

Regional Office Surat : Shop No.432 - 439, Prime Shoppers, Fourth Floor, Udhana - Magdalla Road, Vesu, Surat, Gujarat - 395007, Authorised Officer - Ramaytar Meena - Mo. 88274 33132, Email ID - crldsurat@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 - 27-03-2024 (Wednesday) from 12:00 p.m. to 05:00 p.m.

Branch Name, Address & Contact No.	Union Bank of Dod Road, Sura	India, Athwalines Branch, BSNL Door Sanchar Bhavan, Karimabad, Ghoo at 395002
Name of the Borrower & Guarantor/s : Mr. Ambaliya Dharmesh Mulajibhai		Amount due :- Rs. 15,00,126.36 as per demand notice dated 02-08-2019 with

further interest, cost & expenses subject to recovery effected (if any) Property No. 1: All that piece and parcel of immovable property bearing Plot No. 58, admeasuring 40.00 sq. mtrs. along-with Ground Floor, construction area admeasuring 40.00 sq. mtrs. in the residential project known as "SAIDHAM RESIDENCY" lying and being situation thereon at R.S. No. 395, Block No. 385 of Village Moje Kamrej, Sub-District - Kamrej, District - Surat in the name of Mr. Ambaliya Dharmesh Mulajibhai. Type of Possession - Physical Possession, Details of encumbrances over the

Reserve Price - Rs. 12,06,000 | Earnest money to be deposited - Rs. 1,20,600

property, as known to the secured creditor, if any: None

Name of the Borrower & Guarantor/s : Mr. Devendra Prashad Bhagwat Prasad Trivedi (Borrower), Mrs. Samta Devendra Prashad Trivedi (Borrower), Mr. Pandit Navalkishor Shriram Sugarat (Guarantor)

Amount due :- Rs.11,78,572.19 as per demand notice dated 27-01-2022 with further interest, cost & expenses.

Property No. 2: Plot No. 33, Rahi Township Vibhag-1, Near Gangadhara Railway Station, Kadodara-Bardoli Road, Kareli Gam, Surat - 394310 in the name of Devendra Prashad Bhagwat Prasad Trivedi & Samta Devendra Prashad Trivedi. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

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

Name of the Borrower & Guarantor/s: Mr. Hanuman S Sharma, Mr. Lokendra Kumar Amount due :- Rs.15,70,877.42 as per demand notice dated 01-11-2018 with further interest, cost & expenses subject to recovery effected (if any)

Property No. 3: Immovable property bearing Plot No. 143, adm. 69.99 sq.mtrs. (As per Approved Plan) and 61.43 sq.mtrs. (as per Booking Plan) with proportionate undivided inchoate share of Road and COP in Siddhi Vinayak Residency with all appurtenances pertaining thereto, standing on land bearing R.S. No. 98, Block No. 126 lying, being and situated at Village - Bagumara, Tal - Palsana, District - Surat, Sub- District - Palsana in the name of Mr. Hanuman Shantilal Sharma, Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,30,000 | Earnest money to be deposited - Rs. 1,13,000

Name of the Borrower & Guarantor/s: Mr. Jeevansingh Jorvarsingh Chundawat, Amount due :- Rs.14,38,308.50 as per demand notice dated 08-12-2021 with Mr. Vikramsingh Jorvarsingh Chundawat further interest, cost & expenses. Property No. 4: Plot No. 90, Garden City Vibhag-1, Near Aradhna Dream, Moje - Jolva, Tal - Palsana, Surat - 394310 in the name of Jeevansingh Jorvarsingh Chundawat &

Vikramsingh Joravarsingh Chundawat. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any:

Reserve Price - Rs. 14,80,000 | Earnest money to be deposited - Rs. 1,48,000

Name of the Borrower & Guarantor/s : Mr. Khunt Sanjaybhai Bhayabhai, Mrs. Setalben Sanjaybhai Khunt

Amount due :- Rs.15,89,913.53 as per demand notice dated 01-06-2019 with further interest, cost & expenses.

