FINANCIAL EXPRESS

intimation

**8) वैक ऑफ़ बड़ीदा** Bank of Baroda

Ramnagar Branch: Shreerang Society, Palanpore Patia, Rander Road, Surat, Gujarat - 395009.

POSSESSION NOTICE (for Immovable Property) Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of

Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 14.08.2024 calling upon the borrower Miss. Hetal Haresh Prajapati & Mr. Haresh Chhaganlal Prajapati to repay the amount mentioned in the notice being Rs. 14,86,815.05 as on 12.08.2024 + un applied interest there on + Legal & Other Expenses within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under subsection (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 07"day of June of the year 2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of Baroda, Ramanagar Branch for an amount of Rs. 14,86,815.05 as on 12.08.2024 + un applied interest there on + Legal & Other Expenses.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY All that piece and parcel of the Immovable Property bearing as per approval Plan 3 BHK Row House No. 204, Adm. 46.84 Sq. Mtrs. (As per Site Row House No. 19, Adm. 56.00 Sq. Yards i.e. 46.84 Sq. Mtrs) in Sub Plot No. 2, Faze - 5, together with undivided share adm. 15.50 Sq. Mtrs. & Common Plot Adm. 9.27 Sq. Mtrs., Total Adm. 71.61 Sq. Mtrs. Construction Adm. 910 Sq. fts. i.e. 84.54 Sq. Mtrs., Carpet area adm. 771.80 Sq. fts. i.e. 71.70 Sq. Mtrs. in "Vibrant Eco Park" situated and constructed on the land bearing Block No. 133 and Block No. 135, New Block No. 133 of Village - Atodara, Taluka - Olpad District - Surat in the name of Hetal Haresh Prajapati. Bounded by :- North : House No. 18, South: House No. 20, East: Society Boundary Wall, West: House No. 13 and Society Road.

Date: 07.06.2025, Place: Surat Authorised Officer, Bank of Baroda, Surat

Amount due :- Rs. 1,79,19,380.30

as on 10.06.2022 with further

NOTICE (ICICI BANK LIMITED)

ICICI Bank Tower Near Chakli Circle, Old Padra Road, Vadodara - 390 007 NOTICE if hereby given that the certificate(s) for the undermentioned securities of the Company has/have been lost/ misplaced and the holder(s) of the said securities / applicant(s) has/have applied to the Company to issue duplicate certificate(s) Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificate(s) without further

Name of Share holder	Folio No.	CERTIFICATE NUMBER	Shares	Distinctive Number/s
				CHARLEST AND A STREET AND SHOT
Arjav Sandip Parikh & Shilpa Sandip Parikh 15, Suyog Appartment Drive In Road, Memnagar, Ahmedabad - 380 052	1000975	101688 and 1748556	500 50	29892496 to 29892995 6412300863 to 6412300912

Date: 07/06/2025 (Name(s) of Holder(s) / Applicant(s) Place: AHMEDABAD. Arjav Sandip Parikh & Shilpa Sandip Parikh

Union Bank

Union Bank of India, ARB Surat Branch: Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007

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the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/

Co-Borrower(s)/ Guarantor(s) & Addresses

Both At 25 Prajapati Faliyu, Vavyo, Tal.

Place: LUNAVADA Date: 10.06.2025

Branch: LUNAVADA

(Co-Borrower)

LAN No. 7A7RMLEH633308

Khanpur, Lunavada-389230

2. Sangitaben Bharat Prajapati

SALE NOTICE 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)/9(1) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION: 26.06.2025 (THURSDAY) FROM 12:00 PM TO 05:00 PM

Union Bank of India, ARB Surat Branch: Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007. Branch Name. Address & Contact No. Authorised Officer: Mr. Sandeep Vijay Kashyap, (M): 8830715653 & Branch Contact: 9949540052 / 7016965509. Name of the Borrower & Guarantor/s :- Mr. Hirenkumar Rajeshbhai Hirpara, Amount due :- Rs. 28,80,038/- as on 04.04.2018

Mrs. Arunaben Rajeshbhai Hirpara & Mr. Alpeshbhai Dhirubhai Timbadiya with further interest, cost & expenses Property No. 1 :- All the piece and parcel of the immovable property i.e. Plot No. 07, admeasuring 70.76 sq.meter together with undivided proportionate share admeasuring 34.24 sq.mtrs. in the common road and COP (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2) of Moje Village Mulad, Taluka - Olpad, District - Surat in the name of Mr. Hirenkumar Raieshbhai Hirpara.

• Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,70,000/- Earnest money to be deposited - Rs. 67,000/-

Name of the Borrower & Guarantor/s :- Mr. Sardhara Vajubhai Samjibhai, Mrs. Sardhara Ranjanben Vajubhai & Mr. Amit Panchabhai Vadi

Amount due :- Rs. 30,75,462/- as on 10.01.2018 with further interest, cost & expenses

Amount due :-

cost & expenses.

Rs. 1.98.60.144.97

as per demand notice dated

24.05.2022 with further interest,

Property No. 2:- All the piece and parcel of the immovable property i.e. Plot No. 08, admeasuring 70.76 sq.mtrs together with undivided proportionate share admeasuring 34.24 sq.mtrs. (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2 of Moje Village, Mulad — Taluka — Olpad, District — Surat in the name of Mr. Vjubhai Samjibhai Sardhara. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,70,000/ Earnest money to be deposited - Rs. 67,000/-

Name of the Borrower & Guarantor/s :- M/s. R.J. Bobbin (A Sole Proprietorship Concern of Mr. Pareshbhai Bhavanbhai Jasolia), Mr. Pareshbhai Bhavanbhai Jasolia, Mrs. Amishaben Jigneshbhai Jasoliya, Mr. Jigneshbhai Bhavanbhai Jasoliya, Mrs. Shobhaben Hirenbhai Ranpriya, (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya), Master Riyan Hirenbhai Ranpriya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya), Kumari Mahi Hirenbhai Ranpriya, (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya)

through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya Property No. 3 :- All that piece and parcel of the land and building bearing Plot No. 3, adm. about 763.04 sq. mtrs. of "ROYAL VILLA" which is forming part of the nonagricultural land bearing Revenue Survey No. 272, 435/2 + 3 + 4, i.e. New Revenue Survey No. 208 of Block No. 238 of Village - Morthana, Taluka - Kamrej, District - Surat. Together with all building and structures which may be erected / constructed thereon in the name of Mr. Pareshbhai Bhayanbhai Jasolia. Bounded by :- North : Adi internal Road of Society, South: Block No. 236, East: Block No. 243, West: Plot No. 4.

Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 81,00,000/-Earnest money to be deposited - Rs. 8,10,000/-

Name of the Borrower & Guarantor/s :- M/s. Shreenath Villa (A Partnership firm), Mr. Arpitkumar Bhagvanbhai Saliya, Amount due :- Rs. 3,28,70,379.14 Mr. Hardik Maheshbhai Parakhiya, Vishalbhai D Merulia, Ravi Chandubhai Monapara, Vijay Labhubhai Navadia, Mayuriben Bhaveshbhai Saliya, Maheshkumar Mohanbhai Parakhiya

as per demand notice dated 11.05.2021 with further interest, cost & expenses.

Property No. 4:- All that piece and parcel of immovable property Land bearing R.S.No.41,64/2, Block no.57, admeasuring Hector-Are-1-59-85 sq.mtrs paikki 4856 sq.mtrs (as per Village From no. 7/12 Block/ Surevy no. 57/2, Admeasuring 4856 sq.mtrs.) with all appurtenances pertaining thereto, lying, being & situated at, Village - Kanbhi, Taluka - Olapad, District - Surat, Sub-Dist-Olpad belonging to Shreenath Villa- a partnership firm.

Type of Possession – Physical Possession
 ● Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 1,14,30,000/-Earnest money to be deposited - Rs. 11,43,000/-

Name of the Borrower & Guarantor/s :- M/s. R.J. Technical Fiber, a partnership concern of (1) Mr. Jigneshbhai Bhavanbhai Jasolia, (2) Mr. Hirenbhai Jamanbhai Ranpariya, Mr. Jigneshbhai Bhavanbhai Jasoliya, Mrs. Amishaben Jigneshbhai Jasoliya, Mr. Hirabhai Gordhanbhai Kakadiya, Mrs. Shobhaben Hirenbhai Ranpriya (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) Master Riyan Hirenbhai Ranpriya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) through his mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya) Kumari Mahi Hirenbhai Ranpriya, (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya

Amount due :-Rs. 1,44,05,975.96 as per demand notice dated 29.08.2022 with further interest. cost & expenses.

