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CORRIGENDUM

This is with reference to the sale notice of Ahmedabad City Region-2, borrower Sr. No. 2 - Moon Air and Rail Cargo, published on date 19.06.2025. Please read borrower has filed SA 135/2025 in DRT Ahmedabad. Matter is pending at DRT-1 Ahmedabad. All other details and terms & conditions remain unchanged.

Date : 21.06.2025 Sd/- Authorized Officer,
Place : Ahmedabad Bank of Baroda



Laxmipura Branch, FF-2-5, Pramukhswami Tower
Nr Laxmipura Char Rasta, Opp Om Flats, Subhanpura Gorwa Road
Vadodara-390016, 0265-2291141, E-mail: laxbar@bankofbaroda.com

POSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Appendix IV read with rule 8(f) of the Security Interest (Enforcement) Rules, 2002)

Whereas The undersigned being the Authorized Officer of Bank of Baroda, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 01-02-2025 calling upon the Borrower **M/s Apfel Specialities Pvt Ltd (Borrower)** to repay the amount mentioned in the notice being **Rs.20,77,895.11/- (Rupees Twenty Lakhs Seventy Seven Thousand Eight Hundred Ninety Five and Eleven Paisa only)** as on 31-01-2025 together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 17th day of June of the year 2025.

The Borrowers/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Bank of Baroda, Laxmipura Branch** for an amount of **Rs. 20,77,895.11/- (Rupees Twenty Lakhs Seventy Seven Thousand Eight Hundred Ninety Five and Eleven Paisa only)** and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

All parts and parcels of Residential Flat No 9 , 3rd Floor, Pujan Flat , Plot No 8/1, Nutan Bharat Society Alkapuri Vadodara admeasuring Super Built Up 71.09sqmtrs in the name of Mr Jitendra Anand Rao Shitole and bounded as follows: East: By Pujan Flat No 7 & 10, West: By After Margin 30ft Road, North: By Pujan Flat No 8, South: By After Margin Society Plot No 8/A.

Date : 17-06-2025
Place: Vadodara

Chief Manager/Authorized Officer
Bank of Baroda



Segva Branch : Shop no 27,28,37,38,39,1st floor Samruddhi complex At & Po Segva, Dist. Baroda. Pin- Gujarat. India. Phone Number 9099755716

APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (for immovable property)

Whereas The undersigned being the authorized officer of the **BANK OF BARODA, Segva Branch** : Shop no 27,28,37,38,39,1st floor Samruddhi complex At & Po Segva, Dist. Vadodara- 391155 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 29/04/2023 calling upon the borrower **M/s. Tedi Vinodhbhai Champakbhai** to repay the amount mentioned in the notice being **Rs. 24,50,689.00 (In Words Rupees Twenty-Four Lakh fifty Thousand Six Hundred Eighty Nine Only)** as on 25/04/2023 with interest as mentioned notice, within 60 days from the date of receipt of the said Notice.

The borrower having failed to repay the amount, notice is hereby given to them and the public in general that the undersigned has taken **PHYSICAL POSSESSION** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 in compliance of the order dated 19/04/2025 passed by the Hon'ble Chief Judicial Magistrate, Karjan in CRMA No. 39/2025 under Sec. 14 of the said Act on this 15th day of June of the year 2025.

The borrowers/ Guarantor/ in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Bank of Baroda**, for an amount **Rs. 24,50,689.00 (In Words Rupees Twenty-Four Lakh fifty Thousand Six Hundred Eighty Nine Only)** as on 25/04/2023 and further interest thereon plus other charges.

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

Description of immovable property

EQUITABLE MORTGAGE OF ALL THAT PIECE AND PARCEL OF PROPERTY SITUATED AT MAJEE ANANDI BEARING R S NO 710, NEW BLOCK NO 891, ADMEASURING 7127 PAKKI, SHREEJI RESIDENCY , - 2 PAKKI PLOT NO 17,18 ADMEASURING SQ MTRS 78.00+78.00 UNDIVIDED SHARE OF LAND 54.30+54.30, TOTAL 264.80, AT REGISTRATION SUB DISTRICT SINOR, DISTRICT VADODARA PROPERTY IS BOUNDED AS UNDER: NORTH: BY PLOT NO. 15 & 16 SOUTH: BY PLOT NO. 19 EAST: BY PLOT NO. 11 & 12 WEST: BY 7.50 MTRS. ROAD