Property No. 5: Plot No. 61 admeasuring 60 sq. yards i.e. 50.17 sq.mt. (Block No. 144/A/61 of 47.43 sq.mt as per KJP) in Shivpuja Residency in land of R.S. No. 142, Block No. 144/A at Village - Mankana, Ta-Kamrej, District - Surat in the name of Mr. Khunt Sanjaybhai Bhayabhai. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,10,000 | Earnest money to be deposited - Rs. 1,01,000

Name of the Borrower & Guarantor/s : Mr. Mukesh Nanjibhai Katariya (borrower), Mrs. Vilasben Mukeshbhai Katariya (co-borrower), Mr. Ashvinkumar M Katariya (gurrantor)

Amount due :- Rs. 9,93,233.65 as per demand notice dated 01-03-2023 with further interest, cost & expenses subject to recovery effected (if any)

Property No. 6; All that piece and parcel of plot no. 172 admeasuring 54.00 sq. yards i.e., 45.15 sq. mtrs with margin (As per KJP Block No. 154/A/172 admeasuring 42.41 sq, mtrs, and revised survey new block no. 1595 ad measuring about 42.00 sq, mtrs) and with undivided share of road and COP admeasuring 22.50 sq, mtrs of "Shiv Dhareshwar Residency" Situated on land bearing Block no. 154/A admeasuring 21651 sq. mtrs at village: Mankana, Taluka: Kamrej, Distrcit: Surat and with all the present and future construction on the said plot owned by Mukesh Nanjibhai Katariya. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs.12.00,000 | Earnest money to be deposited - Rs. 1,20,000

Name of the Borrower & Guarantor/s: Mr. Mukeshkumar D Seladiya (Borrower), Amount due :- Rs.17,87,245.10 as on 30.09.2018 with further interest, cost Mrs. Sarojben M Seladiya (Borrower), Mr. Vipul Rameshbhai Polara (Guarantor) &expenses.

Property No.7: All that piece and parcel of Plot No. 138, Jay Villa -2, Type F, Nr. Khodaldham Society, Bhairay Village Road, Kamrej, Surat In The Name Of Mr. Mukeshkumar D Seladiya and bounded as follows: -On the North: Plot No. F/151, On the South: Entry, Road & Piot No. A/136 On the East: Open Plot No. 137, On the West: Plot No. 139. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,64,000 | Earnest money to be deposited - Rs. 86,400 Name of the Borrower & Guarantor/s : Mr. Tushal H Kachhadiya (Borrower), Mr.

Ghusabhai Zhalavadiya (Guarantor)

Amount due :- Rs.9,93,138.20 as per demand notice dated 01.11.2018 with further interest, cost & expenses subject to recovery effected (if any)

Property No. 8: All that piece and parcel of Flat no. 305, 3rd floor, Simandhar Nagar paiki Hare Krushna Residency, Near Dada Bhagwan Temple, Nansad Koli Bharthana Road, Kamrej, Surat – 394180 in the name of Mr. Tushal H. Kachhadiya. BOUNDARIES: - On the North: Shree Hari Residency, On the South: Entry & Passage On the East: Internal Road, On the West: Flat No 306. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7.65,000 | Earnest money to be deposited - Rs. 76,500

Name of the Borrower & Guarantor/s : Mrs. Vasantben Mansukhbhai Katakiya (Borrower), Mr. Rahul Mansukhbhai Katakiya (Borrower), Mr. Shaileshkumar H Katakiya (Guarantor)

Amount due :- Rs.14,58,658.19 as per demand notice dated 27-01-2022 with further interest, cost & expenses subject to recovery effected (if any)

Property No. 9: Plot No. 494 (Type -B), Vraj Nandini Residency-1, Block No. 273, Kamrej, Surat - 394180 in the name of Vasantben Mansukhbhai Katariya & Rahul Mansukhbhai Katariya. Type of Possession – Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,65,000 | Earnest money to be deposited - Rs. 1,16,500

Name of the Borrower & Guarantor/s : Mr. Vallabhbhai Jadavbhai Jalandhara borrower), Mr. Batukbhai Jalonghara (Co-Borrower), Mr. Baldaniya Manubhai Ukabhai (co-obligant)

Amount due :- Rs.15,65,518.33 as on 02/04/2021 in the said account together with costs and interest as aforesaid.

