Amount due :- Rs. 30,75,462/- as on 10.01.2018



Union Bank of India, ARB Surat Branch: Shop No. 432-439, 4th 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 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: 27.03.2024 (WEDNESDAY) from 12:00 PM to 05:00 PM

Branch Name, Union Bank of India, ARB Surat Branch: Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007. Address & Contact No. Authorised Officer: Mr. Sandeep Vijay Kashyap, (M): 8830715653 & Branch Contact: 9949540052 / 7016965509.

Name of the Borrower & Guarantor/s :- M/s. Amar Agencies (A Proprietorship Firm) (Borrower), Amount due :- Rs. 27,00,970.28 as per demand notice dated Mr. Nirmalbhai Shivrambhai Wanwani (Prop. of Amar Agencies) & Mr. Govind Mohanlal Kotwani (Guarantor) 31.12.2021 with further interest, cost & expenses.

Property No. 1 :- All peace or parcels of the immovable property bearing Basement floor, admeasuring about 102.1 Sq. Mtrs. and its Built up area admeasuring about 122.628 sq.mtrs. with proportionate undivided inchoate share in Undermath Land of Chintamani Residency/Apartment situated and consturctuion 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. Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

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

 Reserve Price - Rs. 19,00,000/-Earnest money to be deposited - Rs. 1,90,000/-

Name of the Borrower & Guarantor/s :- Mr. Batukbhai Vallabhbhai Satani, Amount due :- Rs.10,70,146.00 as per demand notice dated 05-12-2017 & Rs. 12,86,807.16 Mrs. Satani Sangitaben Batukbhai & Mr. Dilipbhai Vallabhbhai Kabariya as per demand notice dated 09-04-2019 with further interest, cost & expenses.

Property No. 2 :- Residential Belonging to Mr. Batukbhai Vallabhbhai Satani, situated at Plot No. 96 (B-Type), admeasuring 41.80 sq.mtrs. with undivided share of Road and COP admeasuring 29.73 sq.mtrs. total admeasuring 71.53 sq.mtrs of Sahajanand Vatika Society situated at Survey No. 11, Block No. 19 at Village — Velanja, Taluka — Kamrej, District — Surat. & Residential Belonging to Mr. Batukbhai Vallabhbhai Satani, situated at Plot No. 97 (B-Type), admeasuring 41.80 sq.mtrs. with undivided share of Road and COP admeasuring 29.73 sq.mtrs. total admeasuring 71.53 sq.mtrs of Sahajanand Vatika Society situated at Survey No. 11, Block No. 19 at Village - Velanja, Taluka - Kamrej, District - Surat.

Reserve Price - Rs. 18,00,000/ Earnest money to be deposited - Rs. 1,80,000/-

Name of the Borrower & Guarantor/s :- M/s. Bharat Textiles, Mrs. Radhika Akhilesh Maheshwari, Mr. Chandramohan Maheshwari & Mr. Akhilesh Chandramohan Maheshwari

Rs. 43,07,398.15 as on 21.05.2021 with further interest, cost & expenses.

Property No. 3 :- All that right, title and interest in the Flat No. 906 admeasuring about 1550 sq.fts. i.e. 144.05 sq.mtrs. (Muni. Tenement No. 35A-10-9251-0-001) on 9" Floor of "PODDAR AVENUE" together with undivided proportionate land admeasuring about 30.05 sq.mtrs. below the super structure of Poddar Avenue constructed on the land bearing Plot No. 6/A admeasuring 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.

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

Reserve Price - Rs. 54,00,000/ Earnest money to be deposited - Rs. 5,40,000/-

Name of the Borrower & Guarantor/s :- Mr. Biren Govindlal Shah (Borrower & Mortgagor) & Amount due :- Rs. 4,86,07,734.92 as per demand notice dated Mrs. Deepa Biren Shah (Borrower & Mortgagor) 03.11.2022 with further interest, cost & expenses.