Property No. 5 :- All that piece and parcel of the land bearing Plot No. 116, admeasuring about 688.76 sq.yrds, i.e. 571.70 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No. 937/2/8 i.e. Block No.1493 of Village - Mota, Taluka - Bardoli, District - Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mr. Jigneshbhai Bhavanbhai Jasolia. Bounded by :- North: Adj C.O.P., South: Adj Plot No. 117, East: Adj Block No. 1465 & West: Adj. Road of Society. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 27,60,000/ Earnest money to be deposited - Rs. 2,76,000/-

Property No. 6 :- All that piece and parcel of the land bearing Plot No. 117, admeasuring about 586.84 sq.yrds. i.e. 490.67 sq. mtrs. of 'Gokulam Farm & Resort' situated at

land bearing Revenue Survey No 937/2/8 i.e. Block no.1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mrs. Amishaben Jigneshbhai Jasolia. Bounded by:- North: Adj Plot No. 116, South: Adj Plot No. 118, East: Adj Block No. 1465 & West: Adj. Road of Society. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 23,50,000/ Earnest money to be deposited - Rs. 2,35,000/-

Property No. 7:- All that piece and parcel of the land bearing Plot No. 114, adm. about 783.58 sq.yrds. i.e. 655.17 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No 937/2/8 i.e. Block no.1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in Mr. Hirabhai Gordhanbhai Kakdiya, Bounded by :- North : Adj Plot No. 115, South : Adj Plot No. 113, East: Adj Road of Society & West: Adj. Block No. 1492.

Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 31,60,000/ Earnest money to be deposited - Rs. 3,16,000/-

Name of the Borrower & Guarantor/s :- Mr. Virani Bipinbhai Devshibhai, Mrs. Manisha Bipinbhai Virani & Mr. Ramani Kishor Dhirubhai

Amount due :- Rs. 27,12,710/- as on 05.01.2018 with further interest, cost & expenses.

Property No. 8:- All that right and title and interest in the residency, Vibhag - Antroli bearing RS No. 83/Paiki, Block No. 92, Amrut Residency, Vibhag -3. Type - B. Plot No. 28. Nr. Sukhdarshan Row House, Antroli - Velania Road, Taluka - Kamrei, Dist, Surat - 394150, Gujarat, owned by Mr. Virani Bipinbhai Devshibhai. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 9,00,000/ Earnest money to be deposited - Rs. 90,000/-

Name of the Borrower & Guarantor/s :- M/s. Greenway Plastic (Proprietor Mr Dilipbhai Jagabhai Karathiya), Mr. Bharatbhai Jagabhai Karathiya & Mr. Ganeshbhai Ramjibhai Dodariya

Amount due :- Rs. 36,77,336.94 as per demand notice dated 04.07.2019 with further interest, cost & expenses.

Property No. 9:- Residential open plots at Moje Navi Pardi bearing R S No 372/2 and 383, Block no 47 Sub plot no 02 "Suryoday Residency", Plot no 74,75,76,77 near Relief Hotel N H no 48 Navi Pardi Taluka Kamrej Dist-Surat 394150 in the name of Mr Dilipbhai Jagabhai Karathiya (Plot No. 74) & Mr. Bharathhai Jagabhai Karathiya (Plot No. 75,76 & 77). • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 24,50,000/ Earnest money to be deposited - Rs. 2,45,000/-

Name of the Borrower & Guarantor/s :- M/s. Soham Chem Care (A sole proprietorship firm), Amount due :- Rs. 46,98,944.40 as per demand notice dated Mrs. Hemali Privankhhai Barvaliva

28.02.2023 with further interest, cost & expenses.