Property No. 10: All piece and parcel of the immovable property known as Plot No. A/31, Shree Veer Vinayak Residency, (As per passing plot no. A31) Admeasuring 68.62 Sq. m. as per Village form no. 7/12, Khata no. 512, RS No. 116/2, Block no. 118, lying, being and situated at, Village-Mankana, SubDist-Kamrej, District-Surat and bounded by :-East: Adj. Society's Internal Road, West: Plot No. A-18, North: Plot No. B-30, South: Plot No. A-32 Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 14,80,000 | Earnest money to be deposited - Rs. 1,48,000

Union Bank of India, BARDOLI MAIN Branch, Kashyap Chamber, Station Road, Opp: Mudit Branch Name, Address & Contact No. Palace, Bardoli-394601, District Surat Amount due :- Rs. 14,22,513.58 as per demand notice dated 31-01-2023 with Name of the Borrower & Guarantor/s: Mr. Ankit Kumar Daddan Singh (Borrower),

further interest, cost & expenses less recovery effected (if any) Mr. Suman Kumar Thakur (co- Borrower) Property No. 11; All that piece and parcel of property bearing Moje Kareli, Khata no. 1149 survey no. 352,353,354 block no. 369, Plot no.96, admeasuring 60.22 sq.mtrs situated on Ground Floor (Residential House) situated in "Rahi Township Vibhag-1" constructed on non-agricultural land bearing Block no. 369 admeasuring 6022 sq. mtrs within "Rahi Township Vibhag-1" near Rudrax Residency Taluka- Palsana District-Surat Gujrat owned by ANKIT KUMAR DADDAN SINGH. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12,35,000 | Earnest money to be deposited - Rs. 1,23,500

Name of the Borrower & Guarantor/s : Bhimaram G Mali (Borrower), Anil Ram Amount due :- Rs.14,93,668.77 as per demand notice dated 03-01-2023 with further interest, cost & expenses less recovery (if any) (Guarantor)

Property No. 12: All that piece and parcel of Propercty bearing plot No.35, admeasuring 61.37 Sq. Mtr i.e. 73.39 Sq. Yard and individual Share of common plot. Road Margin admeasuring Sq. Mtr i.e. Yard Total Admeasuring Sq. Mtr.i.e Sq. Yard of Moje. Tantithaiya R.S. No.295 Block No.224, Plot No.35, Mahadev Nagar, Near Mahadev Temple, Tantithaiya Tal. Palsana, Dist. Surat, Gujarat Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,09,000 | Earnest money to be deposited - Rs. 1,00,900

Name of the Borrower & Guarantor/s: Borse Bhattubhai Gulabbhai (Borrower), Amount due :- Rs. 13,16,532.15 as on 28-02-2022 with further interest, cost & Hasmukhbhai C Kapadiya (Guarantor) expenses. Property No.13: In District Surat, Sub District Taluka Palsana, Moje Gam Kadodara's Survey Number 132/2a. Block Number 121 Registered for Residential Purpose as Shree

Balaji Nagar Society. In This Society Open Plot 386/A in The Name of Borse Bhattubhaj Gulabbhaj. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,60,000 | Earnest money to be deposited - Rs. 86,000

Amount due :- Rs.10.83.605.24 as per demand notice dated 16.12.2022 with Name of the Borrower & Guarantor/s: Geba Ram (Borrower), Champa Devi (Co-Borrower), Pankaj Singh (Guarantor) further interest, cost & expenses.

Property No. 14: All that piece and parcel of land bearing Plot No. 118, Admesuring about 40.19 Sq. Mtrs i.e. 48.06 Sq. vard and individual share of common plot, Road margin admeasuring Sq. Mtrs. 64.81 Yard total admeasuring Sq. Yards of "Nilkanth Residency" Moje, Tantithaiya R.S. No./Block No.273/A, Khata No.1485, Plot No.118, Near Gokuldham Residency of Village Tantithiya, Tal. Palsana, 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. 7,40,000 | Earnest money to be deposited - Rs. 74,000

Name of the Borrower & Guarantor/s: Hotiram Bheraram Mali (borrower). Amount due :- Rs.16,93,313.00 as on 28/02/2022 with further interest, cost & Goriben Hotiram Mali (co-borrower), Gangaram Bagadaram (co-obligant)

Property No. 15: Land And Building - Situated At Plot No. 122, Nilkanth Residency, Block No. 273/a, Khata No. 1485, Moje Tantithaiya Taluka - Palsana Dist - Surat Belonging To Mr Hotiram Bheraram Mali And Mrs. Goriben Hotiram Mali Amd Bounded By East: Society Road, West :plot No. 137, North: Plot No. 121, South: Plot No. 123 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 | Earnest money to be deposited - Rs. 1,08,000

Amount due :- Rs. 14,05,857/- as on 31/01/2022 with further interest, cost & Name of the Borrower & Guarantor/s: Mr. Madanial S/O Mangilal (Borrower). Mrs. Vimala Devi Madaniai (Co-Borrower), Mr. Rajesh Gopilai Mali (Guarantor) expenses.