Property No. 4:- All the piece and parcel of immovable property Open Flat No. C/19 on Eighteenth Floor admeasuring 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 service 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 admeasuring 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 admeasuring 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.

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

Reserve Price - Rs. 3,60,00,000/ Earnest money to be deposited - Rs. 36,00,000/-

Name of the Borrower & Guarantor/s :- Mr. Chiragbhai Amreliya & Amount due :- Rs. 25.57,222.68 as on 05.07.2022

Mr. Ashishbhai Ghanshyambhai with further interest, cost & expenses Property No. 5 :- All the Rights, title and interest in respect of property bearing Flat No. 404, building no. D/2 admeasuring 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 Variyav, Surat in the name of Mr. Chirag Ghanshyambhai Amreliya & Mr. Ashishbhai

Reserve Price - Rs. 18,00,000/ Earnest money to be deposited - Rs. 1,80,000/-

Name of the Borrower & Guarantor/s :- M/s. Dev Flour Mill, Mr. Lalitkumar Hansarajbhai Ramoliya & Amount due :- Rs. 26,18,630/- as per demand notice dated 06.04.2021 with further interest, cost & expenses. Mr. Jayeshkumar Hansrajbhai Ramoliya

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

Property No. 6:- All that piece and parcel of immovable properties bearing Shed Nos. 117 and 118 Of B-Type Unit each admeasuring about 135.87 sq. mts. totally admeasuring about 271.74 sq.mtr. of industrial society known as "Shree Govardhan Industrial" alongwith undivided proportionate share in road and C.O.P. of the said society admeasuring about 40.75 sq. mtr. for each Shed Totally admeasuring about 81.50 sq. mts., situated on land bearing Old Revenue Survey No. 381, 385 & 415, Revenue Block No. 385, after Re- Survey Promulgation New Block No. 419, of Village: Pipodara, Sub-District: ARGi Mangrol, District: Surat in the name of Lalitkumar Hansarajbhai Ramoliya.

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

Reserve Price - Rs. 18,00,000/ Earnest money to be deposited - Rs. 1,80,000/-

Name of the Borrower & Guarantor/s :- Mr. Dinesh Popat Sudani, Mrs. Sarojben D Sudani, | Amount due :- Rs. 33,74,831/- as on 09.11.2017 Mrs. Nidhi D Sudani with further interest, cost & expenses

Property No. 7:- All that piece and parcels of the immovable property bearing Plot No. 15 admeasuring about 78.08 sq.mtrs along-with construction of Ground Floor and First Floor made thereon admeasuring about 156.16 sq.mtrs of HRP Bungalows along-with undivided proportionate share in Road and COP of the said society admeasuring 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, 242B & 242/C) of Village Kamrej, Taluka Kamrej, District Surat in the name of Mr. Dinesh Popat Sudani & Mrs. Sarojben Dineshbhai Sudai.

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

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

Name of the Borrower & Guarantor/s :- Mr. Himmatbhai Dhanjibhai Kukadiya, Amount due :- Rs. 29,00,625/- as on 04.05,2018 Mrs. Ushaben Himmatbhai Kukadiya & Mr. Dineshbhai Veljibhai Godhani with further interest, cost & expenses

Property No. 8:- 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 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. 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. 11,20,000/ Earnest money to be deposited - Rs. 1,12,000/-

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. 9 :- 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 Rajeshbhai Hirpara. • 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 Kalpeshbhai Jewellers (Prop. Mr. Kalpeshbhai Sureshchandra Soni) (Borrower), Mr. Sureshchand Ramohanlal Soni (Guarantor) S/o Shri Mohalal Soni, Mrs. Mamtaben Kalpeshbhai Soni (Guarantor) W/o Mr. Kalpeshbhai Sureshchandra Soni, Mrs. Bhavnaben Manishkumar Soni (being The Legal Heir and Mother Guardian of

Rs. 5,75,88,026.41 as on 30.09.2021 with further interest, cost & expenses.