Property No. 10:- All those pieces and parcel of the immovable property being (1) "A" type Plot no- 28 ( As per KJP, Block no- 535/28) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) alongwith undivided proportionate share admeasuring 40.25 square metres in the common roads and COP (2) "A" type Plot no- 29 ( As per KJP, Block no- 535/29) Admeasuring area 69.68 square metres ( as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 square metres in the common roads and COP, (3) "A" type Plot no- 30 ( As per KJP, Block no- 535/30) Admeasuring area 69.68 square metres ( as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 sq. metres in the common roads and COP, (4). "A" type Plot no- 31 ( As per KJP, Block no- 535/31) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 square metres in the common roads and COP, (5). "A" type Plot no- 32 ( As per KJP, Block no- 535/28) Adm. area 99.76 sq. metres ( as per sanctioned plan 97.20 square metres) alongwith undivided proportionate share admeasuring 74.11 square metres in the common roads and COP. All of "Swamabhumi" of the said society of the

land bearing Block no. 535 of mouje. Village. Kamrej, Taluka. Kamrej, District. Surat in the name of Mrs. Hernali Priyankbhai Barvaliya. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 56,70,000/ Earnest money to be deposited - Rs. 5,67,000/-

Name of the Borrower & Guarantor/s :- M/s Sicco Creation (Borrower). Mr. Mehul Bharatbhai Balar & Alpeshbhai Nathabhai Ghevariya

Amount due :- Rs. 1,23,35,516.44 as per demand notice dated 07.03.2017 with further interest, cost & expenses.

Property No. 11:- New Plot No. 98 (Old Plot no 113) (City Survey No 2708/113 of Chalta No. 1; Sheet no 54), admeasuring area 96.02 sq mtr i.e. equivalent to 114.84 sq yards along with undivided proportionate share admeasuring 19.00 sq mtr in the common roads and COP (Aggregating admeasuring 115.02 sq. meter) of the society known as 'Sai Drashti Residency'; situated on the land bearing Revenue Survey no 173; its Block no 227 of moje village Olpad; Taluka Olpad; District Surat.

Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,33,000/ Earnest money to be deposited - Rs. 63,300/-

Property No. 12:- New Plot no 204 (Old Plot no 205) (City Survey No 2708/205 of Chalta No. 1; Sheet no 54), admeasuring area 117.06 sq mtr i.e. equivalent to 140 sq. yards along with undivided proportionate share admeasuring 19.00 sq mtr in the common roads and COP (Aggregating admeasuring 136.06 sq. meter) of the society known as 'Sai Drashti Residency'; situated on the land bearing Revenue Survey no 173; its Block no 227 of moje village Olpad; Taluka Olpad; District Surat.

Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7,72,000/ Earnest money to be deposited - Rs. 77,200/-

Date: 09.06.2025

Place : Surat (Gujarat)

Bhutani (Partner), Mr. Sanjay Chhotabhai Patel, Mrs. Bhavnaben Bhartiben Natubhai Patel, Mrs. Ramaben Mukundbhai Bhuv interest, cost & expenses. Property No. 13 :- Commercial Unit situated at Shop No. (s) 4, 5 & 6, First Floor, C. K. Complex, Jay Shri Yogiji Co-Op. Housing Society Ltd., Off: Andada, Taluka: Ankleshwar, District: Bharuch, owned by Mrs. Bhavnaben @ Bhartiben Natubhai Patel.

**Demand Notice** 

Date & Amount

05th June 2025 &

Rs.19,17,530/-

(Rupees Nineteer

Lac Seventeen

Thousand Five

Hundred Thirty

Only)

Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Property No. 14:- Residential Unit situated at Flat No. A/103, First Floor, Aaradhana Vo-Op Housing Society Ltd., New Colony, Opp. Gattu School, GIDC, Ankleshwar,

 Reserve Price - Rs. 30,30,000/-Earnest money to be deposited - Rs. 3,03,000/-

District: Bharuch, owned by Mrs. Ramaben Mukundbhai Bhuva. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 14,60,000/- Earnest money to be deposited - Rs. 1,46,000/-Name of the Borrower & Guarantor/s :- M/s. Ashish Trading Co. (Borrower), Mr. Mulchand B Sharma Amount due :- Rs. 23,95,208.65 as on 24.05.2024

(Proprietor - M/s. Ashish Trading Co.), Mrs. Sunita M Sharma (Guarantor) & with further interest, cost & expenses Mr. Mahaveer M Rajapat (Guarantor) Property No. 15:- All that piece and parcel of Shop No. F-107, admeasuring about 15.33 Sqr. Mtrs. On the lower ground floor of "Shiv Krupa Textile Market", together with

undivided proportionate land admeasuring about 5.11 Sgr. Mtrs. Underneath the said building constructed on the land bearing Revenue Survey No. 97 Paiki, City Survey Nondh No. 1511 Paiki, 1512, 1513 Paiki and Final Plot No. 3 Paiki, 4, 5 Paiki, 6 & 7 of T.P. Schemen No. 7 (Anjana) of Village-Umrawada, Sub-Dist City Surat. Type of Possession - Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 20,81,000/ Earnest money to be deposited - Rs. 2,08,100/-