Date : 15.06.2025
Place : Dabhoi

Sd/- Authorized Officer
Bank of Baroda

<div><div><p>यूनियन बैंक ऑफ इंडिया Union Bank of India</p></div><div><p>ARB Surat, Add : Shop No.432 - 439, Prime Shoppers, Fourth Floor, Udhana - Magdalla Road, Vesu, Surat, Gujarat - 395007, Authorised Officer - Rahul Kumar - Mo. 7859011911, Branch : 7016965509. Email ID - arb.surat@unionbankofindia.bank</p><p>SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES</p><p>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</p><p>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:</p><p>DATE AND TIME OF E-AUCTION – 15-07-2025 (Tuesday) from 12:00 p.m. to 05:00 p.m.</p></div></div>	
Branch Name, Address & Contact No.	Union Bank of India, ARB Surat Branch, Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat-395007.
Name Of The Borrower & Guarantor/s :- M/S D M Jewels (Partnership Firm), Mr. Mehul Sumatilal Shah (Guarantor), Mrs. Shilpaben Chetanbhai Butani (Guarantor)	Amount due :- Rs.59,61,465.95 as on 11-04-2019 with further interest, cost & expenses.
Property No. 01 : All that piece and parcel of Plot No. 46, 47, 48 & 49, 'C' Type, Sahajanand Lake City, Nr. Swami Narayan School, Kamrej 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. 31,06,000.00 EMD - Rs. 3,10,600.00	
Name Of The Borrower & Guarantor/s :- Mr. Jha Dhruvkumar Dinesh (Borrower & Mortgagor), Mr. Neeraj Dhumun (Guarantor)	Amount due :- Rs. 12,82,181.35 as per demand notice dated 14-09-2023 with further interest, cost & expenses.
Property No. 02 : 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. 14,16,000.00 EMD - Rs. 1,41,600.00	
Name Of The Borrower & Guarantor/s :- M/s Khodiyar Designer Sarees Prop. Hirpara Mehul Gobarbhai (borrower), Mr. Rahul Gobarbhai Hirpara (Mortgagor & Guarantor)	Amount due :- Rs. 30,71,353.96 as on 06.11.2024 with further interest, cost & expenses less recovery (if any).
Property No. 03 : All that piece and parcel of the immovable property bearing SHOP No. 415 admeasuring built up area 19.49 sq. mtrs and carpet area 18.39 sq. mtrs, on the 4th Floor of commercial complex known as "SHAYONA PLAZA" along with undivided proportionate share in the land underneath the said building constructed on the land bearing Final Plot No. 51 (As per Draft No. 49), T.P Scheme No. 17 (Puna), Block No. 68, Revenue Survey No. 54 situated at Moje: Puna, Sub District: Surat City, District: Surat in the name of Mr. Rahulbhai Gobarbhai Hirpara. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 10,80,000.00 EMD - Rs. 1,08,000.00	
Name of the Borrower & Guarantor/s :- Kesari Enterprise Prop. Pravinaben N. Patel (Borrower), Gami Ajaybhai Navrangbhai (Guarantor)	Amount due :- Rs. 23,67,049.12 as per demand notice dated 08-07-2021 with further interest, cost & expenses.
Property No. 04 : 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. 13,37,000.00 EMD - Rs. 1,33,700.00	
Name of the Borrower & Guarantor/s :- Mr. Ashokbhai Lakhbhai Chhodvadiya (Borrower), Mrs. Drashanaben Ashokbhai Chhodvadiya (Co-Borrower), Mr. Jignesh Chandubhai Vaghasiya (Guarantor)	Amount due :- Rs. 40,21,220.00 as per demand notice dated 11-04-2018 with further interest, cost & expenses. (Subject to Subsequent Recovery, if any)
Property No. 05 : 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 Lakhbhai Chhodvadiya. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 8,16,000.00 EMD - Rs. 81,600.00	
Name of the Borrower & Guarantor/s :- M/S Dhiraj Enterprise (Prop. Ruteshkumar Vrajilal Sardhara), Mr. Ruteshkumar Vrajilal Sardhara, Mr. Hirenkumar Rajeshbhai Hirpara	Amount due :- Rs. 24,26,873.00 as per demand notice dated 31-01-2018 with further interest, cost & expenses.
