

**APPENDIX IV-A**  
**Sale Notice for sale of Immovable Property**  
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) and Rule 9(1) of the Security Interest (Enforcement) Rules, 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 to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)** [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **31.05.2025 from 05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 55,23,220/- (Rupees Fifty Five Lakh Twenty Three Thousand Two Hundred Twenty only)** i.e. **Rs. 16,28,208/- (Rupees Sixteen Lakh Twenty Eight Thousand Two Hundred Eight only)** pending towards Loan Account No. **HLAPSUR00391956**, and **Rs. 38,95,012/- (Rupees Thirty Eight Lakh Ninety Five Thousand Twelve only)** pending towards Loan Account No. **HLAPSUR00392181**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.05.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.05.2025** along with legal expenses and other charges due to the Secured Creditor from **PARASKUMAR POPATLAL BHADANI (PROPRIETOR, BRAHMANI KIRANA & PROVISION STORE) and REKHABEN BHADANI**.  
The Reserve Price of the Immovable Property will be **Rs. 11,60,000/- (Rupees Eleven Lakh Sixty Thousand only)** and the Earnest Money Deposit ("EMD") will be 10% of the Reserve Price i.e. **Rs. 1,16,000/- (Rupees One Lakh Sixteen Thousand only)** i.e. equivalent to 10% of the Reserve Price.  
**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
**SHOP NO. 1, GROUND FLOOR, BUILDING - H, LAKE VIEW RESIDENCY, B/S GRUHAM ICON, NEAR KOSAD TENAMENT, R. S. NO. 60/12, BLOCK NO. 1064, T. P. S. NO. 66 (KOSAD - VARIYAV), F. P. NO. 338, KOSAD, SURAT - 394107, GUJARAT (AREA ADMEASURING 24.85 SQ. METERS).**  
For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.sammaancapital.com](http://www.sammaancapital.com); Contact No : 0124-6910910, +91 7065451024; E-mail id : [auctionhelpline@sammaancapital.com](mailto:auctionhelpline@sammaancapital.com). For bidding, log on to [www.auctionfocus.in](http://www.auctionfocus.in).  
**sd/-**  
**AUTHORIZED OFFICER**  
**SAMMAAN CAPITAL LIMITED**  
(Formerly known as  
**INDIABULLS HOUSING FINANCE LTD.)**

**Date : 13.05.2025**  
**Place : SURAT**

**AMBIT Finvest**  
*Pragati ke partner*  
**AMBIT FINVEST PRIVATE LIMITED**  
Corporate Off: Kanakia Wall Street, 5th floor, A-506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093

**POSSESSION NOTICE (For Immovable Property) (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)**  
Whereas the undersigned being the authorized officer of **Ambit Finvest Private Limited** Having its registered office at **Ambit House, 449, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013**, Corporate office at **Kanakia Wall Street - 5th floor, A-506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093**, under 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 mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount notice is hereby given to the following borrowers and the and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.  

Name of the Borrower/ Co-Borrowers/ Guarantors & Loan Account Number	Demand Notice Date & Amount	Date of Possession Type of possession
1) NIKUNJ M LAKHANI	17-05-2024. Rs. 20,60,655.71/- (Rupees Twenty Lakhs Sixty Thousand Six Hundred Fifty Five And Seventy one Paise Only) As On : 15-05-24	10-05-2025 Physical Possession
2)MANSUKHBHAI BECHARBHAI LAKHANI Lan Nos. RJK000000046451		