Sd/- Authorized Officer, Bajaj Housing Finance Limited

Name of the Borrower & Guarantor/s :- M/s. Axon Non Woven (Partnership Firm), Mr. Chirag Bhuva (Partner),

Mr. Dhavalkumar Natubhai Patel (Partner), Mr. Kamleshkumar Maganbhai Patel (Partner), Mrs. Priyankaben Chetankumar

Name of the Borrower & Guarantor/s :- Mr. Pravinbhai D Patel, Mr. Ashwinbhai D Patel & Mrs. Hansaben H Vasoia

Amount due :- Rs. 26,01,536/- as on 01.11.2018 with further interest, cost & expenses

Property No. 16:- All the piece and parcel of immovable property bearing Plot No. 66 as per sanction plan admeasuring 107.05 sq.mtrs. equivalent to 128.00 sq.yards together with undivided proportionate share in road and COP at "Sonal Park" situated on the land bearing Block No. 35 (Rev. S. No. 56/a/A) admeasuring 10421.00 sq.mtrs. situated at Village Atodara, Sub-District - Olpad, District - Surat stands in the name of Mr. Pravinbhai D Patel & Ashwinbhai D Patel

Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 13,55,000/ Earnest money to be deposited - Rs. 1,35,500/-

Name of the Borrower & Guarantor/s :- SINGER IMPEX

**BAJAJ HOUSING FINANCE LIMITED** 

Corporate office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014

Address of the Secured/ Mortgaged

Immovable Asset/ Property to be enforced

All that piece and parcel of the Non-agricultural Property

described as: All that pieces and Parcel of Property Bearing

Khanpur-kadana Road, Opp.g.e.b., Nr. Khanpur Chokdi, Moje

Gam Mota Khanpur, Ta. Khanpur, Di-Mahisagar, - 389230, East

Kotar Road & Plot., West :- Open Land Between Shops &

Branch Address.: 1S Floor, Shree Building, Above Mr. Puff, Opp. Axis Bank Halol - Godhra Road, Halol - 389350

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial

Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the

Borrower(s)/Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the

interest and other charges accrued there-on for Home loan(s)/Loan(s) against Property advanced to them by Bajaj Housing

Finance Limited, and as a consequence the loan(s) have become Non Performing Assets. Accordingly, notices were issued to

them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

and rules there-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the

Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under

Road, North :- Kbrastan's Land, South :- Shop

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors) are advised to

make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which

(without prejudice to any other right remedy available with Bajai Housing Finance Limited) further steps for taking possession of the

Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of

Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create

1. Bharat Lalabhai Prajapati (Borrower) Gram Panchayat Property No. 76&77/1,2,3,4,5, Main Bajar,

third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Amount due :- Rs 17,18,34,648.30 as on 30.09.2021 with further interest, cost & expenses (Subject to subsequent recovery)

Property No. 17:- All that right, title and interest in Unit/Shop No. J/108 admeasuring Super Built-up area 599.00 sq.ft. i.e 55.66 sq.mts. and Carpet area 26.01 sq.mts, on the 1st floor alongwith undivided share of the land admeasuring about 6.50 sq.mts, in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nordh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang.

■ Type of Possession - Physical Possession ■ Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 19,08,000/-Earnest money to be deposited - Rs. 1,90,800/-

Property No. 18:- All that right, title and interest in Unit/Shop No. J/107 admeasuring Super Built-up area 655.00 sq. ft. i.e 60.87 sq.mts. and Carpet area 26.01 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 7.11 sq.mts. in underneath land of building known as Japan Market of Silver PlazaComplex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang.

Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 20,08,000/-Earnest money to be deposited - Rs. 2,00,800/-

Property No. 19:- All that right, title and interest in Unit/Shop No. J/106 admeasuring Super Built-up area 1104.00 sq. ft. i.e 102.60 sq.mts. and Carpet area 751.00 sq.ft. i.e. 69.79 sq.mts, on the 1st floor alongwith undivided share of the land admeasuring about 12.00 sq.mts, in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp, Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Neeru Deepak Narang.

Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 35,19,000/- Earnest money to be deposited - Rs. 3,51,900/-Property No. 20 :- All that right, title and interest in Unit/Shop No. J/109 admeasuring Super Built-up area 738.00 sq. ft. i.e 68.58 sq.mts. on the 1st floor alongwith

undivided share of the land admeasuring about 8.00 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nordh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang. Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 23,49,000/-Earnest money to be deposited - Rs. 2,34,900/-

Name of the Borrower & Guarantor/s :- Mr. Bharat Bhagvandas Karia

Amount due :- Rs. 25,97,321.80 as on 01.02.2024 with further interest, cost & expenses.

Property No. 21:- All that piece and parcel of the immovable property bearing Plot No. 44 (As per Revenue Records Plot No. 444/44) Admeasuring area - 251.85 Sq. Mtr. along with construction area admeasuring 92.90 Sq. Mtr. of Residential Project known as "Amrelis" situated on the land bearing R.S. No. 444, 445, 446, 448, 449, 452, 453, 455 & 457 after unitization Block No. 444 of Village - Moje Khapariya, Sub-Dist. Gandevi, Dist. Navsari. Bounded by :- North: Plot No. A/43, South: Plot No. A/45, East: Plot No. A/41, West: Entry, Society Road & Plot No. A/53.

 Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 26,35,000/-Earnest money to be deposited - Rs. 2,63,500/-

Name of the Borrower & Guarantor/s :- M/s, Balmukund Enterprises

(Proprietorship firm Mrs. Asmitaben Alpesh Savaliya) (Borrower), Mrs. Asmitaben Alpesh Savaliya (Proprietor & Co-obligant) Mr. Alpeshbhai Ramjibhai Savaliya (Co-obligant)

with further interest, cost & expenses

Amount due :- Rs. 71,52,210/- as on 02.06,2017

Property No. 22 :- All that piece and parcel of the property bearing Plot No. 140 and 141 admeasuring 104.05 sq.mtrs. equivalent to 1120.00 sq.fts: each total admeasuring 208.10 sq.mtrs. at "Dattanand Industrial Estate" situated on the land bearing Block No. 13/Part-1 (Rev. S.No. 14) of Village - Bolay, Sub-District-Olpad, District - Surat in the name of Mrs. Asmitaben Alpesh Savaliya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 15,90,000/ Earnest money to be deposited - Rs. 1,59,000/-

Name of the Borrower & Guarantor/s :- Mr. Himmatbhai Dhanjibhai Kukadiya,

Mrs. Ushaben Himmatbhai Kukadiya & Mr. Dineshbhai Veljibhai Godhani

Amount due :- Rs. 29,00,625/- as on 04.05.2018 with further interest, cost & expenses Property No. 23:- All that piece and parcel of the property Plot No. 80/A admeasuring 70.52 sq.mtrs. along-with undivided proportionate share each admeasuring 45.17

sg,mtrs. in the common road and COP (aggregating admeasuring 115.69 sg,mtrs.) of housing society known as "SAKAR RESIDENCY" situated on the land bearing Block No. 286/B/2 (Old Survey No. 207/1, 212 & 213) Moje - Village - Mulad, Taluka - Olpad, District - Surat in the name of Mr. Himmatbhai Dhanjibhai Kukadiya. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,16,000/ ■ Earnest money to be deposited - Rs. 81,600/-

Name of the Borrower & Guarantor/s :- M/s. Sahajanand Interior (A Partnership firm), Mr. Chetankumar Maganbhai Butani, Mrs. Shilpaben Chetanbhai Butani, Amit Madhubhai Ramoliya, dated 05.05.2021 with further interest, cost & expenses. Vrajlal Madhubhai Ramoliya, Mukeshbhai Devrajbhai Jasani Property No. 24:- All that piece and parcel of the property bearing Plot no- 9 "D" Type admeasuring 82.97 square metres together with undivided proportionate share in

Amount due :- Rs. 1,12,93,042.59 as per demand notice

road and COP admeasuring 50.23 square metres total admeasuring 133.20 square metres at "Sahajanand Residency" constructed on the land bearing New Block no- 110 total admeasuring 23664 square metres ( Block no- 110, 128, 129, 144 and 437) of village - Koli Bharthana, Sub District-Kamrej , District-Surat in the name of Mukeshbhai Devrajbhai Jasnai. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 14,75,000/-Earnest money to be deposited - Rs. 1,47,500/-

Name of the Borrower & Guarantor/s :- M/s. A.R. Buildcon (A partnership firm), Mr. Vipul Dinesh Mehta (Partner and Guarantor), Mr. Chandan Prafull Baruah (Partner and Guarantor), Mrs. Archana Vipul Mehta (Guarantor & Mortgagor), Mrs. Rashmirekha Chandan Baruah (Guarantor & Mortgagor)

demand notice dated 03.01.2019 with further interest, cost & expenses.