Other Minor Legal Heirs of Deceased Guarantor Namely Manish Kumarsoni) Property No. 10:- Shop/Office No.: M-19[On Mezzanine Floor] admeasuring 1452 Sq.Ft. paike Back Side Separate portion adm. 1254 Sq. Ft. with proportionate undivided inchoate share adm. 51.59 Sq.Mts. in land below 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] admeasuring 1546 Sq.Ft. [Total area] with proportionate undivided inchoate share admeasuring 62.60Sq. Mts. in land below 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. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,15,00,000/ Earnest money to be deposited - Rs. 11,50,000/-

Name of the Borrower & Guarantor/s :- M/s Gopinathji Fashion (Borrower), Mr. Dharmesh Hakubhai Patel, (Prop. of M/s Gopinathji Fashion), Mr.Bhaveshkumar Lalitbhai Thakkar (Guarantor)

Rs 59,44,229/- as on 28.02.2021 with further interest, cost & expenses.

Property No. 11:- All that piece and parcel of Simple mortgage of immovable property bearing Unit No. J-849 & J-850, admeasuring 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 Deed dated 11-02-2014). On the North: By part of Niranjan Mill, On the South: By part of Niranjan Mill, On the East: By ring Road, On the West: By part of Niranjan Mill. . Type of Possession - Physical Possession . Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 16.00,000/ Earnest money to be deposited - Rs. 1,60,000/-

Name of the Borrower & 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

Rs. 9,12,41,585.26 & Rs. 54,31,379.31 as per demand notice dated 08.09.2019 & 11.09.2019 with further interest, cost & expenses. (Subjected to subsequent Recover)

Property No. 12:- All the piece and parcel of immovable property i.e. Flat No. 1109 on 11" Floor, Surya Palace, Near Agreshan Bhavan, City Light Road, Taluka & District - Surat owned by Mr. Akhilesh Maheshwari & Mrs. Radhika Maheshwari. Type of Possession — Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,65,00,000/ Earnest money to be deposited - Rs. 16,50,000/-

Amount due :- Rs. 14,13,77,050/- as on Name of the Borrower & Guarantor/s :- P AND T TEX FEB 30-09-2021 with further interest, cost & expenses

Property No. 13:- All that piece and parcels of the open land bearing Rev.S. No.24, Block No.28 admeasuring about 6302 sq.mtrs. of Village: Kareli, Sub Dist: Palsana Dist: Surat.(owned

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

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

Property No. 14:- All right title and interest in 1. Shop No.L-26 Super built up admeasuring 750.00 sq.fts equivalent to 69.67 sq.mtrs and its carpet area 36.27sq.mtrs.2. Shop No.L-25 Super built up admeasuring 750.00sq.fts 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 admeasuring 1250.00sq.fts 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 Mayur Plaza", constructed on the land bearing Sub Plot No."A" of City Survey Nondh No.237/1+2 of Village/Ward Urnara, T.P. Scheme No.5 [Athwa-Umara] 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)

 Type of Possession — Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 1,85,00,000/ Earnest money to be deposited - Rs. 18,50,000/-

Property No. 15 :- All right title and interest in 1.Shop No.L-27 Super built up admeasuring 1009.00 sq.fts and its carpert area 45.36sq.mtrs and 2. Shop No.L-28 Super built up admeasuring 750.00 sq.fts 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 Mayur 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-Umara] 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) Type of Possession — Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,10,00,000/ Earnest money to be deposited - Rs. 11,00,000/-

Name of the Borrower & Guarantor/s :- Mrs. Alkaben Ramanbhai Patel (Applicant) Amount due :- Rs. 33,39,894.47 as per demand notice dated

Mr. Ramanbhai Kanjibhai Patel (Co-Applicant) & Mr. Patel Kanaiyalal Viramdas (Co-Obligant) 31.05.2022 with further interest, cost & expenses. Property No. 16:- Land & Building residential belonging to Mrs. Alkaben Ramanbhai Patel, Property situated at Moje kamrej bearing R. S. No. 608/2 Paiki & 609, Block No. 554/B, Patel Nagar, Plot No. 230, Opp. ABC Mall, Kamrej - Nansad Canal Road, Kamrej - 394180, Tal. Kamrej. Dist. Surat.

