

यूनियन बैंक

ऑफ इंडिया

भारत सरकार का उपक्रम



Union Bank

of India

A Government of India Undertaking

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 31.01.2026 (excluding further interest & Legal/Other Charges)	Union Bank of India Branch Name, contact Info
01.	Borrower & Mortgagor: Mr. SANDIP KASHINATH PHALKE Mrs. SHRADDHA SANDIP PHALKE	17,94,000 1,79,400	18,68,561.28	Ratnagiri (ECB) 9130052954
Description of the Property : All the piece and parcel of Flat No. G-203, 'G' Wing, on 1st Floor area 31.76 Sq.Mtrs. Carpet + Balcony 5.30 Sq.Mtrs. + Terrace area 5.10 Sq.Mtrs. in building named 'Royal City Park' constructed on Survey No. 22, Hissa No. 6C at Kuwarbav within Grampanchayat Kuwarbav, Tal. & Dist. Ratnagiri. Boundries of Royal City Park in which Flat G-203 is situated : On or towards East – Flat No. G-204; On or towards west – Internal Road; On or towards North – Flat No. F-202; On or towards South – Staircase. (Type of Possession - Symbolic)				
02.	Borrower & Mortgagor: Mr. Amjad Bashir Mahalunkar Borrower: Mrs. Saima Amjad Mahalunkar	23,44,000 2,34,400	38,73,205.74	Ratnagiri (ECB) 9130052954
Description of the Property : All the Piece and parcel of Residential Property bearing Flat No. 302, Area adm. 901.00 Sq.Fts., 3rd Floor, 'C' Wing, Building Named "Attari Residency-2" constructed on land bearing Survey No. 71/1 and C.S. No. 3473, 3473/1 to 3473/15, Rahatgarh, Ratnagiri, Dist. Ratnagiri; Owned by Mr. Amjad Bashir Mahalunkar . The Said Flat is Bounded towards: East- Flat No. 301; West- Open Space; North- Open Space; South- Passage and Flat No. 303. (Type of Possession - Symbolic)				
03.	Borrower & Mortgagor : Mr. Vallabha Gopal Kubal & Mr. Devidas Gopal Kubal	14,62,000 1,46,200	4,87,610.40	Shiroda 7507957077
Description of the Property : All the piece and parcel of the land Survey No. 15 (old 195), Hissa No. 18/6, admeasuring 0-05-8 (580 Sq.Mtrs.) Varchiker and Residential House bearing Village Panchayat Shiroda No. 229, Ward - 2, adm 76.69 Sq.Mtrs. A/p. Shiroda, Tal. Vengurla, District - Sindhudurg, Maharashtra - 416518. Boundaries of properties: East- Boundary of the land owned by Mahadev Padte; West- Boundary of the land owned by Shiva Tari; South- Boundary of the land owned by Ravi Pednekar; North- Boundary of the land owned Shankar Pednekar. (Type of Possession - Symbolic)				
04.	Borrower & Mortgagor: Mr. SAMBAJI RANGRAO MOHITE Guarantor: Mr. Aniket Gurunath Bandiwadekar	22,39,000 2,23,900	9,23,541.84	DEVGAD 9404355799
Description of the Property : Village Nachane, Within Municipal limits of Nachane, Tal. & Dist. Ratnagiri, Survey No. 86, Hissa No. 4/2/6, Area 0-05-50; Survey No. 86, Hissa No. 4/2/7, Area 0-05-00; Survey No. 86, Hissa No. 4/2/8, Area 0-05-20, Plot No. 3, 4, & 5 i.e. CTS No. 11A10 to 11A12. Collectively bounded as follows : On or towards East – Internal Road; On or towards West – Property Of Plot No. 2; On or towards South – Property Of Plot Nos. 10, 11 and 12; On or towards North – Ratnagiri-Kajarghati Road. All that piece and parcel of property bearing CTS No. 11A10 TO 11A12, admeasuring area 952 Sq.Feet situated at Flat No. B-1 Ground Floor, Aniket Plaza, Sahakar Nagar, Nachane, Ratnagiri having Municipal House No. 648/R/B/1/1. Bounded by On or towards East – Remaining land & Internal Road; On or towards West – Flat No. B-02; On or towards South – Remaining Land; On or towards North – Commercial Shop No.1,2 & 3; Upwards- Flat No. B-5; Downwards- Parking. (Under Symbolic Possession)				
05.	Borrower & Mortgagor:	25,90,200		DEVGAD