**Description Of Immovable Property / Properties Mortgaged :-** PROPERTY NO. 1 ALL THE PEACE AND PARCEL OF THE PROPERTY OF BEING COMMERCIAL OFFICE NO. 701, HAVING BUILT UP AREA 17.89 SQ. MTRS. ( CARPET AREA 15-79 SQ. MTRS.) ON 7TH FLOOR IN THE BUILDING KNOWN AS "ANGEL BIZ" CONSTRUCTED ON TOTAL LAND ADMEASURING 652-29 SQ. MTRS. OF PLOT NO. 9 TO 15 IN THE AREA KNOWN AS "DIWALI PARK" OF MAVDI REVENUE SURVEY NO. 22 SITUATED AT WITHIN THE LIMITS OF RMC IN SUB DISTRICT & DISTRICT : RAJKOT IN THE STATE OF GUJARAT- 360 004. BOUNDARY OF THE SAID PROPERTY : NORTH : OPEN SPACE THEN OTHERS PROPERTY EAST:- OFFICE NO. 702 SOUTH : PASSAGE WEST : OPEN SPACE THEN 12-00 MTRS ROAD. PROPERTY NO. 2 ALL THE PEACE AND PARCEL OF THE PROPERTY OF BEING COMMERCIAL OFFICE NO. 603, HAVING BUILT UP AREA 15-50 SQ. MTRS. ( CARPET AREA 14-33SQ. MTRS.) ON 6TH FLOOR IN THE BUILDING KNOWN AS "ANGEL BIZ" CONSTRUCTED ON TOTAL LAND ADMEASURING 852-29 SQ. MTRS. OF PLOT NO. 9 TO 15 IN THE AREA KNOWN AS "DIWALI PARK" OF MAVDI REVENUE SURVEY NO. 22 SITUATED AT WITHIN THE LIMITS OF RMC IN SUB DISTRICT & DISTRICT : RAJKOT IN THE STATE OF GUJARAT- 360 004. BOUNDARY OF THE SAID PROPERTY : NORTH : OPEN SPACE THEN OTHERS PROPERTY EAST:- OFFICE NO. 604 SOUTH : PASSAGE & PARKING WEST:- OFFICE NO. 602  
The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of **Ambit Finvest Private Limited** for an amount mentioned herein above and interest thereon. 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.  
Date : 14.05.2025, Place: Rajkot  
sd/- Authorized Officer - **Ambit Finvest Private Limited**

**Rajkot Nagarik Sahakari Bank Ltd.**  
(Multistate Scheduled Bank)  
**R.O. & H.O.: "Arvindbhai Maniar Nagarik Sevalay", 150' Ring Road, Nr. Raiya Circle, Rajkot. Ph. 2555716**

**Possession Notice (For Immovable Property)**  
Whereas, The undersigned being the authorized officer of the **Rajkot Nagarik Sahakari Bank Ltd., H.O. Rajkot** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **31/07/2024** by Regd A.O. Post and public notice on **05/09/2024** in Daily Newspaper - "THE INDIAN EXPRESS" and "SANJ SAMACHAR" calling upon the borrower **Jobanputra Parul Subhashbhai** to repay the amount mentioned in the notice being **Rs.5,99,368.82 (Rupees Five Lacs Ninety Nine Thousand Three Hundred Sixty Eight And Eighty Two Paise Only)** and interest thereon due from **01/07/2024** 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, guarantors and the public in general that the undersigned has taken possession of Property described herein below on **10/05/2025** through the Court Commissioner, in pursuance of the Order **DL 15/02/2025** issued by the Hon. Chief Judicial Magistrate Rajkot under section 14 of the SARFAESI Act-2002. The borrower in particular and the public in general is hereby cautioned not to deal with the following property and any dealing with this property will be subject to the charge of **Rajkot Nagarik Sahakari Bank Ltd., Rajkot** for an amount outstanding as on **30/04/2025, Rs.9,28,243-82 (Rupees Nine Lacs Twenty Eight Thousand Two Hundred Forty Three And Eighty Two Paise Only)** + interest thereon due from **01/05/2025**. 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 Property**  
Immovable Property situated in Rajkot Dist. Sub Dist. Rajkot, Rajkot City Dudhsagar road Rajkot city revenue survey no.167 & 168 land there on constructed flats under 48 MIGH Scheme by Gujarat Housing Board which flats known as "Dairyland" paiki First floor Flat No.M-702 which built-up area 39-22 Sq. Mtr. acquired vide Regd. Sale Deed No.2569, Dated 24/02/2021 in the name of Jobanputra Parul Subhashbhai and bounded by as under:-  
North : Flat No. 703 East : Flat No. 701 West : Open Space South : Open Space  
Gujarat Housing : Flat No. M-702, 1st Floor, Dairy Land Colony, Sagar Chowk, Dudh Sagar Road, Gujarat Housing Board Quarter, Rajkot-360002. (Gujarat)  
**DI. 13/05/2025**  
**Rajkot.**  
**Authorized Officer,**  
**Rajkot Nagarik Sahakari Bank Ltd., H.O., Recovery Dept., Rajkot.**

