.

Date: 08.01.2026
Place: Kolhapur.

Seal

Sd/-
Authorized Officer, Union Bank of India