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

 Reserve Price - Rs. 21,00,000/-Earnest money to be deposited - Rs. 2,10,000/-

Name of the Borrower & Guarantor/s :- Mrs. Rashilaben Rajeshbhai Savani (Borrower) (Proprietor of M/S. Rushi Fashion), Mr. Rajeshbhai Mahadevbhai Savsani (Guarantor Cum Mortgagor) & Mr. Kirankumar Mahadevbhai Savsani (Guarantor Cum Mortgagor)

Amount due :- Rs. 93,42,340,06 as on 31,08,2021 with further interest, cost & expenses.

Property No. 17:- All the right title and interest in Plot No.36-D/3 admeasuring about 124.84 sq.mtrs. together with construction of Ground Floor admeasuring about 124.84 sq.mtrs and First floor admeasuring about 124.84 sq.mtrs situated on the revenue Survey No.36 Paikee of Village Singnapore, TalukaChoryasi (Surat City) District Surat in the name of Mr. Rajeshbhai Mahadevbhai Savsani & Mr. Kirankumar Mahadevbhai Savsani.

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

Reserve Price - Rs. 63.00.000/ Earnest money to be deposited - Rs. 6.30.000/-

Name of the Borrower & Guarantor/s :- Mr. Nandlal Shamjibhai Sangani & Amount due :- Rs. 24,80,846,34 as per demand notice dated Mr. Hareshbhai Jiyanbhai Suha 30.05.2022 with further interest, cost & expenses.

Property No. 18:- Plot No. 59, adm. 67.69 sq. metres (As per Plan passed) with proportionate undivided inchoate share of Road and COP admeasuring 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. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 17,00,000/ Earnest money to be deposited - Rs. 1,70,000/-

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

with further interest, cost & expenses

Property No. 19:- 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. 9,00,000/- ■ Earnest money to be deposited - Rs. 90,000/-

Name of the Borrower & Guarantor/s :- M/s. Shree Hari Creation Amount due :- Rs. 21,99,538.39 as per demand notice dated Prop Mr. Hareshbhai Gordhanbhai Sitapara (Borrower), Mrs. Urmilaben Harishbhai Sitapara (Co-Borrower) 29.10.2021 with further interest, cost & expenses.

Property No. 20 :- Plot No. 3 admeasuring about 40.16 sq.mtrs. of Kasturba Nagar, Beside Shaktivijay Society, Opp. - Urmi Society, Nr. Baroda Pristage, Varachha Main Road, Varachha,

Surat, in the name of Hareshbhai Gordhanbhai Sitapara & Urmilaben Harishbhai Sitapara. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 27,00,000/-Earnest money to be deposited - Rs. 2,70,000/-

further interest, cost & expenses (Subject to subsequent recovery) Property No. 21 :- All the piece and parcel of the land bearing Plot No.56 (After KJP the said Plot is identified as Block No.478/Paikee 56) admeasuring area about 134 sq,mtrs. of Laxmiba 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 Kathiriya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 35.00.000/-Earnest money to be deposited - Rs. 3,50,000/-

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

Name of the Borrower & Guarantor/s :- SHREE KRISHNA FABRICS

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

Amount due :- Rs. 49,06,477.20 as on 29.03.2022 with

Property No. 22:- 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 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. 29.00,000/-Earnest money to be deposited - Rs. 2.90,000/-

Property No. 23:- 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. 32,00,000/-Earnest money to be deposited - Rs. 3,20,000/-

Property No. 24:- 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. 54,00,000/-Earnest money to be deposited - Rs. 5,40,000/-

Property No. 25 :- 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 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. 36,00,000/-Earnest money to be deposited - Rs. 3,36,000/-