Property No. 16: Surat District, Sub District, Taluka Palsana Moje Gam Tantithaiya Block No. 273/A of Survey No. 341/2, Block No. 274 Of Survey No. 341/3, Block No 275 Of Survey No. Of Survey No. 341/4 By Consolidating of All Formed Block No. 273a Which Is Non-Agricultural Land Created for Residential Purpose and Site Named As Neelkanth Residency Plot No 124 in the name of Mr. Madanlal Mangilal. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7.90.000 | Earnest money to be deposited - Rs. 79.000

Name of the Borrower & Guarantor/s: Manglaram Sirvi (borrower), Kelidevi Amount due :- Rs. 9,28,003.10 as per demand notice dated 16-12-2022 with further interest, cost & expenses. Manglaram Sirvi (Co-Borrower), Chutraram Kumawat (Guarantor)

Property No. 17: All that piece and parcel of land bearing Plot No 40, Admesuring about 40.19 Sq. Mtrs i.e. 48.06 Sq. yard and individual share of common plot, Road margin admeasuring Sq. Mtrs. i.e. Yard total admeasuring Sq. Mts. 64.81 Sq. Yards of "Nilkanth Residency" situated at Land bearing R.S. No./Block No.273/A, Khata No.1485 of Village Tathithaiya, Opp Gokuldham Residency Tantithaiya Sub. Dist. Palsana, Dist- Surat 394305. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7.40,000 | Earnest money to be deposited - Rs. 74,000

Name of the Borrower & Guarantor/s : Mr. Nara Ram (Borrower), Mr. Ramlal Amount due :- Rs. 13,40,482.41 as per demand notice dated 13-12-2022 with further interest, cost & expenses less recovery effected (if any) Sogaramji Kumawat (Guarantor)

Property No. 18: All that piece and parcel of Plot no. 277 admeasuring 40.19 sq. mtrs. i.e. 48.06 sq. yards with margin and individual share of common plot. Road margin admeasuring sq. mtrs. i.e. sq. yards total admeasuring i.e. sq. yards of "Nilkanth Residency" Moje: Tantithaiya RS no. /Block/ no. 273/A, Khata no. 1485, Plot no. 277 "Nilkanth Residency" near Chalthan Railway Crossing, Tantithaiya, Taluka- Palsana, District- Surat owned by NARA RAM. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,60,000 | Earnest money to be deposited - Rs. 86,000

Name of the Borrower & Guarantor/s: Mr. Narpatsingh G Purohit (Borrower), Ms. Rajpurohit Yogitaben Narpatsingh (Co-Borrower), Mr. Ramlal Sogaramii Kumawat (Guarantor)

Amount due :- Rs. 22,99,073.14 as per demand notice dated 16-05-2023 with further interest, cost & expenses less recovery effected (if any)

Property No. 19; All that piece and parcel of property bearing Residential House No. 275 admeasuring 60.28 sq. mtrs. situated in "Nilkanth Residency" constructed on nonagricultural land bearing revenue survey no. 43/1 (New Survey no. 273) admeasuring 60.28 sq. mtrs. situated within the limits of Village-Tantithaiya, Taluka- Palsana, District-Surat, Gujrat owned by NARPATSINGH G PUROHIT. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12,88,000 | Earnest money to be deposited - Rs. 1,28,800

Amount due :- Rs.7,96,973.38 as per demand notice dated 08-04-2021with Name of the Borrower & Guarantor/s: Pankaj Shivmurtibhai Shrivas, Mr. further interest, cost & expenses. Prashant Sureshbhai Soni

Property No. 20: FLAT NO. 408-A1, on Fourth Floor of Building A * RAJ KESHAR HEIGHTS", upon plot nO B/24to B/37 upon land Block No 329/Paikee 1 which is situated at VILLAGE -TEN , Taluka Bardoli, Dist: Surat and said Flat no 408 Registered as property No 1832/408 before Gram Panchayat Ten, Taluka Bardoli District: Surat in the name of Pankaj Shivmurtibhai Shrivas. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 4,45,000 | Earnest money to be deposited - Rs. 44,500

Name of the Borrower & Guarantor/s: Pappu Ramchandra Sah (Borrower), Amount due :- Rs. 9,83,052.08 as per demand notice dated 07-07-2023 with further interest, cost & expenses. Shayamlal Pandit (Co-Borrower)

