FE SUNDAY

SUNDAY, MARCH 23, 2025



ARB Surat, Add: Shop No.432 - 439, Prime Shoppers, Fourth Floor, Udhana - Magdalla Road, Vesu, Surat, Gujarat - 395007, Authorised Officer - Sandeep Kashyap - Mo. 8830715653, Branch : 9949540052, 7016965509, 9176860781, Email ID - arb.surat@unionbankofindia.bank

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 – 11-04-2025 (Friday) from 12:00 p.m. to 05:00 p.m.

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

Name Of The Borrower & Guarantor/s :- M/S D M Jewels (Partnership Firm), Mr. Mehul Sumatilal Shah (Guarantor), Mrs. Shilpaben Chetanbhai Butani

Amount due :- Rs.59,61,465.95 as on 11-04-2019 with further interest, cost &

Property No. 01: All that piece and parcel of Plot No. 46, 47, 48 & 49, 'C' Type, Sahajanand Lake City, Nr. Swami Narayan School, Kamrei Bardoli Road, Koli Bharthana, Surat, R.S. No. 130,131,134 &135, Block No. 118,119 & 123 inclusive Block No. 118, Moje: Koli Bharthana, Sub-Dist: 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. 34,51,000.00 | EMD: Rs. 3,45,100.00

Name of the Borrower & Guarantor/s : M/s. Shree Hari Creation Prop Mr Hareshbhai Gordhanbhai Sitapara (Borrower), Mrs. Urmilaben Harishbhai Sitapara (CO-Borrower)

Amount due :- Rs. 22,00,089.39 as per demand notice dated 18/11/2021 with further interest, cost & expenses.

Property No. 02: 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. 18,63,000 | Earnest money to be deposited - Rs. 1,86,300 Name Of The Borrower & Guarantor/s: M/s Shri Sai Agencies (Partnership Firm)

(Borrower), Mr. Nagraj Ganesh Shenoy (Partner), Mrs. Radha Shenoy (Partner), Mr. Ganesh Srinivas Shenoy (Partner)

Amount due :- Rs. 64,33,067.41 as per Demand Notice Dated 03.11.2010 plus further interest, cost & expenses (Subject to Subsequent recovery, if any)

Property No. 03: Flat No. C/G-01 admeasuring 856 Sq. Ft. situated at the Ground Floor of Yogeshwar Complex, Nr. Abhilasha Complex, Khariwas Main Road, Survey No. 606/1-., 606/2, 606/3-B, 607/4 & 607/5, Moje: Dunetha, Taluka: Daman, Dist. Daman Boundary (As per site): North: Open space; South: Entry & Passage; East: Open Space; West: Flat No. C/G-02. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 5,90,000 | Earnest money to be deposited - Rs. 59,000

Name of the Borrower & Guarantor/s: M/s. A.R. Buildcon (A partnership firm), Mr. Guarantor, Mrs. Archana Vipul Mehta(Guarantor & Mortgagor). Mrs. Rashmirekha turther interest, cost & expenses. Chandan Baruah (Guarantor & Mortgagor)

Vipul Dinesh Mehta (Partner and Guarantor), Mr. Chandan Praful Baruah (Partner and Amount due :- Rs. 31,26,286.39 as per demand notice dated 03-01-2019 with

Property No. 04: All the pieces and parcel of immovable property I.e. Office No. S/09, on the 2nd Floor. Carpet area admeasuring 209.00sg.ft. (19.41sg.mts.) of the building. known as "Stop & Go" constructed on the NA land bearing survey no.96/A (Khata No.465) adm.2125sg.mtrs.situated at Village Chala, Tal. Pardi, (within the limits of Vapi Nagar palika) with common rights, of approach facilities easement thereto with undivided share of land rights area of 9.70sq.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. 10.44,000.00, Earnest money to be deposited - Rs. 1,04,400.00

Property No. 05, : 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 oflend of the building known as "Vardhman" constructed on the NA land of plot no. 5 adm. 810 sq.mtrs. of the Survey no. 1 66/4/p25, situated at Santivan. Village Solsumba (E) Taluka Umbergaon, DistrictValsad 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. 5,90,000.00, Earnest money to be deposited - Rs. 59,000.00