Name of the Borrower & Guarantor/s :- Mrs. Varshaben P Nakrani & Amount due :- Rs. 36,35,030/- as on 25.07.2017 Mr. Nakrani Prafulbhai with further interest, cost & expenses

Property No. 26 :- All that piece and parcels of the immovable property bearing Plot No. 62, adm. about 112.54 sq.mtrs along with construction of Ground Floor and First Floor made thereon admeasuring 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/A, 242/B & 242/C) of Village Kamrej, Taluka - Kamrej, District - Surat in the name of Mrs. Varshaben P Nakrani. • 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 :- Mrs. Priti Ramkumar Yadav (Borrower) Mr. Ramkumar Shyamlal Yadav (Co-Applicant) & Mr. Sunil Kumar Vijay Kumar Goud (Guarantor) Amount due :- Rs. 44,42,761.18 as per demand notice dated 11.06.2021 with further interest, cost & expenses.

Amount due :- Rs. 40,21,220/- as per demand notice dated

11.04.2018 with further interest, cost & expenses.

Amount due :- Rs. 30,88,998/- as on 11.01.2018

Amount due :- Rs. 36,19,450.97 as on 08.08.2017

with further interest, cost & expenses

with further interest, cost & expenses

Property No. 27:- All that peace and parcels of the immovable property bearing Plot no. 198 admeasuring about 164.00 sq. yrds. i.e. 137.12 sq. mtrs. (as per the KJP Block no. 88/B/198 adm. 119.68 sq. mtrs. of "Saideep 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 Priti Ramkumar Yadav & Ramkumar Shyamlal Yadav. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 26.00,000/ Earnest money to be deposited - Rs. 2.60,000/-

Name of the Borrower & Guarantor/s :- Mr. Ashokbhai Lakhabhai Chhodvadiya, Mrs. Drashanaben Ashokhhai Chhodvadiya & Mr. Jignesh Chandubhai Vaghasiya

Property No. 28:- 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 Lakhabhai Chhodvadiya

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

Reserve Price - Rs. 11,20,000/ Earnest money to be deposited - Rs. 1,12,000/-

Name of the Borrower & Guarantor/s :- Mr. Ghanshyambhai Bhikhubhai Suhagiya (Borrower), Amount due :- Rs. 23,39,765/- as on 16.01.2018 Mrs. Rinaben Ghanshyambhai Suhagiya (Co-Borrower) with further interest, cost & expenses Property No. 29: 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 Ta Olpad, Dist - Surat. Bounded by:- East: Society Road, North: Adjacent Plot No. 104, West: Plot No. 110, South: Adjacent Plot No. 102. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 7,50,000/ Earnest money to be deposited - Rs. 75,000/-Name of the Borrower & Guarantor/s :- Mr. HiteshKumar Vrajlal Sardhara (Borrower), Mrs. Ankitaben Hiteshbhai Sardhara (Co- Borrower), Mr. Mahendrabhai Virjibhai Sutariya (Guarantor)

Property No. 30 :- Plot No. 12, admeasuring area 98.50 sq. meters together with undivided proportionate share Admeasuring 34.24 sq. meters in the common roads and COP (Aggregating admeasuring 132.74 sg. meters) of society known and named as 'Kavya Residency, Vibhag - B 'Situated on the land bearing Revenue Block No. 302/B and Rev. Survey

No. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2 of Moje Village Mulad, Ta Olpad, Dist-Surat. Bounded as below: - EAST: Society Road, WEST: Block No. 302/B, NORTH: Block No. 301, SOUTH : Plot No. 11. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 13,50,000/-Earnest money to be deposited - Rs. 1,35,000/-

Name of the Borrower & Guarantor/s :- Mr.Jignesh Chandubhai Vaghasiya (Borrower), Mrs. Shilpaben Jignesh Vaghasiya (Co-Borrower), Mr. Patoliya Sagarbhai Mathurbhai (Guarantor)

