FE SUNDAY

यूनियन बैंक 🕠 Union Bank

ARB Surat, Add : Shop No.432 - 439, Prime Shoppers, Fourth Floor, Udhana - Magdalla Road, Vesu, Surat, Gujarat - 395007, Authorised Officer - Sandeep Kashyap - Mo. 8830715653

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 - 27-06-2023 (Tuesday) from 1: 00 p.m. to 05: 00 p.m.

Address & Contact No. ROAD, VESU, SURAT-395007.

UNION BANK OF INDIA, ARB SURAT Branch, SHOP NO. 432-439, 4TH FLOOR, PRIME SHOPPERS, UDHNA MAGDALLA

Name of the Borrower & Guarantor/s: M/s. Shree Hari Creation Prop Mr | Amount due :- Rs.21,99,538.39 as per demand notice dated 29-10-2021 with Hareshbhai Gordhanbhai Sitapara (Borrower), Mrs. Urmilaben Harishbhai further interest, cost & expenses. Sitapara (CO-Borrower)

Property No. 1: 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. 34,20,000.00 | Earnest money to be deposited - Rs. 3,42,000.00

UNION BANK OF INDIA, ARB SURAT Branch, SHOP NO. 432-439, 4TH FLOOR, PRIME SHOPPERS, UDHNA MAGDALLA Branch Name. Address & Contact No. ROAD, VESU, SURAT-395007. Name of the Borrower & Guarantor/s: Mr. Nandlal Shamjibhai Sangani, Mr. | Amount due :- Rs.24.80.846.34 as per Demand Notice Dated 30-05-2022 plus

Hareshbhai Jivanbhai Suha further interest, cost & expenses (Subject to Subsequent recovery, if any) Property No. 2: Plot No. 59 admeasuring 67.69 square metres (As per Plan passed) with proportionate undivided inchoate share of Road and COP admeasuring 34.21 square metres in "Ever Villa Row House" with all appurtenances pertaining thereto standing on land bearing Block No. 211 lying being and situated at Village Savan. Taluka Olpad, District - Surat in the name of Mr. Nandlal Shamiibhai Sangani

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

Reserve Price - Rs.21.45.000.00 | Earnest money to be deposited - Rs.2.14.500.00

Name of the Borrower & Guarantor/s: Mrs. Kanchandevi Mukeshkumar Ramavat | Amount due :- Rs.36,75,270.27 as on 31.08.2021 with further interest, cost & (borrower), Mr. Mukeshkumar Dwarkaprasad Sharma (Guarantor Cum expenses. Mortgagor), Mr. Vinod Dwarkaprasad Sharma (Guarantor Cum Mortgagor) Property No. 3: All that piece & parcels of the property bearing Flat No. 104 admeasuring super built up area 1175.00 sq. feet; and Built up area 763.59 sq. feet i.e. equivalent

to 70.94 sq. meters on the 1st floor of 'A' Tower along with undivided proportional share in the land underneath the said building of housing project known as Manibhadra Campus constructed on the land bearing Final Plot No. 78; of T. P. Scheme No. 61 (Parvat-Godadara); Block No. 29; Revenue Survey Nos. 19, 21, 19 (North) and 20 (North) of moje village Godadara; Taluka: Udhna (Surat City); District Surat in the name of Mr. Mukeshkumar Dwarkaprasad Sharma & Mr. Vinod Dwarkaprasad Sharma Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 27,30,000.00 | Earnest money to be deposited - Rs. 2,73,000.00

Name of the Borrower & Guarantor/s: Mr. Vallabhbhai Bhimjibhai Savani (proprietor Of M/s. Abhinandan Creation & Guarantor In M/s Swara Creation). Mr. Sanjaykumar Khodabhai Bhalala (Proprietor of M/S. Swara Creation & Guarantor In M/S. Abhinandan Creation), Ms. Ramilanen V. Savani. (Guarantor in M/S. Abhinandan Creation)

Amount due :- Rs. 38,93,893,72 + Rs. 24,11,137,79 = Rs 63,05,031,51 as on 31.08.2021 with further interest, cost & expenses.

Property No. 4: All that piece & parcels of the immoveable property bearing Plot No. 130 of "Vandana Row House Part-1", admeasuring 85.00 sq.yard situated and constructed on land bearing Block No.99,100, 101 and 102 of Village Nanavarachha, Sub-Dist. Choryasi, Dist. Surat in the name of Mr. Vallabhbhai Bhimjibhai Savani. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs.63.60,000.00 | Earnest money to be deposited - Rs. 6,36,000.00

Name of the Borrower & Guarantor/s: Mrs. Rashilaben Rajeshbhai Savani | Amount due :- Rs. 93,42,340.06 as on 31.08.2021 with further interest, cost & (borrower) (proprietor Of M/s. Rushi Fashion), Mr. Rajeshbhai Mahadevbhai expenses. Savsani (guarantor Cum Mortgagor), Mr. Kirankumar Mahadevbhai Savsani (Guarantor Cum Mortgagor)

Property No. 5: All the right title and interest in Plot No.36-D/3 admeasuring about 124.84 sq.mtrs. together with construction of Ground Floor admeasuring about 124.84 sq.mtrs and First floor admeasuring about 124.84 sq.mtrs situated on the revenue Survey No.36 Paikee of Village Singnapore, Taluka Choryasi (Surat City) District Surat in the name of Mr. Rajeshbhai Mahadevbhai Savsani & Mr. Kirankumar Mahadevbhai Savsani

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

Reserve Price - Rs. 82,00,000.00 | Earnest money to be deposited - Rs. 8,20,000.00

firm of Mr. Vishal Tayal) (Borrower), Mrs. Dhwani Vishal Tayal (Guarantor & | further interest, cost & expenses. Mortgagor), Mr. Ayush Mithaiwala (Guarantor & Mortgagor)

Name of the Borrower & Guarantor/s: M/s Vidhanta Tradelinks (A Proprietorship | Amount due :- Rs. 39,02,020.35 as per demand notice dated 21-03-2022 with

Property No. 6: Flat No. 204, adm. Super Built Up Area 1275.00 sq. ft. and built up area 70.29 sq.mtrs. on the 2nd Floor of the "J" Tower, together with undivided proportionate share in the land underneath the said building with all apurtances pertaining thereto, of the Housing Complex known and named as "Rajhans Orange" constructed and situated on the land bearing Final Plot No. 64, admeasuring 7759.00 sq. mtrs of TP Scheme No. 6 (Palanpore), Revenue Survey No. 61/1, its block No. 43 of Moje Village Palanpore, City Surat, Old Taluka Surat City (Choryasi) and New Taluka Adajan, District - Surat in the name of Dhwani Vishal Tayal & Ayush Mithaiwala Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 36,00,000.00 | Earnest money to be deposited - Rs. 3,60,000.00

Name of the Borrower & Guarantor/s: Mr. Omprakash Indarchand Kumhar | Amount due: - Rs. 23,22,163,63/- as on 31-01-2022 with further interest, cost & (Borrower), Mrs. Nirmaladevi Omprakash Prajapati Alias Nirmaladevi expenses. Omprakash Kumhar (Co-Borrower)

Property No. 7: All the piece or parcel of immovable property known as Plot No. 227 admeasuring area 69.48 sq. mtrs (including margin), together with all kinds appurtenant thereto, of the society known and named as "Patel Nagar" situated on the land of bearing Revenue Survey Nos. 608/2 paikee and 609, its Block Nos. 554 paikee southern portion and Block Nos. 555 (New Block No. 554/B); of Village: Kamrej, Taluka: Kamrej, 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.45,20,000.00 , Earnest money to be deposited - Rs.4,52,000.00

Name of the Borrower & Guarantor/s: M/S. Dev Flour Mill, Mr. Lalitkumar | Amount due :- Rs. 26,18,630.00 as per demand notice dated 06-04-2021 with Hansaraibhai Ramoliva, Mr. Javeshkumar Hansraibhai Ramoliva

further interest, cost & expenses.

