

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

**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 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 : 27.03.2024 (WEDNESDAY) from 12:00 PM to 05:00 PM**

<b>Branch Name:</b> Union Bank of India, ARB Surat Branch : Shop No. 432-439, 4 <sup>th</sup> Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007.	<b>Address &amp; Contact No.:</b> Authorised Officer : Mr. Sandeep Vijay Kashyap, (M) : 8830715653 & Branch Contact : 9949540052 / 7016965509.
<b>Name of the Borrower &amp; Guarantor/s :- M/s. Amar Agencies (A Proprietorship Firm) (Borrower), Mr. Nirmalbhai Shivrambhai Wanwani (Prop. of Amar Agencies) &amp; Mr. Govind Mohanlal Kotwani (Guarantor)</b>	<b>Amount due :- Rs. 27,00,970.28</b> as per demand notice dated 31.12.2021 with further interest, cost & expenses.
<b>Property No. 1 :-</b> All piece or parcels of the immovable property bearing Basement floor, measuring about 102.1 Sq. Mtrs. and its Built up area measuring about 122.628 sq.mtrs. with proportionate undivided inchoate share in Undermath Land of Chintamani Residency/Apartment situated and construction the land bearing City Survey Nondh no. 1325 and 1326 of Ward No. 10 situated at Gopipura, Subhash Chowk area Surat belonging in the name of Mr. Nirmalkumar Shivram Wanwani.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 19,00,000/-</b>	<b>Earnest money to be deposited - Rs. 1,90,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Batukbhai Vallabhshahi Satani, Mrs. Satani Sangitaben Batukbhai &amp; Mr. Dilipbhai Vallabhshahi Kabariya</b>	<b>Amount due :- Rs.10,70,146.00</b> as per demand notice dated 04-04-2019 with further interest, cost & expenses.
<b>Property No. 2 :-</b> Residential Belonging to Mr. Batukbhai Vallabhshahi Satani, situated at Plot No. 96 (B-Type), measuring 41.80 sq.mtrs. with undivided share of Road and COP measuring 29.73 sq.mtrs. total measuring 71.53 sq.mtrs. of Sahajanand Vatika Society situated at Survey No. 11, Block No. 19 at Village - Velanja, Taluka - Kamrej, District - Surat.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 18,00,000/-</b>	<b>Earnest money to be deposited - Rs. 1,80,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- M/s. Bharat Textiles, Mrs. Radhika Akhilesh Maheshwari, Mr. Chandramohan Maheshwari &amp; Mr. Akhilesh Chandramohan Maheshwari</b>	<b>Rs. 43,07,398.15</b> as on 21.05.2021 with further interest, cost & expenses.
<b>Property No. 3 :-</b> All that right, title and interest in the Flat No. 906 measuring about 1550 sq.ft. i.e. 144.05 sq.mtrs. (Muni. Tenement No. 35A-10-9251-0-001) on 9 <sup>th</sup> Floor of "PODDAR AVENUE" together with undivided proportionate land measuring about 30.05 sq.mtrs. below the super structure of Poddar Avenue constructed on the land bearing Plot No. 6/A measuring about 1322.50 sq.mtrs. situated at land bearing RS No. 71 + 82 of Village Bhatar, Taluka City (Choryasi), District - Surat FP No. 54/B of TP Scheme No. 27 (Bhatar-Majura) in the name of Mr. Akhilesh Chandramohan Maheshwari	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 54,00,000/-</b>	<b>Earnest money to be deposited - Rs. 5,40,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Biren Govindlal Shah (Borrower &amp; Mortgagor) &amp; Mrs. Deepa Biren Shah (Borrower &amp; Mortgagor)</b>	<b>Amount due :- Rs. 4,86,07,734.92</b> as per demand notice dated 03.11.2022 with further interest, cost & expenses.