Property No. 06 : All that piece and parcel of the property Plot No. 10 admeasuring 70.76 sq. mtrs together with undivided proportionate share admeasuring 34.24 sqmtrs. in the common roads and COP (aggregating admeasuring 105 sqmtrs.) 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 Vrajilal Sardhara. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 6,57,000.00 EMD - Rs. 65,700.00	
Name of the Borrower & Guarantor/s :- Mr. Hiteshkumar Vrajilal Sardhara (Borrower) , Mrs. Ankilaben Hiteshbhai Sardhara (Co- Borrower), Mr. Mahendrabhai Virjibhai Sutariya (Guarantor)	Amount due :- Rs. 30,88,998.00 as on 11.01.2018 with further interest, cost & expenses
Property No. 07 : 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 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, Tal. 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. 8,65,000.00 EMD - Rs. 86,500.00	
Name of the Borrower & Guarantor/s :- Mr. Jagdishbhai Laljibhai Kotadiya (Borrower), Mr. Vinodbhai Laljibhai Kotadiya (Co-Borrower), Mrs. Brijesh Vinubhai Kathirja (Guarantor)	Amount due :- Rs. 23,39,765.00 as on 16.01.2018 with further interest, cost & expenses
Property No. 08 : All that piece of parcel of: Plot No. 9 admeasuring area 70.76 sq. meters together with undivided proportionate share admeasuring area 34.24 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. 7,62,000.00 EMD - Rs. 76,200.00	
Name of the Borrower & Guarantor/s :- Mr. Jignesh Chandubhai Vaghasiya (Borrower), Mrs. Shilpaben Jignesh Vaghasiya (Co-Borrower), Mr. Patoliya Sagarbhai Mathurbhai (Guarantor)	Amount due :- Rs 36,19,450.97 as on 08.08.2017 with further interest, cost & expenses
Property No. 09 : 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/B, 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. 8,16,000.00 EMD - Rs. 81,600.00	
Name of the Borrower & Guarantor/s :- Mrs. Khakhiya Madhuben Zaverbhai (Borrower), Mr. Rahul Zaverbhai Khakhiya (Co-Borrower), Mr. Jayantibhai Baghabhai Sheliya (Guarantor)	Amount due :- Rs. 36,42,703.00 as on 08.08.2017 with further interest, cost & expenses
Property No. 10 : 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. 8,16,000.00 EMD - Rs. 81,600.00	
Name of the Borrower & Guarantor/s :- Mr. Dharmendrabhai Arjanbhai Navapariya (Borrower), Mrs. Rasilaben Arjanbhai Navapariya (Co- Borrower), Mr. Alul Rajabhai Ghadshiya (Guarantor)	Amount due :- Rs. 24,08,978.00 as on 11-04-2018 with further interest, cost & expenses
Property No. 11 : Plot No. 77, Admeasuring 74.11 sq. Meter with margin land adm 41.31 sq.mtrs (Aggregating an 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 Tal 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. 9,38,000.00 EMD - Rs. 93,800.00	
Name of the Borrower & Guarantor/s :- Mr. Viralbhai Valjibhai Goli, Mr. Bharatbhai Valjibhai Goli	Amount due :- Rs. 25,76,670.00 as per demand notice dated 11-04-2017 with further interest, cost & expenses.
Property No. 12 : 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 land, 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 Goli. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 9,38,000.00 EMD - Rs. 93,800.00	
Name of the Borrower & Guarantor/s :- Mr. Patel Hirendra Sureshbhai (Borrower), Mr. Mineshkumar Sureshbhai Patel (Co-Borrower), Mrs. Urvashi Karan Hariyani (Co-obligant)	Amount due :- Rs. 22,36,260.08 as per demand notice dated 23-11-2023 with further interest, cost & expenses.
Property No. 13 : 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. 11,02,000.00 EMD - Rs. 1,10,200.00	
Name of the Borrower & Guarantor/s :- M/s Samrajya Builders and Steel Suppliers, Mr. Sinor Hardeepsinh Navrinsinh (Proprietor)	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)
Property No. 14 : 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; East: 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. 35,28,000.00 EMD - Rs. 3,52,800.00	