Property No. 21: All that piece and parcel of immoveable property bearing Plot no. 255 admeasuring about 40.15 sq. mts with undivided inchoate share of road and COP admeasuring about 31.16 sq. mtrs. in "Aradhana Palace" with all the appurtenances pertaining thereto, standing on land bearing Block no. 29 lying, being and situated at village- Jolwa, Tauka- Palsana, District- Surat owned by PAPPU RAMCHANDRA SAH. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,98,000 | Earnest money to be deposited - Rs. 89,800

Name of the Borrower & Guarantor/s: Ramesh Kumar Rathi (Borrower), Amount due :- Rs.14,87,178.18 as per demand notice dated 03-01-2023 with further interest, cost & expenses Shreshta Ramesh Kumar Rathi (Co-Borrower), Adhir Rani (Guarantor)

Property No. 22: All that piece and parcel of land bearing Plot No. 176, Admesuring about 40.19 Sq. Mtrs i.e. 48.06 Sq. yard and individual share of common plot, Road margin dmeasuring Sq. Mtrs. i.e. Yard total admeasuring Sq. Yards of "Nilkanth Residency" Moje, Tantithaiya R.S. No./Block No.273/A, Khata No.1485 of Village Tathithaiya, Opp. Gokuldham Residency Tantithalya Sub. Dist. Palsana, Dist. Surat 394305. Type of Possession - Physical Possession, Details of encumbrances over the property, as

known to the secured creditor, if any: None

Reserve Price - Rs. 8,10,000 | Earnest money to be deposited - Rs. 81,000 Name of the Borrower & Guarantor/s: Mr. Ravindra Kumar Rathi (borrower), MR. Amount due :- Rs. 16,46,053 as per demand notice dated 13-12-2022 with further Deepak Singh (guarantor) interest, cost & expenses.

Property No. 23: All that piece and parcel of Plot no. 175 admeasuring. 40.19 sq. mtrs i.e. 48.06 sq. yards and individual share of common plot, road margin admeasuring. sg.mtrs, i.e. sg. yards of "Nilkanth Residency" Moje- Tantithaiya R S No./ Block No. 273/A, Khata no. 1485, Plot no. 176 "Nilkanth Residency" Nr. Railway Crossing, Tantithaiya, Taluka- Palsana, District- Surat owned by Ravindra Kumar Rathi. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 9,57,000 | Earnest money to be deposited - Rs. 95,700

Amount due :- Rs.14.29.063.62 as per demand notice dated 19.12.2022 with Name of the Borrower & Guarantor/s : Satyendra Manzi (Borrower), Kalawati further interest, cost & expenses. Devi (Co-Borrower), Hotiram (Guarantor)

Property No. 24: All that piece and parcel of land bearing Plot No. 115, Admesuring about 40.19 Sq. Mtrs i.e. 48.06 Sq. yard and individual share of common plot, Road margin admeasuring Sq. Mtrs. i.e. Yard total admeasuring Sq. Yards of "Nilkanth Residency" Moje, Tantithaiya R.S. No./Block No.273/A, Khata No.1485, Plot No.115, Near Railway Crossing Tantithiya, Tal. Palsana, 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. 8,10,000 | Earnest money to be deposited - Rs. 81,000

Name of the Borrower & Guarantor/s : Mr. Shailendra Mansinghh (Borrower), Mr. Amount due :- Rs. 10,03,601.00 as on 31/01/2022 with further interest, cost & Mangal Devi Mansingh (Co-Borrower), Mr. Arun Kalu Prasad (Guarantor) expenses.

Property No. 25: Surat District, Sub District, Taluka Palsana Moje Gam Tantithaiya Block No. 273/A of Survey No. 341/2, Block No. 274 Of Survey No. 341/3, Block No 275 Of Survey No. Of Survey No. 341/4 By Consolidating of All Formed Block No. 273a Which Is Non-Agricultural Land Created for Residential Purpose and Site Named As Neelkanth Residency Plot No 119 In The Name Of Mr. Shailendra Mansinghh. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,60,000 | Earnest money to be deposited - Rs. 86,000