<b>Property No. 4 :-</b> All the piece and parcel of immovable property Open Flat No. C/19 on Eighteenth Floor and service area total carpet area 4509.17 sq. ft. i.e. 419.07 sq.mtrs. and built up area 4555.14 sq. ft. i.e. 423.340 sq.mtrs. and servant area 154.33 sq. ft. i.e. 14.3429 sq.mtrs. and servant area 901.00 sq. ft. i.e. 83.74 sq. mtr., total built up area 5610.47 sq. ft. i.e. 521.4229 sq. mtrs. with an undivided share of 116.2 sq.mtr. in the underneath land of "FEELINGS" building known as EXPRESSION constructed on 5878 sq.mtrs. non-agricultural land of R.S. No. 6/4, Block No. 14/A total area 3845 sq.mtr. and under T.P. Scheme No. 13 (Bharthana-Vesu) allotted Final Plot No. 20 measuring 2692 sq.mtrs. and RS No. 5/1 + 6/3, Block No. 14/B total area 8397 sq.mtr. and under T.P. Scheme 13 (Bharthana-Vesu) allotted Final Plot No. 21 measuring 5878 sq.mtr. situated at Village - Bharthana-Vesu, Sub-District - Taluka - Majura, District - Surat in the name of Mr. Biren Govindlal Shah & Mrs. Deepa Biren Shah.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 3,60,000/-</b>	<b>Earnest money to be deposited - Rs. 36,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Chiragbhai Amreliya &amp; Mr. Ashishbhai Ghanshyambhai</b>	<b>Amount due :- Rs. 25,57,222.68</b> as on 05.07.2022 with further interest, cost & expenses
<b>Property No. 5 :-</b> All the Rights, title and interest in respect of property bearing Flat No. 404, building no. D/2 measuring 66.63 Sq. Mtr. Built up area on 4th floor along with undivided proportional share in the COP and common road of the housing estate known as in "Star Galaxy" with all appurtenances pertaining thereto, standing on land bearing, Block No. 1316, RS No. 1359, TP No. 36, FP No. 54, OP No. 56, respectively lying being situated at village Varivay, Surat in the name of Mr. Chirag Ghanshyambhai Amreliya & Mr. Ashishbhai Ghanshyambhai Amreliya.	<b>Type of Possession - Symbolic Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 18,00,000/-</b>	<b>Earnest money to be deposited - Rs. 1,80,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- M/s. Dev Floor Mill, Mr. Lalitkumar Hansarajbhai Ramoliya &amp; Mr. Jayeshkumar Hansarajbhai Ramoliya</b>	<b>Amount due :- Rs. 26,18,630.00</b> as per demand notice dated 06.04.2021 with further interest, cost & expenses.
<b>Property No. 6 :-</b> All that piece and parcel of immovable properties bearing Shed Nos. 117 and 118 of B-Type Unit each measuring about 135.87 sq. mtrs. totally measuring about 271.74 sq.mtr. of industrial society known as "Shree Govardhan Industries" alongwith undivided proportionate share in road and C.O.P. of the said society measuring about 40.75 sq. mtr. for each Shed Totally measuring about 81.50 sq. mtrs., situated on land bearing Old Revenue Survey No. 381, 385 & 415, Revenue Block No. 385, after Rev. Survey Promulgation New Block No. 419, in Village : Pipodara, Sub-District: ARGI Mangrol, District: Surat in the name of Lalitkumar Hansarajbhai Ramoliya.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 18,00,000/-</b>	<b>Earnest money to be deposited - Rs. 1,80,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Dinesh Popat Sudani, Mrs. Sarojben D Sudani, Mrs. Nidhi D Sudani</b>	<b>Amount due :- Rs. 33,74,831/-</b> as on 09.11.2017 with further interest, cost & expenses
