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

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 Sammaar Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised 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.

read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement)

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. 601/2, BLOCK NO. 1084, 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; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

AUTHORIZED OFFICER SAMMAAN CAPITAL LIMITED (Formerly known as Date: 13.05.2025 INDIABULLS HOUSING FINANCE LTD.) Place: SURAT

AMBIT Finvest AMBIT FINVEST PRIVATE LIMITED

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 ollowing 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 inder sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

Progoti ke portner Corporate Off: Kanakia Wall Street, 5th floor, A 506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093

Name of the Borrower/ Co-Borrowers/ **Guarantors & Loan Account Number** 1) NIKUNJ M LAKHANI 2)MANSUKHBHAI BECHARBHAI LAKHANI Lan Nos. RJK000000046461

Demand Notice Date & Amount Date of Possession Type of possession 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 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 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

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 MAYDI 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

OPEN SPACE THEN OTHERS PROPERTY EAST-: OFFICE NO. 702 SOUTH : PASSAGE WEST : OPEN SPACE THEN 12-00 MTRS

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 Finyest 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/- Authorised Officer - Ambit Finvest Private Limited

Rajkot Nagarik Sahakari Bank Ltd. **Possession Notice** (For Immovable Property) (Multistate Scheduled Bank)

R.O. & H.O.: "Arvindbhai Maniar Nagarik Sevalay", 150' Ring Road, Nr. Raiya Circle, Rajkot. Ph. 2555716 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.D. Post and public notice on 05/09/2024 in Daily Newspaper "THE INDIAN EXPERESS" 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 Dt.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 Fourty 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 (Short Address: Flat No. M-702, 1st Floor, Dairy Land Colony, Sagar Chowk, Dudh Sagar Road, Gujrat Housing Board Quarter, Rajkot-360002. (Gujarat)

Dt. 13/05/2025 Authorized Officer, Rajkot. Rajkot Nagarik Sahakari Bank Ltd., H.O., Recovery Dept., Rajkot

यूनियन बैंक 🕖 Union Bank

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 provison to

votice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property ortgaged / 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

Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002 DATE AND TIME OF E-AUCTION - 30.05.2025 (Friday) from 12:00 p.m. to 05:00 p.m. Branch Name, Address & Contact No. Amount due Reserve Price and EMD & Bid Increase Amount Name of the Borrower & Guarantor/s Union Bank of India, Asset Recovery Branch M/s Dharamraj Jewellers, Sh. Harshad Kasturchand Zinzuwadia, Sh. Rajesh Rs. 24,39,65,890.74 (Rupees Twenty Four Crores Thirty Nine Lakhs Sixty Five Thousand Property No. 1: at First Floor, Rangoli Complex, Opp. V S Hospital. Harshadbhai Zinzuwadia (Soni), Smt. Rakshaben Rajeshkumar Zinzuwadia Eight Hundred Ninety & Paise Seventy Four Only) as on 31.03,2025 and further interest at Reserve Price: Rs. 1,68,00,000/-Ellisbridge, Ashram Road, Ahmedabad-380006. (Soni), Sh. Dharmesh Harshadbhai Zinzuwadia, Smt. Harshidaber contractual rate & cost from 01.04.2025. (Rs. One Crore Sixty Eight Lakhs Only) Harshadbhai Zinzuwadia (Soni), Smt. Chetnaben Dharmeshbhai Zinzuwadia Contact Person: Mr. S. Santosh Kumar, Mo.: 9731999609 EMD: Rs. 16,80,000/- (Rs. Sixteen Lakhs Eighty Thousand Only) Property No. 1: Shop No 5 & 6, First Floor, Navneet Plaza, Cg Road; Ahmedabad, Admeasuring 69.71 Sq Mtrs In The Name Of Mr. Rajesh H Zinzuwadia Bounded By: North: Common Wall Shop No. 4, East: Marginal Space Then Plot 34, South: Marginal BID: Rs. 1,68,000/-Space, West: Marginal Space Then Cg Road Details of encumbrances over the property, as known to the secured creditor, if any: SA No. 96/2023 in DRT-1 (Physical Possession) Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Elisbridge, Sh. Dilipkumar Kanaiyalal Sharma Rs. 37,60,587.72 (Rs. Thirty Seven Lakhs Sixty Thousand five Hundred and Eighty Seven & Paise Property No. 2: Ashram Road, Ahmedabad-380006, Contact Person: Mr. S. Santosh Kumar, Mo.: 9731999609 Seventy Two) as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025 Reserve Price: Rs. 11,90,000/- (Rupees Eleven Lakhs Ninety Thousand Only) Property No. 2: All that piece and parcel of House at Plot No E/137, Karmvir Sundervan-III, Near Karmvir Sundervantika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area - 807 SqFt. Bounded By North- Plot No E/136, South- Plot No E/138, East- EMD: Rs. 1,19,000/- (Rupees One Lakh Nineteen Thousand Only) Approach Road. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Physical Possession) BID Inc. Rs. 12.000/-M/s Esha Plastic, Proprietor- Pragnesh Chimanbhai Patel, 3 Union Bank of India, Asset Recovery Branch Rs. 39,32,004.63 Shri Pragnesh Chimanbhai Patel, Power of Attorney Holder of Patel (Rupees Thirty Nine Lakhs Thirty Two Thousand four & Paise Sixty Three Only) at First Floor, Rangoli Complex, Opp. V S Hospital Ellisbridge, Ashram Road. Property No. 3: Chimanbhai Umedbhai, as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025 Ahmedabad-380006. Contact Person: Mr. S. Santosh Kumar, Mo.: 9731999609 Reserve Price: Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only) EMD: Rs. 4,00,000/- (Rupees Four Lakh Only) Property No. 3: All that piece and parcel of property being Residential Tenament/Plot No. 07, Admeasuring Plot 96.00 Sq. Mitrs& construction there on 56.85 Square Meters) at Scheme named Shivam (Vatva) Coop. Housing Society Ltd. At. Survey No. 1111/Paiki , TPS No. 86, Final Plot No. 56 at Sub. District and District Ahmedabad Bounded By: On North: Tenament No. 8, On East: Tenament No. 8, On West: Margin & thereafter Open Plot. Details of encumbrances over the property, as BID-Rs. 40,000/known to the secured creditor, if any: NONE (Symbolic Possession) Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex. M/s Gotiz Healthcare Limited (Borrower), Ms. Roshni Rajendra Goti Property No. 4: Rs. 80,01,000/- (Rupees- Eighty Lacs One Thousand Only) Rs. 4,96,35,651.76 (Rupees- Four Crores Ninety Six Lakhs Thirty five Thousand (Guarantor), Ms. Kailashben Rameshbhai Gotiz (Guarantor), Mr. Amit Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. EMD: Rs. 8,00,100/- (Rupees- Eight Lacs One Hundred only.) Six Hundred Fifty One and Paise Seventy Six only) as on 31/03/2025 and further interest at Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor), Contact Person: Mr. S. Santosh Kumar, Mo.: 9731999609 Property No. 4: M/S. Gotiz Healthcare Limited M.D. Mr. Rajendra M. Goti. (A) All that Part and parcel of the immovable property situated at Shop no. 3 admeasuring 13.52 sq. mt., Shop no. 4 admeasuring 13.52 sq. mt., and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palei village, Distr - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 1 to 4: East: Open Passage, West: 7 admeasuring 13.52 sq. mt., Shop no. 8 admeasuring 13.52 sq. mt., Shop no. 8 admeasuring 13.52 sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palej village, Distr. - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 5 to 8: East: Open Passage, West: Open Passage, West: Open Passage, North: Shop No. 54-9, South: Open Passage, and District Control of High Cross Shopping Mall at mouje - Palej village, Distr. - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. (C) All that Part and parcel of the immovable property situated at Shop no. 9 admeasuring 13.61 sq. mt., Shop no. 10 admeasuring 13.61 sq. mt., Shop no. 11 admeasuring 13.61 sq. mt., Shop no. 12 admeasuring 13.61 sq. mt., Shop no. 10 admeasuring 13.61 sq. mt. no. 2369/b and Block no. 268, 269 and 270. Shop No.: 9 to 12: East: Open Passage, West: Shop No. 13, South: Shop No. 14 admeasuring 13.61 sq. mt., Shop No. 15 admeasuring 13.61 sq. mt., Shop No. 16 admeasuring 13.61 sq. mt., Shop No. 17 admeasuring 13.61 sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palej village, Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 13 to 16: East: Open Passage, South: Shop No. 12, (E) All that Part and parcel of the immovable property situated at Shop no. 17 admeasuring 11.34 sq. mt., Shop no. 18 admeasuring 11.34 sq. mt., Shop no. 18 admeasuring 11.34 sq. mt., Shop no. 20 admeasuring 11.34 sq. mt., Shop no. 20 admeasuring 11.34 sq. mt. and undivided share of land admeasuring 11.34 sq. mt., Shop no. 20 admeasuring 11.34 sq. mt. and undivided share of land admeasuring Open Passage, West: Shop No 21, North: Open Land, South: Open Passage, (F) All that Part and parcel of the immovable property situated at Shop no. 34 admeasuring 13.61 sq. mt., Shop no. 34 admeasuring 13.61 sq. mt., Shop no. 35 admeasuring 13.61 sq. mt., Shop no. 36 admeasuring 13.61 sq. mt., Shop no. 36 admeasuring 13.61 sq. mt., Shop no. 37 admeasuring 13.61 sq. mt., Shop no. 38 admeasuring 13.61 sq. mt., Shop no. 38 admeasuring 13.61 sq. mt., Shop no. 39 admeasuring 13.61 sq. mt., Shop no. 39 admeasuring 13.61 sq. mt., Shop no. 30 admeasuring 13.61 sq. mt of High Cross Shopping Mall at mouje - Palej village, Dist - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 31 to 34: East: Shop No. 35 admeasuring 13:61 sq. mt., Shop no. 36 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 35 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 35 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 35 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 35 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 36 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 36 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 36 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 36 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and parcel of the immovable property situated at Shop no. 36 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and Parcel of the immovable property situated at Shop no. 36 admeasuring 13:61 sq. mt., Shop No. 36. (G) All that Part and Parcel of the immovable property situated at Shop no. 36 admeasuring 13:61 sq. mt., Sh Shop no. 37 admeasuring 13.61 sq. mt., Shop no. 38 admeasuring 13.61 sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palej village, Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 35 to 38: East: Shop No. 39-42, West: Open Passage, North: Shop No. 34, South: Shop No. 35 to 36: East: Shop No. 39-42, West: Open Passage, North: Shop No. 34, South: Shop No. 36: East: Shop No. 36: East: Shop No. 39-42, West: Open Passage, North: Shop No. 34, South: Shop No. 36: East: Shop No. 36: East: Shop No. 38: East: Shop No. 39-42, West: Open Passage, North: Shop No. 36: East: Shop No. 36: East: Shop No. 36: East: Shop No. 38: East: Shop No. 39-42, West: Open Passage, North: Shop No. 36: East: Shop No. 38: East: Shop No. 38: East: Shop No. 38: East: Shop No. 39-42, West: Open Passage, North: Shop No. 38: East: Shop No. 39-42, West: Open Passage, North: Shop No. 38: East: Shop No. 39-42, West: Open Passage, North: Sho No 1 & 2, (H) All that Part and parcel of the immovable property situated at Shop no. 43 admeasuring 13.61 sq. mt., Shop no. 44 admeasuring 13.61 sq. mt., Shop no. 45 admeasuring 13.61 sq. mt., Shop no. 45 admeasuring 13.61 sq. mt., Shop no. 45 admeasuring 13.61 sq. mt., Shop no. 46 admeasu with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 43 to 46: East: Open Passage, West: Shop No. 47 admeasuring 13.61 sq. mt., Shop no. 48 admeasuring 13.61 sq. mt., Shop no. 49 admeasuring 13.61 sq. mt., Shop no. 48 admeasuring 13.61 sq. mt., Shop no. 49 admeasuring 13.61 sq. sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palej village, Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 47 to 50: East: Shop No 13-16, West: Open Passage, South: Shop No 51, (J) All that Part and parcel of the immovable property situated at Shop no. 51 admeasuring 13.61 sq. mt., Shop no. 52 admeasuring 13.61 sq. mt., Shop no. 52 admeasuring 13.61 sq. mt., Shop no. 54 admeasuring 13.61 sq. mt., Shop no. 54 admeasuring 13.61 sq. mt. and undivided share of land admeasuring 13.61 sq. mt., Shop no. 54 admeasuring 13.61 sq. mt.