Property No. 8: All that piece and parcel of immovable properties bearing Shed Nos. 117 and 118 Of B-Type Unit each admeasuring about 135.87 sq. mts. totally admeasuring about 271.74 sq.mtr. Of industrial society known as "Shree Govardhan Industrial" alongwith undivided proportionate share in road and C.O.P. of the said society admeasuring about 40.75 sq. mtr. for each Shed Totally admeasuring about 81.50 sq. mts., situated on land bearing Old Revenue Survey No. 381, 385 & 415, Revenue Block No. 385, after Re- Survey Promulgation New Block No. 419, of Village: Pipodara, Sub-District: ARGi Mangrol, District: Surat in the name of Lalitkumar Hansarajbhai Ramoliya Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 23,40,000.00, Earnest money to be deposited - Rs. 2,34,000.00

Name of the Borrower & Guarantor/s: M/s. R.J. Technical Fiber, a partnership concern of (1) Mr. Jigneshbhai Bhavanbhai Jasolia and (2) Mr. Hirenbhai Jamanbhai Ranpariya, Mr. Jigneshbhai Bhavanbhai Jasoliya, Mrs. Amishaben Jigneshbhai Jasoliya, Mr. Hirabhai Gordhanbhai Kakadiya, Mrs. Shobhaber Hirenbhai Ranpriya, Master Riyan Hirenbhai Ranpriya, Kumari Mahi Hirenbhai

Amount due :- Rs. 1,44,05,975.96 as per demand notice dated 29-08-2022 with further interest, cost & expenses.

Property No. 9: All that piece and parcel of the land bearing Plot No. 116 admeasuring about 688.76 sq.yrds. i.e. 571.70 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No 937/2/8 i.e. Block no.1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mr. Jigneshbhai Bhavanbhai Jasolia. The said plot is bounder as follows:-North by:- Adj C.O.P., South by:- Adj Plot No. 117, East by:- Adj Block No. 1465 & West by:- Adj. Road of Society.

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

Reserve Price - Rs.51,28,000.00, Earnest money to be deposited - Rs.5,12,800.00 Property No. 10: All that piece and parcel of the land bearing Plot No. 117 admeasuring about 586.84 sq.yrds. i.e. 490.67 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No 937/2/8 i.e. Block no.1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mrs. Amishaben Jigneshbhai Jasolia. The said plot is bounder as

Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs.44.00.000.00. Earnest money to be deposited - Rs.4.40.000.00

Property No. 11: All that piece and parcel of the land bearing Plot No. 114 admeasuring about 783.58 sq.yrds. i.e. 655.17 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No 937/2/8 i.e. Block no.1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in Mr. Hirabhai Gordhanbhai Kakdiya. The said plot is bounder as follows: North by:- Adj Plot No. 115, South by:- Adj Plot No. 113, East by:- Adj Road of Society & West by:- Adj. Block No. 1492

Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs.58,77,000.00, Earnest money to be deposited - Rs.5,87,700.00

follows:- North by:- Adj Plot No. 116, South by:- Adj Plot No. 118, East by:- Adj Block No. 1465 & West by:- Adj. Road of Society

Property No. 12: All that right title and interest in the property bearing Flat No. E/302, admeasuring about 1170 sq. fts. i.e. 108.73 sq. mtrs. on 3rd floor of 'E' building "Sterling Avenue" together with the undivided proportionate land underneath the said building situated on the land bearing Revenue Survey No. 187/1 & 187/2 paiki i.e. Block No.255 paiki of village Althan Taluka Majura District Surat and Final Plot No. 136 of Town Planning Scheme No.28 (Althan-Bhatar) together with all common rights and amenities attached herewith the said flat in the name of Late. Mr. Hirenbhai Jamanbhai Ranpriya, The said flat is bounded as follows: North by:- Adj Final Plot No.4, South by :- Adj 46 mtrs T.P. Road, East by :- Remaining portion of Block No. 255, & West by :- SMC Pumping station

Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs.60,84,000.00, Earnest money to be deposited - Rs.6,08,400.00

Name of the Borrower & Guarantor/s: Mr. Ramlal Ogadramii Kumawat Prop of Amount due :- Rs.20,75,652.40 as per demand notice dated 09-09-2021with M/s. Krishna Fashion, Mr. Nathuram Gevarram Patel (Guarantor) further interest, cost & expenses. Property No. 13.: All that part & parcel of the immovable property being Plot no. 259, (As per Passing Plan, Plot no. A/259) admeasuring about 74.42 Sq. Mtrs (As per

Passing Plan 74.42 Sq. Mtrs.) of "Mansi Residency" situated at land bearing R.S. no. 194/1 & 194/2, Block no. 195, admeasuring about 50,777 Sq. Mtrs. of Village: Bagumata, Sub District Palsana, and District Surat in the name of Ramlal Ogadramji Kumavat

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

Reserve Price - Rs.14.40.000.00, Earnest money to be deposited - Rs.1.44.000.00

Name of the Borrower & Guarantor/s: Mr. Chiragbhai Amreliya, Mr. Ashishbhai Amount due :- Rs.25,57,222.68 as per demand notice dated 05-07-2022 with further interest, cost & expenses. Ghanshyambhai Property No. 14.: All the Rights, title and interest in respect of property bearing Flat No. 404, building no. D/2 admeasuring 66.63 Sq. Mtr. Built up area on 4th floor along with

undivided proportional share in the COP and common road of the housing estate known as in "Star Galaxy" with all appurtenances pertaining thereto , standing on land bearing, Block no. 1316, RS no. 1359, TP no. 36, FP no. 54, OP no. 56, respectively lying being situated at village Variyav, Surat in the name of Mr. Chirag Ghanshyambhai Amreliya & Mr. Ashishbhai Ghanshyambhai Amreliya. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 23.50.000.00. Earnest money to be deposited - Rs. 2.35.000.00

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

Amount due :- Rs.59,44,229.00 as on 28-02-2021 with further interest, cost & expenses.

Property No. 15.: All that piece and parcel of Simple mortgage of immovable property bearing Unit No J-849 & J-850 admeasuring Super Built-up area 2 x 258.00 sg ft in the name of Mr. Dharmesh Hakubhai Patel. (Property description as specified in the (Unit No J-849, 1176/2014 dated 11-02-2014 & Unit No J-850: 1174/2014 Deed dated 11-02-2014) On the North: By part of Niranjan Mill On the South: By part of Niranjan Mill On the East: By ring Road On the West: By part of Niranjan Mill Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 20,50,000.00, Earnest money to be deposited - Rs. 2,05,000.00

Mortgagor), Mrs. Deepa Biren Shah (Borrower & Mortgagor)

Name of the Borrower & Guarantor/s: Mr. Biren Govindlal Shah (borrower & Amount due: - Rs. 4,86,07,734.92 as per demand notice dated 03-11-2022 with further interest, cost & expenses.