<b>Property No. 7 :-</b> All that piece and parcels of the immovable property bearing Plot No. 15 measuring about 78.08 sq.mtrs along-with construction of Ground Floor and First Floor made thereon measuring about 156.16 sq.mtrs of HRP Bungalows along-with undivided proportionate share in Road and COP of the said society measuring about 45.38 sq.mtrs. situated and constructed on land bearing Revenue Survey No. 246/1 & 247, Consolidated Block No. 242 (Block No. 242/A, 242/B & 242/C) of Village Kamrej, Taluka Kamrej, District - Surat in the name of Mr. Dinesh Popat Sudani & Mrs. Sarojben Dineshbhai Sudani.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 20,00,000/-</b>	<b>Earnest money to be deposited - Rs. 2,00,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Himmatbhai Dhanjibhai Kukadiya, Mrs. Ushaben Himmatbhai Kukadiya &amp; Mr. Dineshbhai Veljibhai Godhani</b>	<b>Amount due :- Rs. 29,00,625/-</b> as on 04.05.2018 with further interest, cost & expenses
<b>Property No. 8 :-</b> All that piece and parcel of the property Plot No. 80/A measuring 70.52 sq.mtrs. along-with undivided proportionate share each measuring 45.17 sq.mtrs. in the common road and COP (aggregating measuring 115.69 sq.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.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 11,20,000/-</b>	<b>Earnest money to be deposited - Rs. 1,12,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Hirenkumar Rajeshbhai Hirpara, Mrs. Arunaben Rajeshbhai Hirpara &amp; Mr. Alpeshbhai Dhruvibhai Timbadiya</b>	<b>Amount due :- Rs. 28,80,038/-</b> as on 04.04.2018 with further interest, cost & expenses
<b>Property No. 9 :-</b> All the piece and parcel of the immovable property i.e. Plot No. 07, measuring 70.76 sq.mtr together with undivided proportionate share measuring 34.24 sq.mtrs. in the common road and COP (aggregating measuring 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 Rajeshbhai Hirpara.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 9,00,000/-</b>	<b>Earnest money to be deposited - Rs. 90,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- M/s Kalpeshbhai Jewellers (Prop. Mr. Kalpeshbhai Sureshchandra Soni) (Borrower), Mr. Sureshchandra Ramohanlal Soni (Guarantor) S/o Shri Mahalal Soni, Mrs. Mamtaben Kalpeshbhai Soni (Guarantor) W/o Mr. Kalpeshbhai Sureshchandra Soni, Mrs. Namabhen Manishkumar Soni (being The Legal Heir and Mother Guardian of Other Minor Legal Heirs of Deceased Guarantor Namely Manish Kumarsoni)</b>	<b>Rs. 5,75,88,026.41</b> as on 30.09.2021 with further interest, cost & expenses.
<b>Property No. 10 :-</b> Shop/Office No. - M/19 (On Mezzanine Floor) measuring 1452 Sq.Ft. paika Back Side Separate portion adm. 1254 Sq. Ft. with proportionate undivided inchoate share adm. 51.59 Sq.Mts. in land being in building known as Bhagwati Ashish Apartment- 1 of With all appurtenances pertaining thereto, standing on land bearing R.S.No. 144/1, T.P. Scheme No. 4, F.P. No. 149, Village: Umra, Dist: Surat. And ii)Shop/Office No. M/22 and M/23(On Mezzanine Floor) measuring 1546 Sq.Ft. [Total area] with proportionate undivided inchoate share measuring 62.60Sq.Mts. in land being in building known as Bhagwati Ashish Apartment- 1 of With all appurtenances pertaining thereto, standing on land bearing R.S.No. 144/1, T.P. Scheme No. 4, F.P. No. 149, Village: Umra, Dist: Surat. Jointly owned by Mr. Sureshchandra Mohanlal Soni, Mr. Kalpeshbhai Sureshchandra Soni and Mr. Manishkumar Sureshchandra Soni.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 1,15,00,000/-</b>	<b>Earnest money to be deposited - Rs. 11,50,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- M/s Gopinathji Fashion (Borrower), Mr. Dharmesh Hakubhai Patel, (Prop. of M/s Gopinathji Fashion), Mr. Bhaveshkumar Lalitbhai Thakkar (Guarantor)</b>	<b>Rs 59,44,229/-</b> as on 28.02.2021 with further interest, cost & expenses.