Property No. 31 :- All that piece and parcel of Plot No. 73/B adm. Area 70.52 sq. meters of housing society known and named as 'Sakar Residency' situated on land bearing Rev. Block No. 286/B/2 (Old Survey Nos. 207/1,212 and 213) of moje village Mulad; Taluka Olpad Dist Surat. Bounded as under: North: Plot No. 48/8, South: Society Road, East: Plot No. 72/A. West: Plot No. 74/B... • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 11,20,000/ Earnest money to be deposited - Rs. 1,12,000/-Name of the Borrower & Guarantor/s :- Mrs. Khakhriya Madhuben Zaverbhai (Borrower), Amount due :- Rs. 36.42,703/- as on 08.08.2017 Mr. Rahul Zaverbhai Khakhriya (Co-Borrower), Mr. Jayantibhai Baghabhai Sheliya (Guarantor) with further interest, cost & expenses Property No. 32 :- All that piece and parcel of Plot No. 82/B adm. Area 70.52 sq. meters of housing society known and named as 'Sakar Residency' situated on land bearing Rev. Block

No. 286/B/2 (Old Survey Nos. 207/1,212 and 213) of moje village Mulad; Taluka Olpad Dist Surat. Bounded as under:- North: Society Road, South: Plot No. 99/B, East: Plot No. 83/B,

West: Plot No. 81/B. ● Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 11,20,000/ Earnest money to be deposited - Rs. 1,12,000/-Name of the Borrower & Guarantor/s :- Mr. Dharmendrabhai Arjanbhai Navapariya (Borrower),

Amount due :- Rs. 24,08,978/- as on 11.04.2018 with further interest, cost & expenses

Amount due :- Rs. 25,76,670/- as per demand notice dated

Mrs. Rasilaben Arjanbhai Navapariya (Co- Borrower), Mr. Atul Rajabhai Ghadshiya (Guarantor) Property No. 33:- Plot No. 77, Admeasuring 74.11 sq. Meter with margin land adm 41.31 sq. mtrs (Aggragating am 115.42 sq. Meters) of 'Karmyog Residency -1' along with undivided Proportionate share in the land common Road and COP of the said society; situated on the land bearing Block No. 296 (Old Revenue Survey No. 182) Moje village Mulad Ta Olpad, Dist Surat. Bounded as below: - EAST: Plot No. 76, WEST: Plot No. 78, NORTH: Plot No. 80, SOUTH: Society Road.

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

 Reserve Price - Rs. 13,00,000/ Earnest money to be deposited - Rs. 1,30,000/-Name of the Borrower & Guarantor/s :- Mr. Viralbhai Valjibhai Goti, Mr. Bharatbhai Valjibhai Goti

Reserve Price - Rs. 13,00,000/ Earnest money to be deposited - Rs. 1,30,000/-

11.04.2017 with further interest, cost & expenses. Property No. 34 :- All that piece and parcel of the property Plot No. 73 admeasuring 74.11 sq.mtrs with margin land admeasuring 41.31 sq.mtrs. (aggregating admeasuring 115.42)

sq.mtrs) of "Karmyog Residency-1" along-with undivided proportionate share in the lan, common road and COP of the society, situated on the land bearing Block No. 296 (Old Revenue Survey No. 182), Moje Village - Mulad, Taluka - Olpad, District - Surat in the name of Mr. Viral Valjibhai Goti. Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Name of the Borrower & Guarantor/s :- M/s K. D. Star Private Limited, Mr. Mohammad Yunus Abdulrahim Moriswala | Amount due :- Rs. 42,25,452.07 as per demand notice Mr. Mahmadilyas Abdulrahim Moriswala, Mrs. Anishabibi Mohmadilyas Moriswala, Mrs. Halimabibi Yunus Moriswala dated 11.07.2022 with further interest, cost & expenses. Property No. 35 :- All that piece of parcel of the immovable property bearing Plot and Survey No. 3321/A/1 and 3556, Admeasuring 303 Sq. Feet, in the Building which is known as "Super Yarn Market" situated on the land bearing Survey Nos. 3321/A/1 and 3556, Block No. 93/A, 93/B & 93/C (before KJP Block No. 93, Admeasuring 28429.00 sq. mtrs.) paikee Block No. 93/C, admeasuring 17503.00 sq.mtrs. T.P. Scheme No. 69 (Godadara-Dindoli), Original Plot No. 24, Final Plot No. 24, admeasuring 11377.00 sq.mtrs. of Village - Godadara, Sub-District - Udhna, District - Surat.