Property No. 16.: All the piece and parcel of immovable property Open Flat No. C/19 on Eighteenth Floor admeasuring total carpet area 4509.17 sq.ft. i.e. 419.07 sq.mtrs. and built up area 4555.14 sq.ft. i.e. 423.340 sq.mtrs. and servant area 154.33 sq.ft. i.e. 14.3429 sq.mtrs. and service area 901.00 sq.ft. i.e. 83.74 sq. mtr., total built up area 5610.47 sq.ft. i.e. 521.4229 sq. mtrs. with an undivided share of 116.2 sq.mtr, in the underneath land of "FEELINGS" building known as "EXPRESSION" constructed on 5878 sg.mtrs. non-agricultural land of R.S. No. 6/4, Block No. 14/A total area 3845 sg.mtr. and under T.P. Scheme No. 13 (Bharthana-Vesu) allotted Final Plot No. 20 admeasuring 2692 sq.mtrs. and RS No. 5/1 + 6/3, Block No. 14/B total area 8397 sq.mtr. and under T.P. Scheme 13 (Bharthana-Vesu) allotted Final Plot No. 21 admeasuring 5878 sq.mtr. situated at Village - Bharthana-Vesu, Sub-District - Taluka - Majura, District - Surat in the name of Mr. Biren Govindlal Shah & Mrs. Deepa Biren Shah Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 4.51,00,000.00. Earnest money to be deposited - Rs. 45,10,000.00

Name of the Borrower & Guarantor/s: M/s Gladex Poly Films Private Limited | Amount due :- Rs. 1.82.94.182.93 as per demand notice dated 09-11-2022 with (Borrower), Mr. Sureshkumar Prabhudayal Ladha (Guarantor), Mrs. Shobhana Sureshkumar Ladha (Guarantor & Mortgagor), Mr. Rajeshkumar Prabhudayal Ladha (Guarantor & Mortgagor).

financialexp.epapr.in

further interest, cost & expenses.

Property No. 17.: All rights title and interest in Office No. 107 admeasuring 298.00 sq. fts equivalent to 27.68.09 sq. mtrs. on 1st floor towards the northern portion together with undivided proportionate share in underneath land admeasuring 3.68.28 sq. mtrs of "Jeevandeep" situated on the land bearing city survey Nondh No.1415/A-1 of ward No.7 at Hanuman Sheri, Sagrampura, Surat in the name of Mrs. Shobhana Sureshkumar Ladha and the said building surrounded by - On or towards North by : Hammunan Sheri, On or towards South by : Ring Road, On or towards East by : Nondh No. 1415/B, 1415/C-2 & 1415/A-2, On or towards West by : Nondh No. 1417, 1418 and 1420 & All rights title and interest in Office No.108 admeasuring 298.00 sq. fts equivalent to 27.68.09 sq. mtrs. on 1st floor towards the northern portion together with undivided proportionate share in underneath land admeasuring 3.68.28 sq. mtrs of "Jeevandeep" situated on the land bearing city survey Nondh No. 1415/A-1 of ward No.2 at Hanuman Sheri, Sagrampura, Surat in the name of Mrs. Shobhana Sureshkumar Ladha and said building surrounded by On or towards North by : Hammunan Sheri, On or towards South by : Ring Road, On or towards East by : Nondh No. 1415/B, 1415/C-2 & 1415/A-2, On or towards West by: Nondh No. 1417, 1418 and 1420 Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 43.00.000.00. Earnest money to be deposited - Rs. 4.30.000.00

Property No. 18: All right title and interest in Flat no. A/702 admeasuring about 2800.00 sq. fts. on 7th floor together with undivided proportionate share underneath land of "A" Building of Navmangalam Apartment, constructed on the land bearing Plot no.3 & 4 of Rev. S. No.152, T.P. Scheme no.4, F.P. No.109 of Village: Umra, Ta: Choryasi, Dist: Surat in the name of Mr. Raieshkumar Prabhudayal Ladha.

Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 95,00,000.00, Earnest money to be deposited - Rs. 9,50,000.00

Name of the Borrower & Guarantor/s: M/S Salasar Impex (A Partnership Firm), Mr. | Amount due: - Rs. 2,13,10,623.91 together with unrecovered interest (if any), cost Nikulbhai Sureshbhai Bhayani, Mr. Amitkumar Manikchand Jain, Mr. Kalpeshbhai & expenses and future interest from 01-01-2023. Dharamshibhai Avaiya, Mr. Anilbhai Gordhanbhai Shingala, Mr. Jayeshbhai Laxmanbhai Kikani, Mr. Tarachand Inderchand Jain, M/S. Hariom Creation (A Partnership Firm Consists Of Mr. Jayeshbhai Laxmanbhai Kikani, Mr. Shaileshbhai Laxmanbhai Kikani, Mr. Sanjaybhai Labhubhai Kikani, Mrs. Ritaben Jayeshbhai Kikani And Mrs. Nilamben Shaileshbhai Kikani As Partners), Mr. Shaileshbhai Laxmanbhai Kikani, Mr. Sanjaybhai Labhubhai Kikani, Mrs. Ritaben Jayeshbhai Kikani & Mrs. Nilamben Shaileshbhai Kikani

Property No. 19,: All that piece and parcel of the land bearing Sub Plot no.31 & 32 admeasuring 229.47 sq. mtrs. equivalent to 274.44 sq. yrds. each of the land bearing Plot no. 19 & 20 admeasuring 9348.00 sq. mtrs. situated on the land bearing Block Nos. 124+125, Rev.S.No. 124 and 125/1 paikee of Village: Pipodara, Sub Dist: Mangrol, Dist: Surat both in the name of M/s Salasar Impex.

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

Reserve Price - Rs. 95,00,000.00, Earnest money to be deposited - Rs. 9,50,000.00

Property No. 20.: All that piece and parcel of property bearing Plot No.15/2 admeasuring 334.73 sq. mtrs. with industrial construction admeasuring 190.00 sq. mtrs, situated on the land bearing Block Nos. 124, 125 and 128 of village Pipodara, Sub District Taluka Mangrol, District Surat in the name of M/s. Hariom Creation (A Partnership Firm consists of Mr. Jayeshbhai Laxmanbhai Kikani, Mr. Shaileshbhai Laxmanbhai Kikani, Mr. Sanjaybhai Labhubhai Kikani, Smt. Ritaben Jayeshbhai Kikani and Mrs. Nilamben Shaileshbhai Kikani).

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

Reserve Price - Rs. 68,00,000.00, Earnest money to be deposited - Rs. 6,80,000.00

Property No. 21, : All right, title and interest in Flat No. 404 Super Built up area admeasuring 1130.5 sq. fts. equivalent to 105.2 sq. mtrs and Built up area admeasuring 678.3 sq. fts. equivalent to 63.01 sq. mtrs. on 4th floor together with undivided proportionate share in underneath land of Building No.E/1 out of Building No.A/8 and A/9 at site, Building No.A/9 at Saurashtra Green City situated on the land bearing Block Nos.119/A and 120 total admeasuring 35647,00 sq. mtrs of village:- Umra, Sub District-Olpad, District Surat in the name of Mr. Shaileshbhai Laxmanbhai Kikani. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 15.50,000.00, Earnest money to be deposited - Rs. 1,55,000.00

Name of the Borrower & Guarantor/s: M/S ANAND IMPEX (Partnership Firm) Amount due: - Rs.7,54,75,243.17 as on 31.01.2022 with further interest, cost & (Borrower), Mr. Dilipkumar Naranbhai Kheni (Partner & Guarantor), Mr. Vinodbhai expenses (Subject to subsequent recovery) Naranbhai Kheni (Partner & Guarantor), Mr. Dilipbhai Babubhai Godhani (Partner & Guarantor), Mr. Pujitbhai Babubhai Godhani(Guarantor), Mr. Naranbhai Harjibhai Kheni(Guarantor), Mrs. Bhartiben Dilipbhai Kheni (Guarantor)

Property No. 22.: All that pieces and parcel of land bearing Flat No. 505 on 5th Floor admeasuring area 1146.00 Sq.ft with proportionate undivided share in land below in Building of "SHIKHAR RESIDENCY" with all appurtenances pertaining thereto standing on land bearing R.S. No. 35, Old R.S. No. 40, F.P.No. 98 to 102 paiki Sub-Plot No. 9 to 13, T.P.No. 1 of Village Vesu, Taluka Majura, District Surat, Owner; Mr. Dilipbhai Babubhai Godhani, Mr. Pujitbhai Babubhai Godhani & Mr. Babubhai Makanjibhai Godhani

Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs.54.67,000.00, Earnest money to be deposited - Rs.5,46,700.00

Property No. 23.: All the piece and parcel of immovable property bearing Bungalow No.24, admeasuring area 210.00 Sq. Yards in jolly bunglows with all appurtenances pertaining thereto, standing on land bearing R.S.No. 16/3 Paikee (Old RS No. 23) TPS No. 1, FP No. 27 lying, being & situated at village; Vesu, Dist. Surat, Sub Dist. Choryasi. Owner: Mr. Vinodbhai Naranbhai Kheni, Mr. Dilipbhai Naranbhai Kheni and Mr. Naranbhai Harjibhai Kheni

Reserve Price - Rs.2,25,00,000.00, Earnest money to be deposited - Rs.22,50,000.00 Name of the Borrower & Guarantor/s: M/s Bharat Textiles, Mrs. Radhika Akhilesh Amount due :- Rs. 43,07,398.15 as per demand notice dated 21.05.2021 with Maheshwari, Mrs. Radhika Akhilesh Maheshwari, Mr. Akhilesh Chandramohan further interest, cost & expenses. (Subjected to subsequent Recover) Maheshwari

Property No. 24.: All that right, title and interest in the Flat No. 906 admeasuring about 1550 sq.fts. i.e. 144.05 sq.mtrs. (Muni. Tenement No. 35A-10-9251-0-001) on 9th Floor of "PODDAR AVENUE" together with undivided proportionate land admeasuring about 30.05 sq. mtrs. below the super structure of Poddar Avenue constructed on the land bearing Plot No. 6/A admeasuring about 1322.50 sq.mtrs. situated at land bearing RS No. 71 + 82 of Village Bhatar, Taluka City (Choryasi), District - Surat FP No. 54/B of TP Scheme No. 27 (Bhatar-Majura) in the name of Mr. Akhilesh Chandramohan Maheshwari

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

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

Reserve Price - Rs. 69,75,000.00, Earnest money to be deposited - Rs. 6,97,500.00

Name of the Borrower & Guarantor/s: M/s Kalpeshbhai Jewellers (Borrower), Mr. | Amount due :- Rs.5.75,88.026.41 as on 30.09.2021 with further interest, cost & Sureshchandra Mohanlal Soni (Guarantor), Mrs. Mamtaben Kalpeshbhai expenses (Subject to subsequent recovery) Soni(Guarantor), Mrs. Bhavnaben Manish kumar Soni (Being the legal heir and mother guardian of other minor legal heirs of decease guarantor namely Manish kumar Soni)

Property No. 25.: Shop/Office No.: M-19[On Mezzanine Floor] admeasuring 1452 Sq. Ft. paike Back Side Separate portion admeasuring 1254 Sq. Ft. with proportionate undivided inchoate share admeasuring 51.59 Sq.Mts. in land below in building known as Bhagwati Ashish Apartment- 1 of With all appurtenances pertaining thereto, standing on land bearing R.S No. 144/1, T.P. Scheme No. 4, F.P. No. 149, Village; Umra, Dist; Surat, And ii) Shop/Office No.; M-22 and M-23 [On Mezzanine Floor] admeasuring 1546 Sq.Ft. [Total area] with proportionate undivided inchoate share admeasuring 62.60Sq.Mts. in land below in building known as Bhagwati Ashish Apartment- 1 of With all appurtenances pertaining thereto, standing on land bearing R.S No. 144/1, T.P. Scheme No. 4, F.P. No. 149, Village: Umra, Dist: Surat.jointly owned by Mr. Sureshchandra Mohanlal Soni, Mr. Kalpeshbhai Sureshchandra Soni and Mr. Manishkumar Sureshchandra Soni.

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

Reserve Price - Rs. 1,33,00,000.00, Earnest money to be deposited - Rs. 13,30,000.00

Property No. 26.: All right title and interest in Flat no. 123 admeasuring about 229.48 sq.mts. on 1st floor together with undivided proportionate share underneath land admeasuring about 109.67 Sq. Mts. of Building "K" of Ashirwad Palace, constructed on the land bearing Revenue Survey No.58/2 T.P. Scheme No:27 [Bhatar-Majura] Final Plot No: 118 of Village Bhatar City of Surat Tal: Choriyasi, Dist: Surat, owned by Mr. Kalpeshbhai Sureshchandra Soni and Mrs. Mamtaben Kalpeshbhai Soni. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,87,00,000.00, Earnest money to be deposited - Rs. 18,70,000.00

Name of the Borrower & Guarantor/s: M/s Madhav Textiles (Prop. - Mr. Akhilesh | Amount due: - Rs. 9,12,41,585,26 & Rs. 54,31,379,31 as per demand notice dated 08-09-2019 & 11-09-2019 with further interest, cost & expenses, (Subjected to Maheshwari S/o Mr. Chandra Mohan Maheshwari), Mrs. Radhika Maheshwari W/o Mr. Akhilesh Maheshwari, Mr. Chandra Mohan Maheshwari subsequent Recover)

Property No. 27.; All the piece and parcel of immovable commercial property i.e. B-606, bearing City Ward No. 1929/B1/A/1, International Commerce Centre, Near Kadiwala High School, Civil Cross Road, Ring Road Surat in the name of Mr. Akhilesh Maheshwari & Mrs. Radhika Maheshwari Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1.42.50.000.00, Earnest money to be deposited - Rs. 14.25.000.00

Property No. 28, : All the piece and parcel of immovable property i.e. Flat No. 1102 on 11th Floor of D Building of Nandini-II situated and constructed on the land bearing Revenue Survey No. 424, Revision Survey No. 313, Village – Vesu, Taluka – Choryasi, District – Surat owned by Mr. Akhilesh Maheshwari & Mrs. Radhika Maheshwari Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 1,02,17,000.00, Earnest money to be deposited - Rs. 10,21,700.00

Property No. 29.: All the piece and parcel of immovable property i.e. Flat No. 1109 on 11th Floor, Surva Palace, Near Agreshan Bhavan, City Light Road, Taluka & District -Surat owned by Mr. Akhilesh Maheshwari & Mrs. Radhika Maheshwari Type of Possession - Physical Possession. Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 2,10,00,000.00, Earnest money to be deposited - Rs. 21,00,000.00 Name of the Borrower & Guarantor/s: M/s. Pratiksha Gems (A Partnership Firm), | Amount due :- Rs.6,05,73,373.16 as per demand notice dated 18-06-2021 with Mr. Ashokbhai Laxmanbhai Mania (For self and as Partner of M/s. Pratiksha further interest, cost & expenses. (subject to subsequent recovery)

Gems), Mr. Devrajbhai Laxmanbhai Mania (For self and as Partner of M/s. Pratiksha Gems), Mr. Dineshbhai Kalubhai Mania (For self and as Partner of M/s. Pratiksha Gems), Mrs. Bhavanaben Jivrajbhai Mania (Guarantor), Mrs. Ranjanben Ashokbhai (Guarantor), Mrs. Hansaben Pravinbhai Mania (Guarantor), Mr. Dalsukhbhai Laxmanbhai Mania (Guarantor), Mrs. Rekhaben Devrajbhai Mania (Guarantor), Mr. Laxmanbhai Nanjibhai Mania (Guarantor) & Mrs. Vimalben Dalsukhbhai Mania (Guarantor) Property No. 30: All that pieces and parcel of land bearing Plot No. 23 admeasuring area 58.53 Sq.mts of "Bhagu Nagar Society" situated on land bearing R.S. No.51/3