<b>Property No. 11 :-</b> All that piece and parcel of immovable property bearing Unit No. J-849 & J-850, measuring Super Built-up area 2 x 258.00 sq ft in the name of Mr. Dharmesh Hakubhai Patel. (Property description as specified in the (Unit No. J-849, 1176/2014 dated 11-02-2014 & Unit No. J-850: 1174/2014 Dated dated 11-02-2014). On the North: By part of Niranjani Mill, On the South: By part of Niranjani Mill, On the East: By part of Niranjani Mill, On the West: By part of Niranjani Mill.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 16,00,000/-</b>	<b>Earnest money to be deposited - Rs. 1,60,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- M/s Madhav Textiles (Prop. - Mr. Akhilesh Maheshwari S/o Mr. Chandra Mohan Maheshwari), Mrs. Radhika Maheshwari W/o Mr. Akhilesh Maheshwari, Mr. Chandra Mohan Maheshwari</b>	<b>Rs. 9,12,41,585.26 &amp; Rs. 54,31,379.31</b> as per demand notice dated 08.09.2019 & 11.09.2019 with further interest, cost & expenses. (Injuncted to subsequent Recover)
<b>Property No. 12 :-</b> All the piece and parcel of immovable property i.e. Flat No. 1109 on 11 <sup>th</sup> Floor, Surya Palace, Near Agreshan Bhavan, City Light Road, Taluka & District - Surat owned by Mr. Akhilesh Maheshwari & Mrs. Radhika Maheshwari.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 1,65,00,000/-</b>	<b>Earnest money to be deposited - Rs. 16,50,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- P AND T TEX FEB</b>	<b>Amount due :- Rs. 14,13,77,050/-</b> as on 30-09-2021 with further interest, cost & expenses
<b>Property No. 13 :-</b> All that piece and parcels of the open land bearing Rev.S.No.24, Block No.28 measuring about 6302 sq.mtrs. of Village: Kareli, Sub Dist: Palsana Dist: Surat. (owned by Manojkumar K Navapariya).	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 2,00,00,000/-</b>	<b>Earnest money to be deposited - Rs. 20,00,000/-</b>
<b>Property No. 14 :-</b> All right title and interest in 1. Shop No.L-26 Super built up measuring 750.00 sq.ft. equivalent to 69.67 sq.mtrs and its carpet area 36.27sq.mtrs, 2. Shop No.L-25 Super built up measuring 750.00sq.ft. i.e 69.67 sq.mtrs and its carpet area 36.27sq.mtrs and 3. Hall situated beside Shop No.L-25 Super built up measuring 1250.00sq.ft. i.e 116.17sq.mtrs and its carpet area 52.85sq.mtrs on Lower Level floor of Podium Block, together with undivided proportionate share in underneath land of " Megh Yarn Plaza", constructed on the land bearing Sub Plot No."A" of City Survey Nondh No.237/1 + 2 of Village/Ward Umara, T.P. Scheme No.5 (Athwa-Umaraj) F.P.No.79 of village : Umara, City Surat, Taluka: Choryasi, District Surat its Municipal Tenement No.13A-19-4111-0-001(owned by Manojkumar K Navapariya).	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 1,85,00,000/-</b>	<b>Earnest money to be deposited - Rs. 18,50,000/-</b>
<b>Property No. 15 :-</b> All right title and interest in 1.Shop No.L-27 Super built up measuring 1009.00 sq.ft. and its carpet area 45.36sq.mtrs and 2. Shop No.L-28 Super built up measuring 750.00 sq.ft. i.e 69.67 sq.mtrs and its carpet area 36.27sq.mtrs on Lower Level floor of Podium Block, together with undivided proportionate share in underneath land of "Megh Yarn Plaza", constructed on the land bearing Sub Plot No."A" of City Survey Nondh No.237/1 + 2 of Village/Ward Umara, T.P.Scheme No.5 (Athwa-Umaraj) F.P.No.79 of village : Umara, City Surat, Taluka: Choryasi, District Surat its Municipal Tenement No.13A-19-4111-0-001(owned by Manojkumar K Navapariya).	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 1,10,00,000/-</b>	<b>Earnest money to be deposited - Rs. 11,00,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mrs. Alkaben Ramnabhai Patel (Applicant), Mr. Ramnabhai Kanjibhai Patel (Co-Applicant) &amp; Mr. Patel Kanaiyalal Virmadas (Co-Obligant)</b>	<b>Amount due :- Rs. 33,39,894.47</b> as per demand notice dated 31.05.2022 with further interest, cost & expenses.
<b>Property No. 16 :-</b> Land & Building residential belonging to Mrs. Alkaben Ramnabhai Patel, Property situated at Moje kamrej bearing R. S. No. 608/2 Paika & 609, Block No. 55A/B, Patel Nagar, Plot No. 230, Opp. ABC Mall, Kamrej - Nansad Canal Road, Kamrej - 394180, Tal. Kamrej, Dist. Surat.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 21,00,000/-</b>	<b>Earnest money to be deposited - Rs. 2,10,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mrs. Rashilaben Rajeshbhai Savani (Borrower) (Proprietor of M/S. Rushi Fashion), Mr. Rajeshbhai Mahadevbhai Savsani (Guarantor Cum Mortgagor) &amp; Mr. Kirankumar Mahadevbhai Savsani (Guarantor Cum Mortgagor)</b>	<b>Amount due :- Rs. 93,42,340.06</b> as on 31.08.2021 with further interest, cost & expenses.