**यूनियन बैंक**  
**Union Bank of India**  
Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006

**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 Physical/Symbolic 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 - 30.05.2025 (Friday) from 12:00 p.m. to 05:00 p.m.				
Sr.No.	Branch Name, Address & Contact No.	Name of the Borrower & Guarantor/s	Amount due	Reserve Price and EMD & Bid Increase Amount
1	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	M/s Dharamraj Jewellers, Sh. Harshad Kasturchand Zinzuwadia, Sh. Rajesh Harshadhbhai Zinzuwadia (Son), Smt. Rakshaben Rajeshkumar Zinzuwadia (Son), Sh. Dharmesh Harshadhbhai Zinzuwadia, Smt. Harshidaben Harshadhbhai Zinzuwadia (Son), Smt. Chetnaben Dharmeshbhai Zinzuwadia	Rs. 24,39,65,890.74 (Rupees Twenty Four Crores Thirty Nine Lakhs Sixty Five Thousand Eight Hundred Ninety & Paise Seventy Four Only) as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025.	Property No. 1 : Reserve Price : Rs. 1,68,00,000/- (Rs. One Crore Sixty Eight Lakhs Only) EMD : Rs. 16,80,000/- (Rs. Sixteen Lakhs Eighty Thousand Only) BID : Rs. 1,68,000/-
2	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Sh. Dilipkumar Kanaiyalal Sharma	Rs. 37,60,587.72 (Rs. Thirty Seven Lakhs Sixty Thousand five Hundred and Eighty Seven & Paise Seventy Two) as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 2 : Reserve Price : Rs. 11,90,000/- (Rupees Eleven Lakhs Ninety Thousand Only) EMD: Rs. 1,19,000/- (Rupees One Lakh Nineteen Thousand Only) BID Inc. Rs. 12,000/-
3	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	M/s Esha Plastic, Proprietor- Pragnesh Chimanbhai Patel, Shri Pragnesh Chimanbhai Patel, Power of Attorney Holder of Patel Chimanbhai Umedbhai,	Rs. 39,32,004.63 (Rupees Thirty Nine Lakhs Thirty Two Thousand four & Paise Sixty Three Only) as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025.	Property No. 3 : Reserve Price : Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only) EMD : Rs. 4,00,000/- (Rupees Four Lakhs Ninety Only) BID-Rs. 40,000/-
4	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	M/s Gotiz Healthcare Limited (Borrower), Ms. Roshni Rajendra Goti (Guarantor), Ms. Kailashben Rajeshbhai Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rameshraj Mayiljith Goti (Guarantor),	Rs. 4,96,35,651.76 (Rupees- Four Crores Ninety Six Lakhs Thirty five Thousand Six Hundred Fifty One and Paise Seventy Six only) as on 31/03/2025 and further interest at contractual rate & cost from 01/04/2025	Property No. 4 : Rs. 80,01,000/- (Rupees- Eighty Lacs One Thousand Only) EMD : Rs. 8,00,100/- (Rupees- Eight Lacs One Hundred only.) Bid. Inc.: Rs. 80,010/-
5	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Mr. Harishbhai Nagindas Thakkar	Rs. 14,24,646.60 (Rupees Fourteen Lakhs Twenty Four Thousand Six Hundred Forty Six & Paise Sixty Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 5 : Reserve Price : Rs. 19,10,000/- (Rupees Nineteen Lakhs Ten Thousand Only) EMD : Rs. 1,91,000/- (Rupees One Lakh Ninety One Thousand Only) Bid. Inc. : Rs. 19,100/-