Mortgagor), Mr. Neeraj Dhunmun (Guarantor),

Name Of The Borrower & Guarantor/s: Mr. Jha Dhruvkumar Dinesh (Borrower & | Amount due :- Rs. 12,82,181.35 as per demand notice dated 14-09-2023 with further interest cost & expenses

Property No. 06: Residential Flat No. T-1, Building B-1, Jaldhara Co-Op Housing Society, Plot No. 1201, R.S. No. 222 Paikee (ADM Super Built-Up 131 Sqr. Mtr.) Jaldhara Chokdi, GIDC, Ankleshwar - 393002. Boundary: North- Flat No. T/2 of the Building; South- Adjoining Building No. C/1; East- Adjoining Open Space; East- Adjoining Open Space and Road. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 16.20.000 | Earnest money to be deposited - Rs. 1.62.000

Name of the Borrower & Guarantor/s: Kesari Enterprise Prop. Pravinaben N. Patel | Amount due :- Rs. 23,67,049.12 as per demand notice dated 08-07-2021 with (Borrower), Gami Ajaybhai Navrangbhai (Guarantor) further interest, cost & expenses.

Property No. 07: All that piece and parcel of the Residential Plot No. 71 & 72, admeasuring 40.79 Sq. Mtr. with land of margin admeasuring 3.52 Sq. Mtr. & 96.68 Sqr. Mtr. aggregate (137.47 Sq. Mtr.) together with undivided proportionate share in the common roads and COP of the society known as "AKSHARDHAM RESIDENCY" situated on the land bearing Rev. Block No. 197 (Old Survey No. 212) of Moje Village- Valanja, Taluka- 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. 14,85,000 | Earnest money to be deposited - Rs. 1,48,500

Name of the Borrower & Guarantor/s: M/s Swastika Impex (Borrower), Mrs. Kirti Amount due: - Rs. 1,02,18,116.75 as on 29-08-2023 with further interest, cost & Ajaykumar Mittal (Proprietor), Mr. AjayKumar Rameshchand Mittal (Guarantor), Mr. expenses. Pranshu Ajaykumar Mittal (Guarantor)

Property No. 08: The Immovable Property Bearing Flat No.B-804, adm. Super Built Up area 108.788 sq. mtrs; and built up area 98.15 sq. mtrs on the 8th Floor, together with undivided proportionate share in the Land underneath the building with all kinds appurtenant thereto of the building known as Vaibhay Apartment organized by Vikas Cooperative Housing Society Limited; situated on the land bearing final Plot No.34 paikee portion adm. 1906.60 sq.mtrs of T.P.Scheme NO.6 (majura katodara); Revenue survey Nos. 42 and 42/B of moje village Moje Majura, which constituted City survey No.833/1 to 833/11 of ward Majura; city surat, Old Taluka Surat City (Choryasi), and New taluka Majura; District Surat & The Immovable Property Bearing Flat No. 8-803, adm. Super Built Up area 135,68 sq. mtrs; and built up area 98,15 sq. mtrs on the 8th Floor, together with undivided proportionate share in the Land underneath the building with all kinds appurtenant thereto of the building known as Vaibhav Apartment-B organized by Vikas Cooperative Housing Society Limited; situated on the land bearing final Plot No.34 palkee portion adm. 1906.60 sq.mtrs of T.P.Scheme NO.6 (majura katodara); Revenue survey Nos. 42 and 42/B of village moje Majura, which constituted City survey No.833/1 to 833/11 of ward Majura; Old Taluka Surat city (Choryasi), and New taluka Majura; 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. 66,15,000, Earnest money to be deposited - Rs. 6,61,500

Name of the Borrower & Guarantor/s: Mr. Ashokbhai Lakhabhai Chhodvadiya, | Amount due :- Rs. 40,21,220.00 as per demand notice dated 11-04-2018 with Mrs. Drashanaben Ashokbhai Chhodvadiya, Mr. Jignesh Chandubhai Vaghasiya further interest, cost & expenses. (Subject to Subsequent Recovery, if any)

Property No. 09: 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. 9,06,000 | Earnest money to be deposited - Rs. 90,600

Name of the Borrower & Guarantor/s: M/S Dhiraj Enterprise (Prop. Ruteshkumar | Amount due :- Rs. 24,26,873.00 as per demand notice dated 31-01-2018 with Vrajlal Sardhara), Mr. Ruteshkumar Vrajlal Sardhara, Mr. Hirenkumar Rajeshbhai further interest, cost & expenses.