& 51/1, F.P.No. 127 & 133, T.P.No. 3 of Village Karanj, taluka city (choryasi), district surat in the name of Mrs. Rekhaben Devrajbhai Mania AND All that pieces and parcel of land bearing Plot No. 24 admeasuring area 117.06 Sq.mts of "Bhagu Nagar Society" situated on land bearing R.S. No.51/3 & 51/1,

F.P.No.127 & 133, T.P.No.3 of Village Karanj, taluka city (choryasi), district surat in the name of Mr. Laxmanbhai Nanjibhai Mania. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,81,80,000.00, Earnest money to be deposited - Rs. 18,18,000.00 Property No. 31: All that pieces and parcel of land bearing Flat No. 301 admeasuring area 2220 sq.fts Super Built up & 1600 sq.fts carpet on 3rd Floor of B Block of "Shivanjali

Complex* along with undivided proportionate land admeasuring 27.00 sq.mtrs below the super structure of the said complex constructed on land bearing Revenue Survey No. 52 & 53, City Survey Nondh No. 4591, 4602 & 4603 of City Survey Ward Karanj of Village Karanj, Taluka City (Choryasi), District Surat in the name of Mr. Devrajbhai Laxmanbhai Mania AND All that pieces and parcel of land bearing Flat No. 302 admeasuring area 2220 sq.fts Super Built up & 1600 sq.fts carpet on 3rd Floor of B Block of "Shivanjali Complex" along with undivided proportionate land admeasuring 27.00 sq.mtrs below the super structure of the said complex constructed on land bearing Revenue Survey No. 52 & 53, City Survey Nondh No. 4591, 4602 & 4603 of City Survey Ward Karanj of Village Karanj, Taluka City (Choryasi), District Surat in the name of Mr. Ashokbhai Laxmanbhai Mania AND All that pieces and parcel of land bearing Flat No. 303 admeasuring area 2220 sq.fts Super Built up & 1600 sq.fts carpet on 3rd Floor of B Block of "Shivanjali Complex" along with undivided proportionate land admeasuring 27.00 sq.mtrs below the super structure of the said complex constructed on land bearing Revenue Survey No. 52 & 53, City Survey Nondh No. 4591, 4602 & 4603 of City Survey Ward Karanj of Village Karanj, Taluka City (Choryasi), District Surat in the name of Mr. Dineshbhai Kalubhai Mania. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs.2,70,00,000.00, Earnest money to be deposited - Rs.27,00,000.00

Property No. 32: All that pieces and parcel of land bearing Flat No. 401/1 admeasuring area 539 sq.fts Super Built up & 395 sq.fts carpet on 4th Floor of B Block of "Shivanjali Complex* along with undivided proportionate land admeasuring 6.00 sq.mtrs below the super structure of the said complex constructed on land bearing Revenue Survey No. 52 & 53, City Survey Nondh No.4591, 4602 & 4603 of City Survey Ward Karanj of Village Karanj, Taluka City (Choryasi), District Surat in the name of Ms. Bhavnaben Jivrajbhai Mania AND All that pieces and parcel of land bearing Flat No. 401/2 admeasuring area 539 sq.fts Super Built up & 395 sq.fts carpet on 4th Floor of B Block of "Shivanjali Complex" along with undivided proportionate land admeasuring 6.00 sq.mtrs below the super structure of the said complex constructed on land bearing Revenue Survey No. 52 & 53, City Survey Nondh No.4591, 4602 & 4603 of City Survey Ward Karanj of Village Karanj, Taluka City (Choryasi), District Surat in the name of Mrs. Ranjanaben Bachubhai Mania AND All that pieces and parcel of land bearing Flat No. 401/3 admeasuring area 539 sq.fts Super Built up & 395 sq.fts carpet on 4th Floor of B Block of "Shivanjali Complex" along with undivided proportionate land admeasuring 6.00 sq.mtrs below the super structure of the said complex constructed on land bearing Revenue Survey No. 52 & 53, City Survey Nondh No. 4591, 4602 & 4603 of City Survey Ward Karanj of Village Karanj, Taluka City (Choryasi), District Surat in the name of Mrs. Hansaben Pravinbhai Mania AND All that pieces and parcel of land bearing Flat No. 401/4 admeasuring area 539 sq.fts Super Built up & 395 sq.fts carpet on 4th Floor of B Block of "Shivanjali Complex" along with undivided proportionate land admeasuring 6.00 sq.mtrs below the super structure of the said complex constructed on land bearing Revenue Survey No. 52 & 53, City Survey Nondh No.4591, 4602 & 4603 of City Survey Ward Karanj of Village Karanj, Taluka City (Choryasi), District Surat in the name of Mr. Dalsukhbhai Laxmanbhai Mania.

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

Name of the Borrower & Guarantor/s: Mr. Hirenkumar Rajeshbhai Hirpara, Mrs. Amount due: - Rs. 28,80,038.00 as on 04-04-2018 with further interest, cost &

Arunaben Rajeshbhai Hirpara, Mr. Alpeshbhai Dhirubhai Timbadiya expenses. Property No. 33.: All the piece and parcel of the immovable property i.e. Plot No. 07, admeasuring 70.76 sq. meter together with undivided proportionate share admeasuring 34.24 sq.mtrs. in the common road and COP (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on

the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2) of Moje Village Mulad, Taluka - Olpad, District - Surat in the name of Mr. Hirenkumar Rajeshbhai Hirpara. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 12.10.000.00. Earnest money to be deposited - Rs. 1.21.000.00

Name of the Borrower & Guarantor/s: Mr. Sardhara Vajubhai Samjibhai , Mrs. Amount due :- Rs. 30,75,462,00 as on 10-01-2018 with further interest, cost &

Sardhara Ranjanben Vajubhai, Mr. Amit Panchabhai Vadi expenses. Property No. 34,: All the piece and parcel of the immovable property i.e. Plot No. 08, admeasuring 70.76 sq.mtrs together with undivided proportionate share admeasuring

34.24 sq.mtrs. (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2 of Moje Village, Mulad - Taluka - Olpad, District - Surat in the name of Mr. Vjubhai Samjibhai Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12.10.000.00, Earnest money to be deposited - Rs. 1.21.000.00 Name of the Borrower & Guarantor/s: Mr. Desai Hiteshkumar Ramanlal (Borrower), Amount due: - Rs. 57,75,008.07 as per Demand Notice Dated 01-11-2022 and

Mrs. Bijal Hiteshbhai Desai (Co-Borrower) accrued interest plus charges thereafter. Property No. 35.: Title in respect of the immovable property bearing Flat No. B/3- 301, adm 1100 sq.ft. of society known as "Shubham Green City" Building B-3. Near Hotel Rajwadi, N.H No. 08, Mouje Tighra, Sub Dist. Tal. Pardi, Vapi, Dist-Valsadin the name of Mr. Desai Hiteshkumar Ramanlal Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs.20,90,000.00, Earnest money to be deposited - Rs.2,09,000.00 Property No. 36.: Title in respect of the immovable property bearing Flat No. B/3- 302, adm 1100 sq.ft. of society known as "Shubham Green City" Building B-3, Near Hotel

Reserve Price - Rs.20,90,000.00, Earnest money to be deposited - Rs.2,09,000.00 Property No. 37.: Title in respect of the immovable property bearing Flat No. B/3-303, adm 1075 sq.ft. of society known as "Shubham Green City" Building B-3, Near Hotel Rajwadi, N.H No. 08, Mouje Tighra, Sub Dist. Tal. Pardi, Vapi, Dist-Valsadin the name of Mr. Desai Hiteshkumar Ramanlal

Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs.20.45,000.00, Earnest money to be deposited - Rs.2,04,500.00

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

Rajwadi, N.H No. 08, Mouje Tighra, Sub Dist. Tal. Pardi, Vapi, Dist-Valsadin the name of Mr. Desai Hiteshkumar Ramanlal

Mr. Ramanbhai Kanjibhai Patel (Co-Applicant), Mr. Patel Kanaiyalal Viramdas (Co-) expenses. Obligant) Property No. 38.: Land & Building residential belonging to Mrs. Alkaben Ramanbhai Patel, Property situated at Moje kamrej bearing R. S. No. 608/2 Paiki & 609, Block No. 554/B. Patel Nagar, Plot No. 230, Opp. ABC Mall, Kamrei-Nansad Canal Road, Kamrei-394180, Tal, Kamrei, 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. 27,00,000.00. Earnest money to be deposited - Rs. 2,70,000.00

Continue.