6	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Mr. Harishbhai Nagindas Thakkar	Rs. 15,73,762.06 (Rupees Fifteen Lakhs Seventy Three Thousand Seven Hundred Sixty Two & Paise Six Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 6 : Reserve Price : Rs. 19,10,000/- (Rupees Nineteen Lakhs Ten Thousand Only) EMD : Rs. 1,91,000/- (Rupees One Lakh Ninety One Thousand Only) Bid. Inc. : Rs. 19,100/-
7	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Mr. Hitenkumar Yogeshbhai Mehta, Mr. Mehta Smrita Hitenkumar Mr. Manan Niranjanbhai Panchal	Rs. 51,69,370.07 (Rupees Fifty One Lakhs Sixty Nine Thousand Three Hundred Seventy and Paise Seven Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 7 : Reserve Price : Rs. 29,80,000/- (Rupees Twenty Nine Lakhs Eighty Thousand Only) EMD : Rs. 2,98,000/- (Rupees Two Lakhs Ninety Eight Thousand Only), BID Inc.: Rs. 30,000/-
8	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	M/s. Jaigath Enterprise Shri Komil Modi	Rs. 24,71,375.54 (Rupees Twenty Four Lakhs, Seventy One Thousand Three Hundred Seventy five & Paise Five Four) as on 31/03/2025 and further interest at contractual rate & cost from 01-04-2025.	Property No. 8 : Reserve Price : Rs. 15,95,000/- (Rs. Fifteen Lakhs Ninety Five Thousand Only) EMD : Rs. 1,59,500/- (Rs. One Lakh Fifty Nine Thousand Five Hundred Only) Bid. Inc. : Rs. 16,00,00
9	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	M/S. M.D. Oils, Mr. Mukendra Dashratilal Modi, Mrs. Jyotsnaben Mukendra Modi	Rs. 1,06,19,175.33 (Rupees One Crore Six Lakhs Nineteen Thousand One Hundred Seventy Five and Paise Thirty Three Only) as on 31/03/2025 and further interest at contractual rate & cost from 01/04/2025	Property No. 9 : Reserve Price : Rs. 21,70,000/- (Rupees Twenty One Lakh Seventy Thousand Only) EMD : Rs. 2,17,000/- (Rupees Two Lakh Seventeen Thousand Only) Bid. Inc. : Rs. 21,700/-
10	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	M/s Manoj Builders Proprietor/Partner/Guarantor : Shri Manojsinh Vijaysinh Parmar, Shri Kiransinh Vijaysinh Parmar	Rs. 2,98,59,057.31 (Rupees Two Crores Ninety Eight Lakhs Fifty Nine Thousand Fifty Seven and Paise Thirty One Only) as on 31/03/2025 and further interest at contractual rate & Costs from 01-04-2025.	Property No. 10 : Reserve Price : Rs. 33,75,000/- (Rs. Thirty Three Lakhs Seventy Five Thousand Only) EMD : Rs. 3,38,000/- (Rs. Three Lakhs Thirty Eight Thousand Only) Bid. Inc.: Rs. 34,00,00
11	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Mr. S. Santosh Kumar, Mo.: 9731999609	Smt. Nishaben Nijalkumar Patel Sh. Nijalkumar Hasumukhbhai Patel	Rs. 38,67,116.44 (Thirty Eight Lakhs Eighty Seven Thousand One Hundred Sixteen and Paise Forty Four Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 11 : Reserve Price : Rs. 38,65,000/- (Rs. Thirty Eight Lakhs Sixty Five Thousand Only) EMD : Rs. 3,87,000/- (Rs. Three Lakhs Eighty Seven Thousand Only) Bid. Inc. Rs. 39,00,00
12	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Smt.Nishaben Patel Sh. Laxmikant Govindbhai Patel	Rs. 41,19,550.35 (Rupees Forty One Lakhs Nineteen Thousand Five Hundred fifty & Paise Thirty Five only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 12 : Reserve Price : Rs. 13,04,400/- (Rupees Thirteen Lakhs Four Thousand Four Hundred only) EMD : Rs. 1,30,440/- (Rupees One Lakh Thirty Four Hundred Forty only) Bid. Inc. : Rs. 13,050/-