Property No. 10: All that piece and parcel of the property Plot No. 10 admeasuring 70.76 sq. mtrs together with undivided proportionate share admesuring 34.24 sqmtrs. In the common roads and COP (Aggregating admeasuring 105 sqmts.) of society known and named as "KAVYA Residency Vibhag - B" situated in the land bearing revenue Block no. 302/B (old Survey No. 232/1,232/2, 233/1, 233/2, 234/1 and 234/2) Village Mulad, Taluka - Olpad, District - Surat in the name of Mr. Ruteshkumar Vrajlal Sardhara. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7,29,000, Earnest money to be deposited - Rs. 72,900

Name of the Borrower & Guarantor/s : Mr. Hiteshkumar Vrajlal Sardhara (Borrower) | Amount due :- Rs. 30,88,998.00 as on 11.01.2018 with further interest, cost & Mrs. Ankitaben Hiteshbhai Sardhara (Co-Borrower), Mr. Mahendrabhai Virjibhai Sutariya (Guarantor)

Property No. 11: Plot No. 12, admeasuring area 98.50 sq. meters together with undivided proportionate share Admeasuring 34.24 sq. meters in the common roads and COF (Aggregating admeasuring 132.74 sq. 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.9,61,000 | Earnest money to be deposited - Rs. 96,100

Name of the Borrower & Guarantor/s : Mr. Jagdishbhai Laljibhai Kotadiya Amount due :- Rs. 23,39,765.00 as on 16.01.2018 with further interest, cost & (Borrower), Mr. Vinodbhai Laljibhai Kotadiya (Co-Borrower), Mrs. Brijesh Vinubhai expenses Kathiria (Guarantor)

Property No. 12.: All that piece of parcel of: Plot No. 9 admeasuring area 70.76 sq. meters together with undivided proportionate share admeasuring area 34.244 sq. meters in the common road and COP (Aggregating admeasuring 105.00 sq. 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. 8,46,000 | Earnest money to be deposited - Rs. 84,600

Name of the Borrower & Guarantor/s : Mr. Jignesh Chandubhai Vaghasiya | Amount due :- Rs 36,19,450.97 as on 08.08.2017 with further interest, cost f (Borrower), Mrs. Shilpaben Jignesh Vaghasiya (Co-Borrower), Mr. Patoliya expenses Sagarbhai Mathurbhai (Guarantor)

Property No. 13: 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: North; Plot No. 48/8, South by: Society Road, East by: Plot No. 72/A , West by: 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.9.06.000.00 | Earnest money to be deposited - Rs.90.600.00

Name of the Borrower & Guarantor/s: Mrs. Khakhriya Madhuben Zaverbhai | Amount due :- Rs 36,42,703.00 as on 08.08.2017 with further interest, cost & (Borrower), Mr. Rahul Zaverbhai Khakhriya (Co-Borrower), Mr. Jayantibhai expenses Baghabhai Sheliya (Guarantor)

Property No. 14: 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 by: Plot No. 99/B, East: Plot No. 83/B, West by: 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.9,06,000 | Earnest money to be deposited - Rs.90,600

Name of the Borrower & Guarantor/s : Mr. Dharmendrabhai Arjanbhai Navapariya | Amount due :- Rs. 24,08,978.00 as on 11-04-2018 with further interest, cost & (Borrower), Mrs. Rasilaben Arjanbhai Navapariya (Co- Borrower), Mr. Atul expenses Rajabhai Ghadshiya (Guarantor)

Property No. 15: 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 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.10,42,000 | Earnest money to be deposited - Rs.1,04,200