Property No. 15 : 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. 5,57,000.00 EMD - Rs. 55,700.00	
Name of the Borrower & Guarantor/s :- M/s. Anjani Bikes Corner (Borrower), Mr. Zarna Denish Khadawala (Proprietor And Guarantor)	Amount due :- Rs. 45,53,905.36 as per demand notice dated 11.11.2024 with further interest, cost & expenses less recovery effected (if any).
Property No. 16 : All that piece and parcel of the immovable property known as Shop No. 302 admeasuring area 285 sq. ft. i.e. 26.48 sq. mts. and Shop no 303/A-1 admeasuring 395 sq. ft. i.e. 36.70 sq. mts. total admeasuring about 63.18 sq. mts. (Built up area) on the third floor of the building known as "SAI COMPLEX" along with undivided proportionate shares admeasuring about in the land underneath the said building constructed on the land of Final Plot No 150/A and 150/B of T.P. scheme No 62 (Dindoli- Bhestan- Bhedwad): Block No 521 paiki plot no 25 (RS No 346 Hissa No 2) of Moje Dindoli Taluka City Surat District Surat in the name of Mrs. Zarna Denish Khadawala (Proprietor and Guarantor) of M/s. Anjani Bikes Corner. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 39,60,000.00 EMD - Rs. 3,96,000.00	
Name of the Borrower & Guarantor/s :- Mrs. Pooja Kewalchand Solanki (BORROWER), Mr. Kewalchand Solanki (Co-Borrower), Mr. Chandaram D Solanki (Guarantor)	Amount due :- Rs.25,07,341.69 as on 05-08-2023 with further interest, cost & expenses.
Property No. 17 : 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. 16,02,000.00 EMD - Rs. 1,60,200.00	
Name of the Borrower & Guarantor/s :- Mr. Jimi Pankajbhai Patel Alias, Mr. Jimmy P. Patel	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. 18 : 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 – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 12,92,000.00 EMD - Rs. 1,29,200.00	
Name of the Borrower & Guarantor/s :- Mr. Bhavinbhai Navinbhai Lad (Sole Proprietor of M/s Shiv Shakli Steel), Mrs. Minaxiben Navinbhai Lad, Mr. Akleshkumar Navinbhai Lad	Amount due :- Rs. 17,88,782.00 as per Demand Notice Dated 18-04-2022 plus further interest, cost & expenses (Subject to Subsequent recovery, if any)
Property No. 19 : 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 sq. feet (31.22 sq. 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. 4,64,000.00 EMD - Rs. 46,400.00	
Property No. 20 : 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. 4,54,000.00 EMD - Rs. 45,400.00	
Property No. 21 : C) 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.108", build up area 336.00 sq. feet (31.22 sq. mtrs.) in the name of Mr. Akleshkumar 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. 4,64,000.00 EMD - Rs. 46,400.00	
Name of the Borrower & Guarantor/s :- M/s. MBC Infra Space Pvt. Ltd., Mr. Manoj Prafulla Baruah (Also the Proprietor of M/s. P. B. Associates & M/s. M. B. Corporation), Mr. Manoj Prafulla Baruah (HUF), Mrs. Bobby Manoj Baruah, Mr. Lalit Gunvant Pardeva	Amount due :- Rs. 6,38,83,881.06 as on 30.06.2021 with further interest, cost & expenses
Property No. 22 : All that piece and parcel of Office No-202,2nd Floor(House No- 4654), "CENTER POINT" building, Vill: Vapi, Tal: Vapi, Dist: Valsad admeasuring 49.72 SQ. Mtrs (535.00 SQ. Feets) Super Built Up Area. constructed on the land bearing Survey No- 552-1-2-6- 7-8 P1, with common undivided share of land area 3.00 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. 18,19,000.00 EMD - Rs. 1,81,900.00	
Property No. 23 : All that piece and parcel of Office No-204,2nd Floor(House No- 4656), CENTER POINT building, Vill: Vapi, Tal:Vapi, Dist: Valsad admeasuring 57.89 SQ. Mtrs (623.00 SQ. Feets) Super Built Up Area. constructed on the land bearing Survey No-552-1-2-6- 7-8 P1, with common undivided share of land area 3.00 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. 16,07,000.00 EMD - Rs. 1,60,700.00	