Name of the Borrower & Guarantor/s: Mrs. Alkaben Ramanbhai Patel (Applicant), Amount due :- Rs.33.39.894.47 as on 31.05.2022 with further interest, cost &

Ahmedabad

Reserve Price - Rs.1,31,40,000.00, Earnest money to be deposited - Rs. 13,14,000.00

The Indian EXPRESS

ot an assumption.

conclusion n

arrive at a

Inform your opinion detailed analysis.

For the Indian Intelligent.

The Indian Express

JOURNALISM OF COURAGE

indianexpress.com

WWW.FINANCIALEXPRESS.COM

Majura Gate Branch: G-29 & 30, D-Wing, International Trade Centre, Ring Road, Surat - 395001, Gujarat, Phone No. 0261-2461145, E-mail: vjmaju@bankofbaroda.com

DEMAND NOTICE

(Under Sub-Section (2) of Section 13 of the SARFAESI Act, 2002)

To, Mrs. Seema Singh & Mr. Singh Awadesh Anantram (Borrower) Resi. Plot No. 111, Aradhana Lake Town-1, Nr. Jolwa Gam Panchayat, Jolwa, Surat - 394327.

Property Add.: Plot No. 173, Garden Valley, Nr. Jolwa Gam Panchayat, Johva, Surat - 394327.

Sub.: Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" A/c Mrs. Seema Singh & Mr. Singh Awadesh Anantram. Dear Sir/s, - Ref : Credit facilities with our Bank of Baroda, Majura Gate Branch, Surat.

1. We refer to our letter dated 03.11.2018 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loar/credit facility accounts and the security interests created for such liability are as under:

Rates of Interest O/s as on 02.05.2023 (inclusive of interest up to 29.04.2023) Type of Facility Rs. 18,50,000/-Housing Loan Rs. 15,84,724.82 + unapplied interest thereon + Legal & other Exp.

SECURITY AGREEMENT WITH BRIEF DESCRIPTION OF SECURITIES

Mortgage Property Located Plot No 173, admeasuring about 40.18 sq. mtrs together with undivided proportionate share in Road and COP admeasuring about 24.65 Sq.Mtrs at "Gardern Valley" situated on the land bearing Block No 93 (Rev. S. No. 71) of Village Jolva, Sub. Dist. Palsana, Dist. Surat. Property in the name of Mrs. Seema Singh and Mr. Singh Awadesh Anantram. Bounded by :-North: Plot No. 172, South: Plot No. 174, East: Plot No. 184, West: Adj. Road.

(2). As you are aware, you have committed defaults in payment of interest/Installments on above loans/outstandings for the month ended May - 2023 and thereafter. (3). Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 01.05.2023 (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon., (4). Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 15,84,724.82 as on 02.05.2023 + un applied interest thereon + Legal & other Expenses as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note., (5). Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full., (6). We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act., (7). We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available., (8). Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

यूनियन बैंक 🕜 Union Bank

Date: 06.05.2023

Place : Surat

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Authorised Officer,

Bank of Baroda, Surat

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 - 27-06-2023 (Tuesday) from 1: 00 p.m. to 05: 00 p.m.

Name of the Borrower & Guarantor/s: M/s. Amar Agencies (A Propreitorship Firm) Amount due :- Rs.27,00,970.28/- as on 31-12-2021 with further interest, cost & (Borrower), Mr. Nirmalbhai Shivrambhai Wanwani (Prop. Of Amar Agencies), Mr. expenses. Govind Mohanlal Kotwani (Guarantor)

Property No. 39.: All peace or parcels of the immovable property bearing Basement floor, admeasuring about 102.1 Sq. Mtrs. and its Built up area admeasuring about 122.628 sq.mtrs. with proportionate undivided inchoate share in Undermath Land of Chintamani Residency/Apartment situated and construction the land bearing City Survey nondh no. 1325 and 1326 of ward no. 10 situated at Gopipura, Subhash Chowk area Surat belonging in the name of Mr. Nirmalkumar Shivram Wanwani. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 25,00,000.00, Earnest money to be deposited - Rs. 2,50,000.00

Name of the Borrower & Guarantor/s :M/S AYADH TEX, (a partnership firm consists | Amount due :- Rs. 23.82,18,446.81 as per Demand Notice dated 30.04.2019 with of Mr. Subhashchandra Manubhai Siroya and Mr. Alpesh Savjibhai Siroya), Mr. further interest cost & expenses. Subhashchandra Manubhai Siroye, Mr. Alpesh Savjibhai Siroya, Mr. Parmanand Vinubhai Asodariya,mr. Vishalrameshbhai Siroya, Mr. Mohit Subhashchandra Siroya, Mr. Nikhilkumar Rajeshbhai Ribadiya, Mr. Rameshbhai Manubhai Siroya, M's. Siroya Textiles, (A partnership firm consists of Mr. Vishal Rameshbhai Siroya and Mr. Alpesh Savjibhai Siroyal, M/S. DULHAN SIU(MILLS, (A partnership firm consists of Mr. Subhashchendra Manubhai Siroya, Mr. Vishal Rameshbhai Siroya end Mr. Alpesh Saviibhai Siroya) M/S. THREE STAR SYNTHETICS.(A partnership firm consists of Mr. Subhashchandra Manubhai Siroya, Mr. Vishal Rameshbhai Siroya and Mr. Nikhilkumar Rajeshbhai Ribadiya) M/S. RAJHANS FABRICS, (a partnership firm consists of Mr. Subhashchandra Manubhai Siroya, Mr. Vishal Rameshbhai Siroya, Mr. Nikhilkumar Rajeshbhai Ribadiya and Mr. Alpesh Savjibhai Siroya) M/S. MADHUR INDUSTRY, (A proprietary concern of Mr. Parmanand

Vinubhai Asodariyal Property No. 40.: All that piece and parcel of the property bearing Plot No. 1/B/2 admeasuring 782.00 sq. mtrs with construction admeasuring 245.87 sq. mtrs of Plot No.1/B admeasuring 2377.44 sq. mtrs situated on the land bearing Block Nos.114 Part, 115 Part and 116 Part of village: Pipodara. Taluka: Mangrol, Dist: Surat in the name of M's. Giriraj Fab la partnership firm consists of Mr. Subhashchandra Manubhai Siroya and Mr. Vishal Rameshbhai Siroya as Partners) & All that piece and parcel of the property Plot No. 1/A Partadmeasuring 2377.44 sq. mtrn with construction made thereon admeasuring 1 15.25 sq. mtrs situated on Land bearing Block Nos.1 14 Part, 115 Part and 116 Part of Village: Pipodara, Ta luka: Mangrol, Dist: Surat in the name of M's. Dulhan Silk Mills (a partnership firm consists of Mr. Subhashchandra Manubhai Siroya, Mr.