Name of the Borrower & Guarantor/s: Mr. Viralbhai Valjibhai Goti, Mr. Bharatbhai | Amount due :- Rs. 25,76,670.00 as per demand notice dated 11-04-2017 with further interest, cost & expenses. Valjibhai Goti

Property No. 16: 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

Reserve Price - Rs.10.42.000.00 | Earnest money to be deposited - Rs.1.04.200.00

Name of the Borrower & Guarantor/s : M/s Shree Maruti Creation (Prop. Mr. | Amount due :- Rs. 26,70,544.00 as per demand notice dated 31-01-2018 with Jigneshbhai Chandubhai Sheliya), Mr. Jigneshbhai Chandubhai Sheliya, Mr. | further interest, cost & expenses. (Subject to Subsequent Recovery, if any) Laljibhai Ukabhai Thummar

Property No. 17; All that piece and parcel of the immovable property of Plot No. 102, ("N" Type) admeasuring area about 66.81 sq.mtrs. respectively together with undivided proportionate share admeasuring 39.01 sq.meter in the land (aggregating admeasuring 105.92 sq.mtrs.) together with all appurtenant thereto of the housing society known and named as "SWASTIK ROW HOUSE" situated on the land bearing Revenue Survey No. 208, 209, 210 & 214/1, its Block No. 288 of Moje - Village - Mulad, Taluka - Olpad, District Surat in the name of Mr. Jigneshbhai Chandubhai Sheliya

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

Reserve Price - Rs. 6,84,000, Earnest money to be deposited - Rs. 68,400

Name of the Borrower & Guarantor/s: Mr. Patel Hirendra Sureshbhai (Borrower), Amount due :- Rs. 22,36,260.08 as per demand notice dated 23-11-2023 with Mr. Mineshkumar Sureshbhai Patel (Co-Borrower), Mrs. Urvashi Karan Hariyani | further interest, cost & expenses. (Co-obligant)

Property No. 18: All the rights, title and interest in property bearing Vada (Adada) Khata No. 344, Revenue Survey No. 654/ Paiki 1, Non-Agricultural Plot No. 200 to 204 Paiki. Sub-Plots Paiki Plot No. L admeasuring 65.83 Sq. Mtr. situated at "Indraprasth" Village Vada (Adada) Taluka & District- Navsari, Guajarat, PIN- 396445. Type of Possession -Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12,24,000 | Earnest money to be deposited - Rs. 1,22,400

Name of the Borrower & Guarantor/s: M/s Samrajya Builders and Steel Suppliers, | Amount due :- Rs. 27,33,153.78 as per Demand Notice Dated 11.05.2023 plus further interest, cost & expenses (Subject to Subsequent recovery, if any) Mr. Sinor Hardeepsinh Ranvirsinh (Proprietor)

Property No. 19: A) All that part of property consisting of Shop No. (s) 01 & 02 (Area 394.50 Sq. Ft.), Shop No. 03 (Area 208 Sq. Ft.), Total Area: 602.50 Sq. Ft. situated on the 1st Floor of Samrajya Complex, Dolat Bazar, Off Main Bazar, Rajpipla, Tal. Nandod, Dist. Narmada on the land bearing R.S. No. 213/B, City Survey No. 21, Paiki, in the Village-Rajpipla, Dist. Narmada, Boundary-North; Common Passage & Road; South; Property of Kapilaben Doshi; Eat; Adj property, west; Shop No. 04, Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 39,20,000 | Earnest money to be deposited - Rs. 3,92,000

Property No. 20; B) All that part of property consisting of Shop No. 07 (Area 105 Sq. Ft.), situated on the 1st Floor of Samrajya Complex, Dolat Bazar, Off Main Bazar, Rajpipla, Tal. Nandod, Dist. Narmada on the land bearing R.S. No. 213/B, City Survey No. 21, Paiki, in the Village- Rajpipla, Dist. Narmada. Boundary- North: Common Passage & Road; South: Property of Kapilaben Doshi; East: Shop No. 06, west: Shop No. 04 Type of Possession - Physical Possession, Details of encumbrances over the property, as known

to the secured creditor, if any: None Reserve Price - Rs. 6,63,000 | Earnest money to be deposited - Rs. 66,300