13	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Sh.PravinbhaiPunjabhai Patel	Rs. 38,36,043.69 (Rupees Thirty Eight Lakhs Thirty Six Thousand Fourty Three & Paise Sixty Nine Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 13 : Reserve Price : Rs. 21,80,600/- (Rupees Twenty One Lakhs Eighty Thousand Six Hundred only) EMD : Rs. 2,18,060/- (Rupees Two Lakh Eighteen Thousand Sixty only) Bid. Inc. : Rs. 21,810/-
14	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Sh.RamchandraKailashbhai Shah Sh. KailashprasadKishanbhai Shah	Rs. 35,17,973.83 (Rupees Thirty Five Lakhs Seventeen Thousand Nine Hundred Seventy Three & Paise Eighty Three Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 14 : Reserve Price : Rs. 33,60,000/- (Rupees Thirty Three Lakhs Sixty Thousand only) EMD : Rs. 3,36,000/- (Rupees Three Lakh Thirty Six Thousand only) Bid. Inc. : Rs. 33,600 /-
15	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	M/s Riddhi Siddhi Creation (Borrower) (Proprietary Concern) Mr. Bharatkumar Otari Rajpurohit ( Proprietor & Mortgagor)	Rs. 38,46,127.16 (Rupees Thirty Eight Lakhs Forty Six Thousand One Hundred Twenty Seven & Paise Sixteen Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 15 : Reserve Price : Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) EMD : Rs. 1,05,000/- (Rupees One Lakh Five Thousand Only) Bid. Inc. : Rs. 11,000/-
16	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Sh. Subhashchandra Kailashbhai Kansara, Ms. Pujanben Subhashchandra Kansara	Rs. 35,20,725.55 (Rupees Thirty Five Lakhs Twenty Thousand Seven Hundred Twenty Five & Paise Fifty Five Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 16 : Reserve Price : Rs. 22,90,000/- (Rupees Twenty Two Lakhs Ninety Thousand only) EMD : Rs. 2,29,000/- (Rupees Two Lakhs Twenty Nine Thousand only) Bid. Inc. : Rs. 23,000 /-
17	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo.: 9731999609	Sh. Subhashchandra Kailashbhai Kansara, Ms. Pujanben Subhashchandra Kansara	Rs. 35,20,725.55 (Rupees Thirty Five Lakhs Twenty Thousand Seven Hundred Twenty Five & Paise Fifty Five Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 17 : Reserve Price : Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand only) EMD : Rs. 1,05,000/- (Rupees One Lakh Five Thousand only) Bid. Inc. : Rs. 11,000/-

Contact Details : Mr. S. Santosh Kumar, Mobile Number : 9731999609, Mr. Manishkumar Patel at Mobile Number - 9726968390

This may also be treated as statutory 15 days sale 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.

Date and Time of inspection for properties : as per consultation with Branch Manager.

For detailed terms and condition of the sale, please refer to the link provided in [https:// www.unionbankofindia.co.in](https://www.unionbankofindia.co.in) and <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>

Date : 12.05.2025, Place : Ahmedabad

Authorised Officer, Union Bank of India