<b>Property No. 17 :-</b> All the right title and interest in Plot No.36-D/3 measuring about 124.84 sq.mtrs. together with construction of Ground Floor measuring about 124.84 sq.mtrs and First floor measuring about 124.84 sq.mtrs situated on the revenue Survey No.36 Paikae of Village Singapore, TalukaChoryasi (Surat City) District Surat in the name of Mr. Rajeshbhai Mahadevbhai Savsani & Mr. Kirankumar Mahadevbhai Savsani.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 63,00,000/-</b>	<b>Earnest money to be deposited - Rs. 6,30,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Nandlal Shamjibhai Sangani &amp; Mr. Hareshbhai Jivanbhai Suha</b>	<b>Amount due :- Rs. 24,80,846.34</b> as per demand notice dated 30.05.2022 with further interest, cost & expenses.
<b>Property No. 18 :-</b> Plot No. 59, adn. 67.69 sq. metres (As per Plan passed) with proportionate undivided inchoate share of Road and COP measuring 34.21 square metres in "Ever Villa Row House" with all appurtenances pertaining thereto standing on land bearing Block No. 211 lying being and situated at Village Sayan, Taluka Olpad, District - Surat in the name of Mr. Nandlal Shamjibhai Sangani.	<b>Type of Possession - Symbolic Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 17,00,000/-</b>	<b>Earnest money to be deposited - Rs. 1,70,000/-</b>

<b>Name of the Borrower &amp; Guarantor/s :- Mr. Sardhara Vajubhai Samjibhai, Mrs. Sardhara Ranjanben Vajubhai &amp; Mr. Amit Panchabhai Vadi</b>	<b>Amount due :- Rs. 30,75,462/-</b> as on 10.01.2018 with further interest, cost & expenses
<b>Property No. 19 :-</b> 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. Vajubhai Samjibhai Sardhara.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 9,00,000/-</b>	<b>Earnest money to be deposited - Rs. 90,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- M/s. Shree Hari Creation Prop Mr. Hareshbhai Gordhanbhai Sitapara (Borrower), Mrs. Urmilaben Harishbhai Sitapara (Co-Borrower)</b>	<b>Amount due :- Rs. 21,99,538.39</b> as per demand notice dated 29.10.2021 with further interest, cost & expenses.
<b>Property No. 20 :-</b> Plot No. 3 admeasuring about 40.16 sq. mtrs. of Kasturba Nagar, Beside Shaktivijay Society, Opp. - Urm Society, Nr. Baroda Pristage, Varachha Main Road, Varachha, Surat, in the name of Hareshbhai Gordhanbhai Sitapara & Urmilaben Harishbhai Sitapara.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 27,00,000/-</b>	<b>Earnest money to be deposited - Rs. 2,70,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- SHREE KRISHNA FABRICS</b>	<b>Amount due :- Rs. 49,06,477.20</b> as on 29.03.2022 with further interest, cost & expenses (Subject to subsequent recovery)
<b>Property No. 21 :-</b> All the piece and parcel of the land bearing Plot No.56 (After KJP the said Plot is identified as Block No.478/Paikaee 56) admeasuring area about 134 sq.mtrs. of Laxmba Park Co-operative Housing Society Ltd., situated on the land bearing Revenue Survey No.471 i.e. Block No. 478 of Village: Kholwad, Tal. Kamrej, Dist. Surat owned by Mrs. Vimalaben Pravinbhai Kathariya.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 35,00,000/-</b>	<b>Earnest money to be deposited - Rs. 3,50,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- SINGER IMPEX</b>	<b>Amount due :- Rs 17,18,34,648.30</b> as on 30.09.2021 with further interest, cost & expenses (Subject to subsequent recovery)
<b>Property No. 22 :-</b> 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.mtrs. and Carpet area 26.01 sq.mtrs. on the 1st floor alongwith undivided share of the land admeasuring about 6.50 sq.mtrs. 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. Rekha Ankur Narang.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 29,00,000/-</b>	<b>Earnest money to be deposited - Rs. 2,90,000/-</b>
<b>Property No. 23 :-</b> 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.mtrs. and Carpet area 26.01 sq.mtrs. on the 1st floor alongwith undivided share of the land admeasuring about 7.11 sq.mtrs. 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. Rekha Ankur Narang.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 32,00,000/-</b>	<b>Earnest money to be deposited - Rs. 3,20,000/-</b>