Name of the Borrower & Guarantor/s: M/s Yash Fashion prop. Rajesh J Amount due: - Rs. 23,69,244.50 as on 30-12-2014 with further interest, cost & Kachhadiya (Borrower), Mr. Rajesh J Kachhadiya (Proprietor/Borrower), Mrs. expenses. (Subject to subsequent recovery, if any) Shital R. Kacchadiya (Guarantor), Mr. Darshak R Desai (Guarantor)

Property No. 21: All that right title and interest in the residential house type property ad measuring about 56.46 sq mtrs equivalent to 67.50 sq yds at Plot no. 166, Punitdham society nr. Maruti Chowk Statelite road Mota Varachaa Surat, situated on the land bearing R.S. no. 130/1 its block no. 124, 129/4 its block no. 125 129/3 its block no. 126,129/1+2 its block 127,135/1 its block no. 131,135/2 its block no. 132 and 133 its block no. 128 T.P. scheme no. 18 (Mota Varacha) 0.P no. nos 73 to 77 and 80,81 its F.P. nos. 74 to 78 and 81 and 82 of village Mota Varacha, Taluka Choryasi, 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. 34,20,000 | Earnest money to be deposited - Rs. 3,42,000

(BORROWER), Mr. Kewalchand Solanki (Co-Borrower), Mr. Chandaram D Solanki | expenses. (Guarantor)

Name of the Borrower & Guarantor/s: Mrs. Pooja Kewalchand Solanki Amount due:- Rs.25,07,341.69 as on 05-08-2023 with further interest, cost &

Property No. 22; All that piece and parcel of Plot no. 110 admeasuring 87.27 sq. mtrs (As per KJP Durasti form no 7/12 RS/Block No-222/110, adm 87.27 sq mt) with proportionate undivided inchoate share of road & COP land in V K Avenue, with all appurtenances pertaining thereto, standing on land bearing R S No 198, Block no-222, lying, being & situated at village Kareli, Tal Palsana, Dist Surat, Palsana Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 17,80,000 | Earnest money to be deposited - Rs. 1,78,000

Name of the Borrower & Guarantor/s: Mr. Jimi Pankajbhai Patel Alias Mr. Jimmy P. | Amount due :-Rs. 24,68,845.33 as per Demand Notice Dated 01-11-2022 plus

further interest, cost & expenses (Subject to Subsequent recovery, if any)

Property No. 23: All the piece & parcel of Flat No. 107 in Shubh Mangal 1, which is constructed on the N.A. land bearing R.S. no. 262/1/P/2, constructed on N.A. Land admeasuring 9365 Sq. Mtrs., flat admeasuring 1250 sq. ft. & 116.27 sq. mtrs., which is situated within the Grampanchayat Limit of Nandawala Tal. & Dist. Valsad with all right in the name of Mr. Jimi Pankajbhai Patel Alias Mr. Jimmy P. Patel. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 14,35,000 | Earnest money to be deposited - Rs. 1,43,500

Alkeshkumar Navinbhai Lad

Name of the Borrower & Guarantor/s: Mr. Bhavinbhai Navinbhai Lad (Sole | Amount due :- Rs. 17,88,782.00 as per Demand Notice Dated 18-04-2022 plus Proprietor of M/s Shiv Shakti Steel), Mrs. Minaxiben Navinbhai Lad, Mr. further interest, cost & expenses (Subject to Subsequent recovery, if any)

Property No. 24: A) At Village Nadawala, Ta. & Dist. Valsad, the N.A. land, bearing Block/S.No. 262/1/Paiki 2, total adm.11,724.00 sq.mtrs. in situated "Plot No. 01", adm 642.00 sq. mtrs. on over constructed Residential cum Commercial Building, known as "Shubh Mangal Avenue", in situated on First Floor, "Shop No.109", build up area 336.00 sg. feet (31.22 sg. mtrs.) in the name of Mr. Bhavinbhai Navinbhai Lad. Type of Possession - Physical Possession. Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 5.15,000 | Earnest money to be deposited - Rs. 51,500