Vishal Rameshbhai Siroya and Mr. Alpesh SavjibhaiSiroya as Partners)& All that piece and parcel of the property Plot No.1/B Part ad measuring 709.60sq. mtrs with

construction admeasuring 1 25.1 0 sq. mtrs out land admeasuring 2377.44 sq. mtrs., situated on Land bearing Block Nos.1 14 Part, 115 Part and 116 Part of Village: Pipodara, Taluka: Mangrol, Dist: Surat in the name of M's. Siroya Textiles (a partnership firm consists of Mr. Vishal Rameshbhai Siroya end Mr. Alpesh Savjibhai Siroya as

Partners) & All that piece and parcel of the property bearing Plot No.1/8/1 admeasuring 885.84 sq. mtrs of Plot No.1/B admeasuring 2377.44 sq. mtrs situated on the land

bearing Block Nos.1 14 Part, 115 Part and 116 Part of Village Pipodara, Taluka Mangrol, District Surat in the name of M's. Avadh Tex (a partnership firm consists of Mr. Subhashchandra Manubhai Sirova and Mr. Alpesh Savjibhai Sirova as Partners)

Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 4,49,00,000/- Earnest money to be deposited - Rs. 44,90,000/-

Name of the Borrower & Guarantor/s: Mr. Bhalala Chirag H, Mrs. Bhalala Daxaben | Amount due: -Rs.60,54,624.49 as per demand notice dated 30.11 .2022 with further interest cost & expenses. Chirag & Mr. Ketanbhai Manubhai Bhandari

Property No. 41.: All that piece and parcel of immovable property bearing Plot No. 72, adm. 176.00 sq. yards. (As per village Form No. 7/12 i.e. adm. About 91.19 sq. mtrs.) along with undivided share of road and COP adm. 57.79 sq. mtrs. of Panchbhumi Bungalows situated at land bearing Block No. 300 of Village :-Velanja, Sub- Dist!-, Kamrei,

District: - Surat in the name of Mr. BhaleleChireg Hesmukhbhai & Mrs. Bhelala Daxaben Chirag. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 43,00,000/-, Earnest money to be deposited - Rs. 4,30,000/-

Vipul Dinesh Mehta (Partner and Guarantor), Mr. Chandan Praful Baruah (Partner interest, cost& expenses. and Guarantor, Mrs. Archana Vipul Mehta(Guarantor & Mortgagor). Mrs. Rashmirekha Chandan Baruah (Guarantor & Mortgagor)

Name of the Borrower & Guarantor/s: M/s. A.R. Buildcon (A partnership firm), Mr. Amount due: - Rs. 31,26,286.39 demand notice dated 03.01.2019 with further

Property No. 42,: All the pieces and parcel of immovable property I.e. Office no. SIO9, on the 2nd Floor. Carpet area admeasuring 209.00sq.ft. (19.41sq.mts.) of the building. known as "Stop & Go" constructed on the NA land bearing survey no.96/A (Khata No.465) adm.2125sq.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 - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 14.63,000/-, Earnest money to be deposited - Rs. 1,46,300/-

Property No. 43, : 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. 7,50,000/-, Earnest money to be deposited - Rs. 75,000/-

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 with further interest, cost & expenses.

Property No. 44.: 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 adm. 9365 Sq. Mtrs., flat adm. 1250 sq. ft. & 1 16.27 sq. mtrs., which is situated within the Grampanchayat Limit of Nandawala Tai. & 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. 21,25,000/-, Earnest money to be deposited - Rs. 2,12,500/-

Name of the Borrower & Guarantor/s: M/s. Soham Chem Care (A sole proprietorship) Amount due :- Rs. 46,98,944.40 as per demand notice dated 28.02.2023 with further interest. cost & expenses. firm), Mrs. Hemali Priyankbhai Barvaliya

Property No. 45.: (1) All those pieces and parcel of the immovable property being (1) "A" type Plot no- 28 (As per KJP, Block no- 535/28) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided proportionate shareadmeasuring 40.25 square metres in the common roads and CDP (2) "A" type Plot no - 29 (As per KJP, Block no- 535/29) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 square metres in the common roads and COP.

(3) "A" type Plot no - 30 (As per KJP, Block no- 535/29) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided

proportionate share admeasuring 40.25 square metres in the common roads and COP (4) "A" type Plot no - 31 (As per KJP, Block no- 535/29) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided

proportionate share admeasuring 40.25 square metres in the common roads and COP. (5) "A" type Plot no - 31 (As per KJP, Block no- 535/29) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided

proportionate share admeasuring 74.11 square metres in the common roads and COP. All of "Swamabhumi" of the said society of the land bearing Block no- 535 of mouje-Village- Kamrej, Taluka- Kamrej, District- Surat in the name of Mrs. Hemali Priyankbhai Barvaliya.

Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 86,00,000/-, Earnest money to be deposited - Rs. 8,60,000/-

Name of the Borrower & Guarantor/s: M/s. Surbhi Chem Care (A sole proprietorship) Amount due: - Rs. 44,57,135.68 as per demand notice dated 28.02.2023 with

further interest, cost & expenses. firm), Mr. Ratilal Ravjibhai Kachhadiya Property No. 46.: Flat No. 201, Admeasuring built up area 98.51 square metres with standing balcony admeasuring 6.74 square metres, carpet area 84.58 square metres on

the 2nd Floor of Building No-B of "Apple Luxuria" along with undivided proportionate share in the land underneath the building constructed on the land bearing Sub-Plot no- 2 of Final Plot no-8, T.P Scheme no-27 (Utran-Kosadl, Block no-88, Revenue Survey no-103 and Sub-Plot no-2 of Final Plot no-12 + 13, T.P Scheme no-27 (Utran-Kosadl, Block no- 93, Revenue Survey no- 87/1 of moje-Utran, Taluka-Surat City-1 At present Adajan), District-Surat in the name of Mr. Ratilal Ravjibhai Kachhadiya. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 58.30.000/-. Earnest money to be deposited - Rs. 5.83.000/-

Name of the Borrower & Guarantor/s: Mrs. Bhavanaben Manish Kumar Soni Wife of Late. Shri Manishkumar S. Soni Mr. Abhishek (legal Heir/son of Late. Shri further interest, cost & expenses. ManishkumarS. Soni)Master. Raviraj (legal Heir/son of Late. Shri Manishkumar S

Soni) Mr. Kalpesh Sureshchandra Son

Property No. 47.: All that right, title and interest in the Shop No. 139 admeasuring about 845 sq.fts. i.e. 78.53 sq.mts. carpet i.e. 1536 sq.fts. i.e. 142.75 sq.mts. Super Built Up on 1st Floor of "The Imperial Shopping Mall" now known as "Rahulraj Mall" constructed on the land bearing old Revenue Suivey No. 54 i.e. New Revision Survey No. 20 paiki of Village Rundh Taluka City District - Surat and Final Plot No. 31 of Town Planning Scheme No. 28 (Rundh-Vesu) in the name of Mr. Kalpeshbhai Sureshchandra Soni &

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

Reserve Price - Rs. 76,20,000/-, Earnest money to be deposited - Rs. 7,62,000/-

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 and https://ibapi.in For Registration and Login and Bidding Rules visit https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

Date: 11-06-2023 | Place: SURAT, GUJARAT Authorised Officer, Union Bank of India



Shed no 85,86,87/A,87/B Tirupati Estate, NR यूको बैंक WCO BANK Darshan Co.op in National Parish Mill Daniel Co.op in National Pa Starch Mill Road, Saraspur, Ahmedabad- 380024

> APPENDIX IV {Rule 8(1)} POSSESSION NOTICE (for immovable property)

Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest {Act, 2002 (54 of 2002)} and in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 12/12/2022 calling upon the borrower/guarantor (1) Shri Bhagwan Jethanand Nanwani & (2) Smt. Bhavna Bhagwanbhai Nanwani to repay the amount mentioned in the notice being Rs.10,88,788/18 (Ten lakh Eighty eight thousand seven hundred eighty eight and eighteen paisa `Only) (inclusive of interest up to 29-04-2016). and all other future interest and bank charges due to UCO **Bank** 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 possession of the property described herein below in exercise of power conferred on him under sub-section (4) of section 13 of act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on this the **09**th day of June of the year 2023.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the UCO BANK for an amount of Rs.10,88,788.18 (Ten lakh Eighty eight thousand seven hundred eighty eight and eighteen paisa Only) (inclusive of interest up to 29-04-**2016**) and all other future interest and bank charges due to UCO Bank.