Downward Parking. (Under Symbolic Possession)

05.	Borrower & Mortgagor: Mr. SAMBHAJI RANGRAO MOHITE Guarantor: Mr. Sunil Ankush Achrekar	25,89,300 2,58,930	54,17,996.65	DEVGAD 9404355799
Description of the Property : Part & Parcel of the land situated at Jamsande, Tal. Devgad, Dist. Sindhudurg Pin 416612 :- Survey No. 226A , Hissa No. 12, Area 0.01.0 H.A.P. & 0.24.0 H.A.P. Total 0.25.0 H.A.P. , Assessment Rs. 0.02 Ps., Hissa, Area 0.00.08 & 0.02.00 Total 0.02.08. NAGARPANCHAYAT DEVGAD JAMSANDE HOUSE NO. 3042 COLLECTIVELY BOUNDED AS FOLLOWS: On or towards East: boundary of Hissa No. 22; On or towards West: Nagarpanchayat Road; On or towards North: Property belongs to Shri. Milind Lavu Sedge; On or towards South: Property belongs to Smt. Geeta Ganesh Khapare. (Under Symbolic Possession)				
06.	Borrower & Mortgagor: Mr. Gagan Khanna	31,65,000 3,16,500	66,47,541.84	KUDAL 9096382286
Description of the Property : All the piece and parcel of Residential house property constructed on Grampanchyat House No. 672, Gat No.177 Non Agricultural land, Hissa No.5, Area 0-12-00 P.K. 0-02-00 H.R., Assessment 0-03 Rs.Paise, at Village Tulsuli Tarf Mangaon, within limits of Kudal, Tal Kudal, Dist. Sindhudurg. Bounded on or towards by: East- Land of Survey No. 20, Hissa No.20, West- Pawashi to Ghavnale Road, South- Survey No.177, Hissa No.3 & 4, North- Survey No.177 Hissa No.21. (Under Physical Possession)				
07.	Borrower & Mortgagor : Mrs. Varsha Nilesch Ugavekar Borrower: Mr. Nilesch Pandurang Ugavekar	6,78,000 67,800	11,46,544.80	Kudal 8550009559
Description of the Property : Immovable Flat No. G-3, Ground Floor, 538 Sq.Fts. area in Shree Apartment Complex, Sy. No. 72A1, Hissa No. 1E/17, Khata No. Plot No. 3B situated at Village Pandur, Tahshil - Kudal, District - Sindhudurg, Maharashtra. Boundaries of properties: EAST- Open Space; West- Flat No. G-4; South- Open Space; North- Flat No. G-2. (Type of Possession - Symbolic)				
08	Borrower & Mortgagor: Mr. Suresh Mahipat Chavan Guarantor: Mr. Nandkishor Manohar Acharya	9,50,000 95,000	19,75,770.80	OROS 9422766825
Description of the Property : All that Piece and Parcel of Immovable Property Residential Flat No. S-1, 2nd Floor, adms. 931 Sq.Fts. Builtup area (86.52 Sq.Mtrs.) in Building name "Shree Rameshwar Sateri Sai Complex" which constructed on Survey No. 87, Hissa No. 6 A, admeasuring H. 0-08-51 R. & H. 0-00-40 R. Total area H. 0-08-91 R., Assessed at Rs 0.03. Situated at Pandur village, Taluka Kudal, District Sindhudurg. (Under Symbolic Possession)				

Date & Time of E-Auction : 13-03-2026 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.

Place: Kolhapur.

Date: 23.02.2026

Seal

Sd/-,

Authorized Officer, Union Bank of India