 Type of Possession – Symbolic Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 22,50.000/-Earnest money to be deposited - Rs. 2,25,000/-

Name of the Borrower & Guaranter/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

24.05.2022 with further interest, cost & expenses.

as per demand notice dated

Amount due :- Rs. 1,98,60,144,97

Property No. 36 :- 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 non-agricultural 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 Bhavanbhai Jasolia. Bounded by :- North : Adj 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. 1.10.00.000/-Earnest money to be deposited - Rs. 11,00,000/-

Earnest money to be deposited - Rs. 15,50,000/-

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 as per Mr. Hardik Maheshbhai Parakhiya, Vishalbhai D Merulia, Ravi Chandubhai Monapara, Vijay Labhubhai Navadia, Mayuriben Bhaveshbhai Saliya, Maheshkumar Mohanbhai Parakhiya

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

Property No. 37 :- 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

Property No. 38:- All that piece and parcel of the property Known land bearing, R.S.No 10/2-B paikki and 10/2-A paikki, Block no. 51, Admeasuring-5564 sq.mtrs with all appurtenances

pertaining thereto, lying, being & Situated at, Village-Tankarma, Taluka-Olpad, Dist - Surat, Sub-Dist - Olpad. belonging to Maheshkumar Mohanbhai Parakhiya. Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,55,00,000/-

 Reserve Price - Rs. 2,30,00,000/- Earnest money to be deposited - Rs. 23,00,000/-Name of the Borrower & Guarantor/s :- Mr. Jagdish Laljibhai Kotadiya (Borrower), Amount due :- Rs. 23,39,765/- as per Demand Notice Dated Mr. Vinodhhai Laljibhai Kotadiya (Co-Borrower) & Mrs. Brijesh Vinubhai Kathitia (Guarantor) 16.01.2018 and accrued interest plus charges thereafter.

Property No. 39 :- All that piece of parcel of: Plot No. 9, adme, area 70.76 sq. meters together with undivided proportionate share adm, area 34.244 sq. meters in the common road and COP (Aggregating adm, 105.00 sg, meters) of society known and named as "Kavya Residency" Vibhag-B Situated on the land bearing Revenue Block No. 302/B and Revenue Survey no. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2 of Moje Village Mulad, Taluka Olpad District-Surat. Bounded as: - North- Plot no. 10 and Block No. 301, South- Plot no. 8 and Plot No. 11, East-Society Road, West-Block No. 310/A.

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

Reserve Price: Rs. 10,00,000/- Earnest money to be deposited - Rs. 1,00,000/-Name of the Borrower & Guarantor/s :- Mr. Sureshbhai Anandbhai Sakhrelia (Borrower),

Mrs. Vilasben Sureshbhai Sakhrelia (Co- Borrower), Mr. Gondaliya Vijaybhai Himmatbhai (Guarantor) | further interest, cost & expenses.

Property No. 40:- All that piece and parcel of plot no 188(B type), admeasuring area 90.13 sq. mtrs together with undivided proportionate share 54.57 sq mtrs in the common road and COP ( aggregating admeasuring 144.70 sq. mtrs) of the society and named as Sahajanand Residency, situated on the land bearing new block 110,128,129,144 and 437) of moje village Koli Bhathana, Taluka Kamrej, Distt Surat in the name of Mr. Sureshbhai Anandbhai Sakhrelia.

 Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 15,00,000/ Earnest money to be deposited - Rs. 1,50,000/-

Ahmedabad

Continue..

Amount due :- Rs. 25,19,029/- as on 03.07.2018 with

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