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 the immovable Property All the pieces and parcel of immovable property consisting of Residential Property located and Known as Flat no-401, Block no-C, Swaminarayan Park, Narol admeasuring 945 sg.ft. under RS no.81/1,81/2, and 82/,3 ,T.PS no.-57, Final Plo no.118,126 moje Narol, P.O.Narol, Ahemedabad in the name of (1) Shri Bhagwan Jethanand Nanwani & (2) Smt. Bhavna Bhagwanbhai Nanwani. Bounded by - East Block-C, West: Block-A, North: Nirgun Avenue, South: Garden

Authorized Officer, Date: 09/06/2023 | Place: Rakhial - Ahmedabad UCO Bank

ADITYA BIRLA FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362266. Corporate Office: 10th Floor, R Teck Park, Nirlon Complex, Near Hub Mal Goregaon (East), Mumbai-400 063, MH.

E-AUCTION SALE NOTICE

30 days 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) of the Security Interest (Enforcement) Rules, 2002. Whereas the Authorized Officer of Aditya Birla Finance Limited / Secured Creditor had taken possession of the following secured assets pursuant to notice issued under Sec. 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co-Borrowers, Notice is hereby given to the public in general and in particular to the Borrowers and Co-Borrowers that e-auction of the following property for realization of the debts due to the Aditya Birla Finance Limited will be held on "As is where is", "As is what is" and "Whatever there is" basis.

Sz. No.	Name of the Borrowers & Co-Borrowers	Description of Properties / Secured Assets and Type of Possession	Reserve Price (in₹)	Earnest Money Deposit (END) (10% of RP) (in ₹)	Demand Notice Date and Total Amount (in ₹)
1	BHAVESH PATEL, S/o. Lakhadhipbhai Lavjbhai Patel, A R V I N D B H A I THESIA, S/o. Chunnilal Chakabhai Thesia, RATANBEN PATEL, W/o. Manjibhai Devabhai Lunavarla	Property 1: All that piece & parcel of Plot No. 47 (After KIP it was given Block / Survey No. 502/L/47 Admn. about 104.05 Sq. Mt.) Admn. about 111.52 Sq. Mt., along with margin Admn. about 35714 sq. Mt. of olpad Sub District Olpad District Surat Belongs to Arvindbhai Chunilal Thesiya and bounded by: •East by: Adjoining Plot No. 48; •West by: Adjoining R. S. No. 501; •North by: Adjoining Plot No. 46; •South by: Adjoining Road. ▼ Property 2: All that piece and parcel of Plot No. 48 Admn. about 111.52 Sq. Mt., Organized on land bearing Block No. 502 Admn. about 35714 sq. Mt. of Olpad Sub District Olpad District Surat and bounded by: •East by: By Plot No. 49; •West by: By Plot No. 471; •North by: by Plot No. 45; •South by: By Road. ▼ Property 3: All that piece and parcel of Plot No. 137 Admn. about 111.48 Sq. Mt., organized on land bearing Block No. 502 Admn. about 35714 sq. mt. of Olpad sub District Olpad District Surat and bounded by: •East by: By 25 fts. Road; •West by: Open space block No. 501; •North by: By 25 fts. Road; •South by: By industrial Plot No. 138. (PHYSICAL POSSESSION)	64,00,000/- (Rs. Sixty Four Lakh Only)	6,40,000/- (Rs. Six Lakh Forty Thousand Only)	21.08.2021 43,34,430.70 (Rs. Forty Three Lakh Thirty Four Thousand Four Hundre Thirty & Seventy Six Paise Only) Due as on 24.02.2021

r detailed terms and conditions of the sale, please refer to the link provided in **Aditya Birla Finance Limited** / Secured Creditor's websit e. https://personalfinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act.aspx. Contact Nos.: Aditya Birla Finance Limited, Authorized Officer -

(1) Mr. Mukesh Kumar Choudhary (mukesh.choudhary@adityabirlacapital.com) Mob. No. 9343976618 / 9004266300

Place: Surat, Gujarat. Date : 11.06.2023

East: Plot No. 102, West: Plot No. A-101.

ADITYA BIRLA FINANCE LIMITED

Authorised Officer

Majura Gate Branch: G-29 & 30, D-Wing, International Trade Centre, Ring Road, बैंक ऑफ़ बड़ौदा Surat - 395001, Gujarat, Phone No. 0261-2461145, E-mail: vjmaju@bankofbaroda.com Bank of Baroda DEMAND NOTICE (Under Sub-Section (2) of Section 13 of the SARFAESI Act, 2002)

To, Mr. Ranpariya Dipakbhai Gordhanbhai & Mrs. Ranpariya Manishaben Dipakbhai (Borrower) Resi. A-15/103, Om Township, Vibhag-4, Near Shiv Temple, Pasodara, Kamrej, Surat - 395008.

Property Address: Plot No. 101, Ever Villa Row House, Sayan - Velanja Road, Olpad, Surat - 394130. Mr. Senjariya Mehulkumar Dineshbhai (Guarantor), Plot No. 30, Angan Row House, Kathodara, Kamrej, Surat - 394326. Sub.: Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,

2002, hereinafter called "The Act" A/c Mr. Ranpariya Dipakbhai Gordhanbhai & Mrs. Ranpariya Manishaben Dipakbhai. Dear Sir/s, - Ref : Credit facilities with our Bank of Baroda, Majura Gate Branch, Surat.

1. We refer to our letter dated 15.06.2018 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Type of Facility Rates of Interest O/s as on 01.05.2023 (inclusive of interest up to 29.04.2023) Housing Loan Rs. 18,00,000/-8.50% Rs. 18,53,344.08 + unapplied interest thereon + Legal & other Exp. SECURITY AGREEMENT WITH BRIEF DESCRIPTION OF SECURITIES

Mortgage Property Located All that piece and parcel of immovable property bearing Plot No. 101 as per booking Plan adm. Area 48.00 Sq. Yards and as per passing plan adm. about 40.15 Sq.Mt. together with undivided proportional share admeasuring 34.21 Sq.Mt. in the common roads and COP with all appurtenance pertaining of Housing society known and named as "Ever Villa Row House", Block No. 211, R. S. No. 117/1 at Village - Sayan, Tal. Olpad, Dist. Surat and so also the construction and superstructure to be built thereon together with all rights of easements of all kinds appurtenant thereto and bounded as given below in the land and Road property in the name of Mr. Ranpariya Dipakbhai Gordhanbhai and Mrs. Ranpariya Manishaben Dipakbhai. Bounded by :- North : Plot No. 125, South : Society Road,

(2). As you are aware, you have committed defaults in payment of interest/Installments on above loans/outstandings for the month ended January - 2023 and thereafter. (3). Consequent upon the defaults committed by you, your loan account has been classified as nonperforming asset on 09.01,2023 (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon., (4). Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 18,53,344.08 as on 01.05.2023 + un applied interest thereon + Legal & other Expenses as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note., (5), Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full., (6). We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act., (7). We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available., (8). Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Date: 06.05.2023 Authorised Officer, Place : Surat Bank of Baroda, Surat



The Indian Express. For the Indian Intelligent.

♦ The Indian EXPRESS

financialexp.epapr.in

Ahmedabad