Property No. 24 : All that piece and parcel of Flat No./Wing - 403-A,House No. – 4943,4th Floor,vill: Solsumba, Tal: Umargaon, 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. 6,75,000.00 EMD - Rs. 67,500.00	
Property No. 25 : All that piece and parcel of Flat No./Wing - 404-A, House No. – 4944, Village: Solsumba, Tal: Umargaon, 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. 6,75,000.00 EMD - Rs. 67,500.00	
Property No. 26 : All that piece and parcel of Flat No./Wing-403-B,House No. – 4959,4th Floor, Village: Solsumba, Tal: Umargaon, 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. 6,75,000.00 EMD - Rs. 67,500.00	
Property No. 27 : All that piece and parcel of Flat No./Wing - 404-B, House No. – 4960,4th Floor, Village: Solsumba, Tal: Umargaon, 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. 6,75,000.00 EMD - Rs. 67,500.00	
Property No. 28 : All that piece and parcel of Shop No./Wing - A-2, House No. – 3908, Village: Solsumba, Tal: Umargaon, Dist: Valsad Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 27.87 (300.00),Ground Floor, Vardhaman 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. 4,14,000.00 EMD - Rs. 41,400.00	
Property No. 29 : All that piece and parcel of Shop No./Wing-A-4, House No. – 3910, Village: Solsumba, Tal: Umargaon, Dist: Valsad Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 27.87 (300.00),Ground Floor, Vardhaman 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. 4,14,000.00 EMD - Rs. 41,400.00	
Property No. 30 : All that piece and parcel of Flat No-403-B-4th Floor, House No. - 3939, Village: Solsumba, Tal: Umargaon, Dist: Valsad admeasuring 92.90 SQ. Mtrs (1000.00 SQ. Feets) Super Built Up Area, Vardhaman Building- B- Wing, Shantivan society, Talasari Road, Survey No- 166-4-P-66,Plot No-5, 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. 6,75,000.00 EMD - Rs. 67,500.00	
Property No. 31 : 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. 5,22,000.00 EMD - Rs. 52,200.00	
Property No. 32 : 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. 5,67,000.00 EMD - Rs. 56,700.00	
Property No. 33 : 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. Mtrs. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 5,22,000.00 EMD - Rs. 52,200.00	
Property No. 34 : 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. 5,46,000.00 EMD - Rs. 54,600.00	
Property No. 35 : 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. 5,67,000.00 EMD - Rs. 56,700.00	
Property No. 36 : All that piece and parcel of Flat no- 702-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. 5,67,000.00 EMD - Rs. 56,700.00	
Property No. 37 : All that piece and parcel of Flat No- A-2,Ground Floor,House No 2756,Vill Solsumba Tal: Umbergaon, Dist: Valsad, meauring 55.74 SQ. Mtrs (600.00 SQ. Feets),RUSHAB- A, Survey 166-4-P-13, (Plot No- 52),land area 10.00 SQ. Mtrs Situated at Village Solsumba (Sahantivan Society) Tal: Umargaon, 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. 4,08,000.00 EMD - Rs. 40,800.00	
Property No. 38 : All that piece and parcel of Flat No- A-4,Ground Floor,House No 2758,Village Solsumba Tal: Umargaon,Dist: Valsad admeasuring 55.74 SQ. Mtrs (600.00 SQ. Feets),RUSHAB- A, Survey No- 166-4-P- 13, (Plot No- 52),land area about 10.00 SQ. mtrs. Village Solsumba (Sahantivan Society) Tal: Umargaon, 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. 4,08,000.00 EMD - Rs. 40,800.00	
This may also be treated as notice u/s 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.	
For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in For Registration and Login and Bidding Rules visit https://baanknet.com	
Date : 21-06-2025 Place: Surat, Gujarat	Authorised Officer, Union Bank of India