Property No. 25: B) At Village Nadawala, Ta. & Dist. Valsad, the N.A. land, bearing Block/S.No. 262/1/Paiki 2, total adm.11,724.00 sq.mtrs. in situated "Plot No. 01", adm. 642.00 sq. mtrs. on over constructed Residential cum Commercial Building, known as "Shubh Mangal Avenue", in situated on First Floor, "Shop No.102", build up area 329.22

sq. feet (30.57 sq. mtrs.) in the name of Mrs. Minaxiben Navinbhai Lad. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 5.04,000 | Earnest money to be deposited - Rs. 50,400 Property No. 26 ; C) At Village Nadawala, Ta, & Dist, Valsad, the N.A. land, bearing Block/S, No. 262/1/Paiki 2, total adm, 11,724,00 sg, mtrs, in situated "Plot No. 01", adm.

642.00 sq. mtrs. on over constructed Residential cum Commercial Building, known as "Shubh Mangal Avenue", in situated on First Floor, "Shop No.108", build up area 336.00

sq. feet (31.22 sq. mtrs.) in the name of Mr. Alkeshkumar Navinbhai Lad Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Baruah (Also the Proprietor of M/s, P. B. Associates & M/s, M. B. Corporation), Mr. Manoi

Prafulia Baruah (HUF), Mrs. Boby Manoj Baruah, Mr. Lalit Gunvant Pardeva

Reserve Price - Rs. 5,15,000 | Earnest money to be deposited - Rs. 51,500 Name of the Borrower & Guarantor/s: M/s. MBC Infra Space Pvt. Ltd., Mr. Manoi Prafulla | Amount due :- Rs. 6.38,83,881.06 as on 30.06,2021 with further interest, cost &

Property No. 27; All that piece and parcel of Flat No./Wing - 403-A. House No- 4943, 4th Floor, vill: Solsumba, Tal: Umergaon, Dist: Valsad Area Sq. Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), Land Sq.Mtrs -8.00, "PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, Survey No 166-4-P-66, Plot No 7, area of 810.00 Mtrs Type of Possession – Physical 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 Property No. 28: All that piece and parcel of Flat No./Wing - 404-A, House No - 4944, Village: Solsumba, Tal: Umergaon, Dist: Valsad Area Sq. Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), 4th Floor, PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, Survey No 166-4-P-66, Plot No 7, area of 810.00 Mtrs situated

Type of Possession – Physical 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 Property No. 29: All that piece and parcel of Flat No./Wing-403-B. House No - 4959.4th Floor, Village: Solsumba, Tal: Umergaon, Dist: Valsad Area Sq. Mtrs (Sq. feets) (Super

Built Up Area)-92.90 (1000.00), PARSHWANATH BUILDING (A-Wing & B-Wing) Shantivan society, Survey No 166-4-P-66, Plot No 7, area of 810.00 Mtrs Type of Possession - Physical 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 Property No. 30: All that piece and parcel of Flat No./Wing - 404-B, House No. 4960, 4th Floor, Village: Solsumba, Tal: Umergaon, Dist; Valsad Area Sq. Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), PARSHWANATH BUILDING (A-Wing & B-Wing) Shantivan society, Survey No 166-4-P-66, Plot No 7, admeasuring area of 810.00 Mtrs

Type of Possession - Physical 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

Property No. 31: All that piece and parcel of Shop No./Wing - A-2, House No - 3908, Village: Solsumba, Tal: Umergaon, Dist: Valsad Area Sq. Mtrs (Sq. feets) (Super Built Up Area) - 27.87 (300.00), Ground Floor, Vardhman Building- A-Wing, Shantivan Society, Talasari Road, Survey No 166-4-P-25, Plot No-5:810.00 SQ. Mtrs Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 4,59,000, Earnest money to be deposited - Rs. 45,900