Amount due :- Rs. 31,26,286.39 as per

Property No. 25: All the pieces and parcel of immovable property i.e. Office no. S/09, on the 2nd Floor, Carpet area admeasuring 209.00 sq.ft. (19.41 sq.mts.) of the building, known as "Stop & Go" constructed on the NA land bearing survey no. 96/A (Khata no. 465) adm. 2125 sq.mtrs. situated at Village Chala, Tal. Pardi, (within the limits of Vapi Nagarpalika) with common rights, of approach, facilities easement thereto with undivided share of land rights area of 9.70 sq.mts. belonging to Mrs. Archana Vipul Mehta. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 9,40,000/ Earnest money to be deposited - Rs. 94,000/-

Property No. 26:- All that piece and parcel of the Shop no. A-3 adm. 250 sq. ft. equivalent to 23.23 sq.mts. (Super Built up area) on the ground floor along with 5 sq.mtrs. undivided share of land of the building known as "Vardhman" constructed on the NA land of plot no. 5 adm. 810 sq.mtrs. of the Survey no. 166/4/p25, situated at Santivan, Village Solsumba (E), Taluka Umbergaon, District Valsad of the Gujarat State belonging to Mrs. Rashmirekha Chandan Baruah. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 5,31,000/ Earnest money to be deposited - Rs. 53,100/-

Name of the Borrower & Guarantor/s :- Mrs. Dinaben Bharatbhai Patel (Borrower), Mr. Bharathhai H Patel (Co-applicant) & Mr. Mayur R Vadoriya (Co-applicant)

Amount due :- Rs. 23,82,552.52 as per demand notice dated 30.11.2024 with further interest, cost & expenses.

Property No. 27:- All that piece and parcel of the immoveable property bearing Plot No. 255 A admeasuring 41.94 sq. mts. with proportionate undivided inchoate share of road and C.O.P admeasuring 30.26 sq. mts. total admeasuring 72.20 sq. mts. of "RAM VATIKA VIBHAG-3" situated on land bearing R.S. no. 213,214,217,271, Block no. 198 admeasuring 25982 sq. mts. of moje Velanja Taluka Kamrej District Surat in the name of Mrs. Dinaben Bharatbhai Patel.

Type of Possession - Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 16.75.000/-Earnest money to be deposited - Rs. 1,67,500/-

Name of the Borrower & Guarantor/s :- Mr. Amipara Sanjaybhai B (Borrower), Mrs. Manisha Sanjaybhai Amipara (Co-borrower) & Mr. Vinodbhai Dhirubhai Gediya (Guarantor)

Property No. 28 :- All That Piece And Parcel Of Immovable Property Of Plot No 419 (As per KJP Block No 280/1086/419) and Plot No 420 (As per KJP Block No 280/1087/420) Total 2 Plots of Society known as AKSHAR VILLA moje Gam Shekhpur, situated on the land bearing R S No 234,244 and 246, Block No 280, Village Shekhpur

Amount due :- Rs. 31,58,075.23 as per demand notice

dated 30.08.2024 with further interest, cost & expenses.

Taluka Kamrej District Surat in the name of Mr. Amipara Sanjaybhai B and Mrs. Manisha Sanjaybhai Amipara. ■ Type of Possession – Physical Possession
■ Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 23,44,000/-Earnest money to be deposited - Rs. 2,33,400/-

DATE AND TIME OF E-AUCTION: 26.06.2025 (THURSDAY) FROM 12:00 PM TO 05:00 PM This may also be treated as notice u/r 8(6)/9(1) 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.

For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in For Registration and Login and Bidding Rules visit https://baanknet.com (PSB Alliance Pvt. Ltd.)

Ahmedabad

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Authorised Officer,

Union Bank of India