<b>Property No. 24 :-</b> 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.mtrs. and Carpet area 751.00 sq. ft. i.e. 69.79 sq.mtrs. on the 1st floor alongwith undivided share of the land admeasuring about 12.00 sq.mtrs. 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. Neenu Deepak Narang.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 54,00,000/-</b>	<b>Earnest money to be deposited - Rs. 5,40,000/-</b>
<b>Property No. 25 :-</b> 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.mtrs. on the 1st floor alongwith undivided share of the land admeasuring about 8.00 sq.mtrs. 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. Rekha Ankur Narang.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 36,00,000/-</b>	<b>Earnest money to be deposited - Rs. 3,60,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mrs. Varshaben P Nakkani &amp; Mr. Nakkani Pratulbhai</b>	<b>Amount due :- Rs. 36,35,030/-</b> as on 25.07.2017 with further interest, cost & expenses
<b>Property No. 26 :-</b> All that piece and parcels of the immovable property bearing Plot No. 62, adm. about 112.54 sq.mtrs alongwith construction of Ground Floor and First Floor made thereon measuring about 225.08 sq. mtrs of HRP Bungalows, along-with undivided proportionate share in Road and COP of the said society adm. about 65.10 sq.mtrs, situated and constructed on land bearing Revenue Survey No. 246/1 & 247, consolidated Block No. 242 (Block No. 242/A, 242/B & 242/C) of Village Kamrej, Taluka - Kamrej, District - Surat in the name of Mrs. Varshaben P Nakkani.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 24,50,000/-</b>	<b>Earnest money to be deposited - Rs. 2,45,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mrs. Panki Ramkumar Yadav (Borrower), Mr. Ramkumar Shyamal Yadav (Co-Applicant) &amp; Mr. Sunil Kumar Vijay Kumar Goud (Guarantor)</b>	<b>Amount due :- Rs. 44,42,761.18</b> as per demand notice dated 11.06.2021 with further interest, cost & expenses.
<b>Property No. 27 :-</b> All that piece and parcels of the immovable property bearing Plot No. 198 admeasuring about 164.00 sq. yds. i.e. 137.12 sq. mtrs. (as per the KJP Block No. 88/B/198 adm. 119.68 sq. mtrs. of "Sandeep Residency" situated at land bearing Block No.88/B (as per consolidation of Block No. 88 paiki, 101, 102) of Village: Jolva, Sub-District: Palsana, District: Surat in the name of Panki Ramkumar Yadav & Ramkumar Shyamal Yadav.	<b>Type of Possession - Symbolic Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 26,00,000/-</b>	<b>Earnest money to be deposited - Rs. 2,60,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Ashokbhai Lakshabhai Chhodvadiya, Mrs. Drashanaben Ashokbhai Chhodvadiya &amp; Mr. Jignesh Chandubhai Vaghasiya</b>	<b>Amount due :- Rs. 40,21,220/-</b> as per demand notice dated 11.04.2018 with further interest, cost & expenses
<b>Property No. 28 :-</b> All that piece and parcel of the property Plot No. 72/B admeasuring 70.52 sq.mtrs. along-with undivided proportionate share each admeasuring 45.17 sq.mtrs. in the common road and COP (aggregating admeasuring 115.69 sq.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. Ashokbhai Lakshabhai Chhodvadiya.	<b>Type of Possession - Physical Possession</b> ● Details of encumbrances over the property, as known to the secured creditor, if any: None
<b>Reserve Price - Rs. 11,20,000/-</b>	<b>Earnest money to be deposited - Rs. 1,12,000/-</b>
<b>Name of the Borrower &amp; Guarantor/s :- Mr. Ghanshyambhai Bhikubhai Suhagiya (Borrower), Mrs. Rinaben Ghanshyambhai Suhagiya (Co-Borrower)</b>	<b>Amount due :- Rs. 23,39,765/-</b> as on 16.01.2018 with further interest, cost & expenses
<b>Property No. 29 :-</b> All that piece and parcel of Plot No. 103 Admeasuring 66.81 sq. Meter with margin land admeasuring 39.01 sq. Mtrs (Aggregating adm. 105.82 sq. Meters) of "Swastik Row House" along with undivided proportionate share in the land and common Road and COP of the said Society, situated on the land bearing Block No. 288; Revenue Survey No. 208, 209, 210 and 214/1 Moje Village Mulad Tal. Olpad - Surat. Bounded by - East : Society Road, North : Adjoint Plot No. 104, West : Plot No. 110, South : Adjoint Plot No. 102.	