Name of the Borrower & Guarantor/s : Mr. Shailesh Devdas Patil (borrower), Mr. Amount due :- Rs. 9,68,364.41 as per demand notice dated 12-12-2022 with Dinesh Devidas Patil (co-borrower), Mr. Shrikrishna Vijaysingh Patil (guarantor) further interest, cost & expenses. Property No. 26: All that piece and parcel of Plot no. 284 admeasuring 39.01 sq. mtrs i.e. 46.66 sq. Yards with margin and undivided share of common plot, road margin, total

admeasuring of "Aaradhana Lake" Town part 2 situated land bearing revenue survey no. Block no. 3,4,5,6,7,8,9,10,12,19 and 362, Nr. Jolwa Gam Lake and Aaradhana Palace, Village: Johna, Taluka: Palsana, District: Surat, Gujrat owned by Shailesh Devdas Patil and Dinesh Devidas Patil, Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 8,24,000 | Earnest money to be deposited - Rs. 82,400

Branch Name, Address & Contact No. Union Bank of India, Bhatar Road Branch, Surat, Gujarat -396445

Amount due :-Rs. 21,94,819,55 as per demand notice dated 10-04-2023 with Name of the Borrower & Guarantor/s : Mr. Hukumsingh Jogasingh Rajput (borrower), Mr. Hukumsingh Jogasingh Raiput (co-borrower), Mr. Raiput further interest, cost & expenses. Chottusingh Shetan Singh (Guarantor)

Property No. 27: All that piece and parcel of immoveable property bearing Plot no. 70 situated in new "Rajmandir Residency" R.S. no. 127/3, Block no. 157 Village- Bagumara, Sub District- Palsana, District- Surat, Pincode-394310 owned by Mr. Hukumsingh Jogasingh Rajput and Mrs. Sumalkanvar Hukumsingh Rajput. 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

Branch Name, Address & Contact No. Kamrej Char Rasta, Kamrej-394185, District Surat. Name of the Borrower & Guarantor/s : Mr. Mahesh Somabhai Rabari, Mrs. | Amount due :- Rs.18,93,415.50 as per demand notice dated 16-01-2019 with further interest, cost & expenses Kailashben Maheshbhai Rabari, Mr. Bharatbhai Baubhai Ghodesara

Property No. 28: Plot No. 387/157 i.e. Plot No. 285 admeasuring 58.55 sq. mtrs. with proportionate undivided inchoate share of Road and COP land in Royal Residency with all appurtenances pertaining thereto standing on land bearing & RS No. 397/1 + 2, Block No. 388 and 387 respectively lying, being and situated at Village - Kamrej, District -Surat, Sub-District – Surat in the name of Mr. Mahesh Somabhai Rabari.

Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 15.50.000 | Earnest money to be deposited - Rs. 1.55.000

Union Bank of India, L P Savani Road Branch, Surat, Gujarat -395009 Branch Name, Address & Contact No. Name of the Borrower & Guarantor/s: Mr. Ghanshyambhai Dhirubhai Karkar, Amount due: - Rs.16,14,770.90 as per demand notice dated 01-10-2019 plus Mrs. Sangitaben Ghanshyambhai Karkar, Mr. Sanjay Samjibhai Goyani other expenses, dues and interest

Property No. 29: All the piece and parcel of immovable property bearing Plot No. F/174, admeasuring 63.78 sq.mtrs with proportionate undivided share of Road and COP adm 45.36 sq.mtrs. in the society known as SAHAJANAND VATIKA with all appurtenances pertaining thereto, standing on land bearing RS No. 11, Block No. 19 lying, being and situated at Village - Velanja, Taluka - Kamrej, District - Surat, Sub-District - Kamrej in the name of Mr. Ghandhyambhai D Karkar & Mrs. Sangitaben G Karkar. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12,60,000 | Earnest money to be deposited - Rs. 1,26,000 Union Bank of India, Surat Nanpura Branch, UG 1,2/3, Tirupati Plaza, Opp. Family Court, Branch Name, Address & Contact No.

Near Athwa Gate Circle, Nanpura, Surat – 395001 Name of the Borrower & Guarantor/s : Mrs. Rajput Anshu Rajesh Singh Amount due :- Rs.15,01,845.88 as on 31.07.2021 with further interest, cost & Applicant), Mr. Rajesh Singh Rambadansingh (Co-Applicant), Mr. Nakum expenses. (Guarantor)

Property No. 30: Immovable property bearing Plot No 87, (F Type), As per passing plot no F-87), adm 63.62 sqmtrs As per village form No 7/12 in Shree Vir Vinanyak Residency, with all appurtenances pertaining thereto, standing on land bearing R. S. no 116/2, Block No118 lying being situated at Village Mankana, Tal Kamrej Dist Surat in the name of Rajput Anshu Rajesh Singh. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any:

Reserve Price - Rs. 9,90,000 | Earnest money to be deposited - Rs. 99,000 Branch Name, Address & Contact No.