54 : East : Shop No 9-12, West : Open Passage, North : Shop No 50, South : Shop No 5 & 6. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession) 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

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

at First Floor, Rangoli Complex, Opp. V S Hospital Ellisbridge, Ashram Road,

Contact Person: Mr. S. Santosh Kumar, Mo.: 9731999609

Mr. HarishbhaiNagindas Thakkar

Mr. HarishbhaiNagindas Thakkar

Shri Komil Modi

M/s Manoj Builders

West : Flat No. B/2, North : Internal Road Sy. No. 148/2/P, South : Flat No. D/2. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)

Rs. 14,24,646,60 (Rupees Fourteen Lakhs Twenty Four Thousand Six Hundred Fourty Six & Paise Sixty Only) as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025

Property No. 5: All the piece and parcel of immovable property bearing Flat No. A-202, admeasuring 160 Sq. yrds i.e. 133.78 Sq. mtrs. in Block No. A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land of bearing Revenue survey No.57/2 of TP Scheme No.73 (Vinzol-1) and Final plot No. 26/2 admeasuring 6617 Sq. mtrs. situated at MoujeVinzol, Taluka Dascroi in the Registration District Ahmedabad and Sub Dist. Ahmedabad-11 (Aslali). Bounded by: East: Margin & Block B, West: Adjoining flat No. A/201, North: Margin & Other property, South: Passage, Staircase & Flat No. A/203. Details of encumbrances over the property, as known to the secured creditor, if any: SA No. 51/2025 by Mayaben Rajesh Dodiya & Other Bank's Subsequent exist. (Physical Possession)

(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: All the piece and parcel of immovable property bearing Flat No. A-302, admeasuring 160 Sq. yrds i.e. 133.78 Sq. mtrs. in Block No. A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land of bearing Revenue survey No.57/2 of TP Scheme No.73 (Vinzol-1) and Final plot No.26/2 admeasuring 6617 Sq. mtrs. situated at MoujeVinzol, Taluka Dascroi in the Reg. Dist. Ahmedabad and Sub District Ahmedabad-11 (Aslali). Bounded by: East: Margin & Block B, West: Adjoining flat No. A/301, North: Margin & Other property, South: Passage, Staircase & Flat No. A/303, Details of encumbrances over the property, as known to the secured creditor, if any: SA No. 74/2025 by Ganaytriben Mudaliyar & Other Bank's Subsequent exist (Physical Possession)

Mr. Hitenkumar Yogeshbhai Mehta, Mr. Mehta Smita Hitenkumar Rs. 51,69,370.07 Union Bank of India, Asset Recovery Branch Mr. Manan Niranjanbhai Panchal (Rupees Fifty One Lakhs Sixty Nine Thousand Three Hundred Seventy and Paise Seven Only) at First Floor, Rangoli Complex, Opp. V S Hospital Ellisbridge, Ashram Road, as on 31/03/2025 and further interest at contractual rate & cost from 01.04.2025 Ahmedabad-380006. Contact Person: Mr. S. Santosh Kumar, Mo.: 9731999609