Property No. 32: All that piece and parcel of Shop No./Wing-A-4, House No-3910, Village: Solsumba, Tal: Umergaon, Dist: Valsad Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 27.87 (300.00), Ground Floor, Vardhman Building - A-Wing, Shantivan Society, Talasari Road, Survey No 166-4-P-25, Plot No-5.810.00 SQ. Mtrs Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 4,59,000, Earnest money to be deposited - Rs. 45,900 Property No. 33; All that piece and parcel of Flat No-403-B.4th Floor, House No-3939, Village; Solsumba, Tal; Umergaon, Dist; Valsad admeasuring 92.90 SQ. Mtrs (1000.00

SQ. Feets) Super Built Up Area, Vardhman Building, B- Wing, Shantivan society, Talasari Road, Survey No- 166-4-P-25, Plot No-5, admeasuring 810.00 SQ. Mts Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Property No. 34: All that piece and parcel of Flat No- 104-A 1st Floor, House No 4934, Village: Solsumba Tal: Umbergaon, Dist: Valsad admeasuring 720,00 SQ, Feets 68,88 SQ. Mtrs. PARSHWANATH A-Wing, survey No- 166-4-P-66 (Plot No- 7) admeasuring 810.00 SQ. Mtrs. Type of Possession - Physical 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

Reserve Price - Rs. 5.80,000, Earnest money to be deposited - Rs. 58,000 Property No. 35; All that piece and parcel of Flat No- 202-A, 2nd Floor, House No 4936, Village: Solsumba Tal: Umbergaon, Dist: Valsad PARSHWANATH A-Wing, survey No-

166-4-P-66 (Plot No-7) admeasuring 810.00 SQ. Mtrs, situated at situated at Village: Solsumba Tal: Umbergaon, Dist; Valsad Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,30,000, Earnest money to be deposited - Rs. 63,000 Property No. 36: All that piece and parcel of Flat No- 304-A,3rd Floor, House No 4942, Village: Solsumba Tal: Umbergaon, Dist: Valsad admeasuring 720.00 SQ. Feets (66.88

SQ. Mtrs), PARSHWANATH A-Wing, survey No- 166-4-P-66 (Plot No- 7) admeasuring 810.00 SQ. Mrs. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 5.80.000. Earnest money to be deposited - Rs. 58.000 Property No. 37: All that piece and parcel of Flat No- 203-A,2nd Floor, House No 4937, Village: Solsumba Tal: Umbergaon, Dist: Valsad admeasuring 720.00 SQ. Feets (66.88

SQ. Mtrs).PARSHWANATH A-Wing, survey No- 166-4-P-66 (Plot No- 7), admeasuring 810.00 SQ. Mtrs Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6.06.000, Earnest money to be deposited - Rs. 60.600 Property No. 38: All that piece and parcel of Flat No- 101-B, 1st Floor, House No 4947, Village: Solsumba Tal: Umbergaon, Dist: Valsad admeasuring 785.00 SQ. Feets (72.92 SQ.

Mtrs).PARSHWANATH B-Wing, survey No. 166-4-P-66 (Plot No.-7) admeasuring 810.00 SQ, Mtrs Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,30,000, Earnest money to be deposited - Rs. 63,000

Property No. 39: All that piece and parcel of Flat no- 202-B, 2nd Floor, House No 4952, Village: Solsumba Tal: Umbergaon, Dist: Valsad admeasuring 785.00 SQ. Feets (72.92) SQ. Mtrs), Parshwanath B. Plot No-7, Survey Number 166-4-P-66 admeasuring 810.00 SQ. Mtrs Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,30,000, Earnest money to be deposited - Rs. 63,000 Property No. 40: All that piece and parcel of Flat No-7,2nd Floor, House No 658, Village: Lawacha Tal: Vapi, Dist: Valsad admeasuring 675.00 SQ. Feets (62.73 SQ. Mtrs), C-1,

Vardhman Co- Operative Housing Society Limited, (Ambika Park), survey No- 91-2 (computerized Survey No 91-4) admeasuring 2051.00 SQ. Mtrs

Date: 22-03-2025

Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 6,20,000, Earnest money to be deposited - Rs. 62.000 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

Ahmedabad

For Registration and Login and Bidding Rules visit https://baanknet.com Authorised Officer, Place: Surat, Gujarat Union Bank of India