Union Bank of India, PARVAT PATIYA Branch, RS No.67/1 And 67/2, Plot Nos. 2,3,4 Amidhara, LG Complex, Next To Domina Pizza, Near Dr World, Parvat Patia, Surat-395008 Amount due :- Rs.66,57,776.00 as per demand notice dated 30-05-2022 with Name of the Borrower & Guarantor/s : Mr. Umesh Dhurchand Karnani

(Borrower), Mrs. Vijya Karnani (Co-Applicant), Mr. Dhurchand Karnani (Co-

Property No. 31: All the piece & parcel of the immovable property bearing Flat No. 203 on 2nd Floor, Super Build up Admeasuring 1750.00 Sq. Ft. i.e. 162.80 Sq. Mtrs and Built up admeasuring 1224.93 Sq. Ft. i.e. 113.80 Sq. Mtr in the Residential building which is known as Falcon Avenue along with undivided proportionate: share admeasuring

further interest, cost & expenses less recovery (if any)

Union Bank of India, KAMREJ Branch, No.36,37,38, First Floor, Dada Bhagwan Complex,

24.61 Sq. Mtr underneath in land of the said building situated at land bearing RS No.57/2 and 58, T.P. Scheme No. 5, Final Plot No.95/B, City Survey No.266, Hissa No.21 Paiki 266 Hissa No.23 Paiki and Nondh No.291 Paiki Total admeasuring 1080.606 Sq. Mtr of Moje Umara, Sub Dist. City Surat. Type of Possession - Physical Possession, Details. of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 71,00,000 | Earnest money to be deposited - Rs. 7,10,000

Branch Name, Address & Contact No. Union Bank of India, Rampura Branch, Jhanvi Complex, 1st Floor, Raghunathpura Main Road, Mahidharpura, Surat

Name of the Borrower & Guarantor/s: Mr. Naranbhai Gokulbhai Bharvad, Mr. | Amount due :-Rs. 7.44,678.18 as per demand notice dated 15-03-2022 with Rajubhai Vajabhai Budhelia further interest, cost & expenses Property No. 32: All that piece and parcel of immovable property known as Plot no. 291 consisting land admeasuring 58.55 sq. mt. in the housing estate known and named

as Royal Residency constituting the land bearing Block no. 387 (RS no. 397/2) adm. 16411 sq. mt. and block no. 388 (RS no. 397/1) adm. 16410 sq mt. i.e total admeasuring 32821 sq mt. land of moje village Kamrej , Surat in the name of Naranbhai Gokulbhai Bharvad. 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

Branch Name, Address & Contact No. Union Bank of India, Sachin Branch, Laxmi Villa Township I, Shop No.1 To 6, Gidc Road,

No.47, Sachin-394210, Taluka Palsana, District.Surat Name of the Borrower & Guarantor/s ; Mr. Bharat Mathurbhai Hadiya (Borrower), Amount due :- Rs.15,68,682.76 as demand notice dated 16-04-2021 with further Mr. Bhupatbhai Mathurbhai Hadiya (co-borrower), Mr. Prabhakarbhai V. interest, cost & expenses.

Property No. 33: All that piece and parcel of the property bearing Plot No. 60 °C" Type (as per Passing Plant Plot No. C/60) as per Village Form No. 7/12 admeasuring 76.25 sq.mtrs equivalent to 91.19 sq.yards at "Shree Veer Vinayak Residency" situated on the land bearing Block No. 118 (Rev. S. No. 116/2), situated at Village - Mankana, Taluka -Kamrej, District - Surat in the name of Mr. Bharat Mathurbhai Hadiya & Mr. Bhupatbhai Mathurbhai Hadiya. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,35,000 | Earnest money to be deposited - Rs. 1,03,500 Name of the Borrower & Guarantor/s : Mr. Rajpratap Rajendrapratap Singh

Amount due :- Rs.9,11,353.91/- as on 01.06.2019 due to the Union Bank of India (Borrower), Mr. Nitin Haresh Singh (Guarantor)

and future interest and charges thereon Property No. 34: All that piece and parcel of Residential Property being Plot No 117, Aradhana lake Town, Vibhag-2, Jolva, Palsana, Surat, Gujarat 394230 in the name of Mr. Raipratap Raiendrapratap Singh and bounded as follows: - North: Plot No. 118, South: Plot No. 116, East: Plot No. 126, West: 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. 7,40,000 | Earnest money to be deposited - Rs. 74,000 Name of the Borrower & Guarantor/s: Rasikbhai Mukeshbhai Sabhadiya | Amount due :- Rs.11,65,722.28 as per demand notice dated 21-05-2021 with

(Borrower), Yogesh Shabhubhai Butani (Guarantor) further interest, cost & expenses. Property No. 35: All that right, title and interest in the "C" type Plot No 84, admeasuring 63.88 sqmtrs, along with undivided proportionate share admeasuring 38.67 sq. mtrs. in the common roads and COP (aggregating 102.55 sq.mtrs.) of 'Sahajanand Residency' of the land bearing New Block No. 110 (Old Block No 110,128,129,144 and 437 of Moje: village: Koll Bharthana, Taluka: Kamrej, District Surat. Boundaries: - North - Plot No. 85, South - Plot No. 83, Plot No. 97 & West - Society Road in the name of Rasikbhai Mukeshbhai Sabhadiya Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,70,000 | Earnest money to be deposited - Rs. 1,17,000

Name of the Borrower & Guarantor/s : Mr. Verma Mahendra Shivcharan Amount due :- Rs.14,30,417.00 as demand notice dated 06-04-2019 with further (Borrower), Mrs. Tejani Devi Mahendra Verma (Co-borrower), Mr. Bhuvneshwar interest, cost & expenses. Mahato (Guarantor)

Property No. 36: All that piece and parcel of the immovable property bearing Plot No. 64 (after KJP, the said plot is given separate Block No. 223/64), admeasuring about 64.92 sq. mtrs. of Residential Society known Shivdarshan Housing Society, along-with undivided proportionate share in road and COP of the said society, situated on land bearing consolidated Block No. 223 of Village - Tantithaiya, Sub-District - Palsana, District - Surat in the name of Mr. Mahendra Shivcharan Verma. Type of Possession -Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12.60,000 | Earnest money to be deposited - Rs. 1.26,000

Branch Name, Address & Contact No. Union Bank of India, Station Road Branch, Satkar Hotel Building, Una Pani Road, Surat-Amount due :- 13,47,918.95 as per Demand Notice Dated 10.08.2021 and Name of the Borrower & Guarantor/s: Mr. Niranjan Rameshchandra Laheru (Borrower), Mrs. Rina Niranianbhai Laheru (Co-Borrower), Mr. Khodidasbhai accrued interest plus charges thereafter.

Property No. 37: All that rights, title & interest in Flat No. A-503 admeasuring area 62.73 sq.mtrs. situated at 5th floor of building No. "A" of "Silicon Flats" together with undivided share of interest in the underneath land, constructed and situated at N.A land bearing final plot no. 33 of T.P Scheme No. 61 of R.S. No. 26/1 + 27, of Moje Village Nr. Smit Row House, Parvat - Godadara Road, Parvat Taluka, Surat City, Gujarat State registered in the name of NIRANJAN RAMESHCHANDRA LAHERU. The Boundaries are as under -East: COP & Internal Road, West: Passage and Stair, North: Building *B*, South: Flat No. 504 Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

complex known as C/2 of resdential housing campus known as and named as "Rai Abhishek City Homes" along with undivided proportionate share in the underneath land admeasuring area 34.14 sq. mtrs, building constructed and situated at land bearing block no. 14 & 15. Revenue Survey no. 14 & 16. 26/2, 34 & 35/2 of Village Pardi-Kande.

Reserve Price - Rs. 12,35,000 | Earnest money to be deposited - Rs. 1,23,500

Dhanjibhai Gajera (Guarantor)

Name of the Borrower & Guarantor/s : Mr. Pankaj Pradeep Singh (Borrower & Mortgagor), Mrs. Banoo Pankaj Singh (Co-Borrower), Mr. Jivan Joginder Shahu Property No. 38: All that rights, title & interest in the Flat no. 391 admeasuring are 89.22 sq. mtrs. super built up area admeasuring area 60.50 sq. mtrs. on 3rd floor of building

Amount due :- 16,79,005.31 as per Demand Notice Dated 06.01.2023 and accrued interest plus charges thereafter less recovery effected (if any)

Ahmedabad

Taluka-Choryasi, District-Surat, Gujarat State registered in the name of PANKAJ PRADEEP SINGH. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 13,10,000 | Earnest money to be deposited - Rs. 1,31,000

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