Property No. 7: All the piece and parcel of immovable property bearing Flat No. D/81, admeasuring 68.56 Sq Mts. i.e. 82 Sq. Yards on 8th Floor, in Building Known as "Shubh Darshan Apartment" promoted by Jaldhara Non-Trading Owners Association, constructed on NA Land bearing Survey No. 519, (Old Sy. No. 1210) of TPS No. 4 of Final Plot No. 116/2 paiki situated at Mouje Jodhpur (Old Vejalpur), Taluka-City, District & Sub District-Ahmedabad-4(Paidi) and boundaries as under: Bounded by: East: Block -C, West: Flat No. D/82, North: Open Passage, South: Open Plot. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Physical Possession) M/s. Jaigath Enterprise Union Bank of India, Asset Recovery Branch Rs. 24,71,375.54 (Rupees Twenty Four Lakhs, Seventy One Thousand Three Hundred

Ahmedabad-380006. Contact Person: Mr. S. Santosh Kumar, Mo.: 9731999609

Seventy five & Paise Five Four) as on 31/03/2025 and further interest at contractual rate & cost from 01-04-2025. Property No. 8: All that piece & Parcel of the immovable Property bearing Flat No. D-109, 1st Floor, of Building D of Silver Stone, Near Vraj Renu Society, Behind-Tirthak Bunglows, Dabhoi-Waghodia Ring Road, Vadodara admeasuring about 55.42 Sq. Meters built up Area, Undivided Share in Land 25.94 Sq. Meters of common Land), situated on land of Block No. 348, (Old Rev Sy. No. 525), admeasuring 4553 Sq. Mtrs where in Commercial cum Residential Scheme Named Silver Stone of Mouje Village - Kapurai, with Regi. District and Sub District-Vadodara, Owned by Shri Komil Modi, which is

bounded as follows: East: Common Passage & Flat No. D/102, West: Adjoining OTS, North: Flat No. D/110, Silver Stone, South: Flat No. D/108 leaving OTS, Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession) M/S. M D Oils, Mr. Mukendra Dashratlal Modi, Union Bank of India, Asset Recovery Branch Mrs. Jyotsnaben Mukendra Modi at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Thirty Three only) as on 31/03/2025 and further interest at contractual rate Ashram Road, Ahmedabad-380006.

(Rupees One Crore Six Lakhs Nineteen Thousand One Hundred Seventy Five and Paise & cost from 01/04/2025.

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. 16,000.00 Property No. 9:

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/-

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/-

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/-

Property No. 8:

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/-Property No. 9: All that piece & Parcel of property being Flat no. 28 on third floor, admeasuring 105 sq yrds. With undivided share of land in Nilkanth Apartment constructed on the land bearing Sub Plot No. 26 of Chandranagar Colony under TP Scheme No. 24 and final Plot No. 35 Paiki Mouje Rajpur Hirpur Taluka City in Registration District Ahmedabad and Sub District Ahmedabad -7 (Odhav). Owned by - Ms. Jyotsanaben Mukendrabhai Modi Bounded by : North: Lift & Adjoining Flat, South: Kalptaru Flat, East : Passage & Adjoining Flat, West - Margin Space then Chandranagar Society, Details of encumbrances over the property, as known to the secured creditor, if any: SA No. 364/2023, Date - 26/09/2023 by Rakeshbhai Bhanuprasad Bhatt (Physical Possession).

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

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Proprietor/Partner/Guarantor : Shri Manojsinh Vijaysinh Parmar, Shri Kiransinh Vijaysinh Parmar

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: All that piece & Parcel of the immovable Property bearing Flat No.: C-2, 2nd Floor, of Building Tanay Tower, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Builtup Area about 134.29 Sq. Meters & Proportionate Undivided Share in common Land), situated on land of Survey No. 148/2, City survey No. 1949, T.P. No. 22, FP No. 224, situated at Mouje - Akota, with Regi. District and Sub District - Vadodara, Owned by Shri Manojsinh Vijaysinh Parmar, which is bounded as follows: East: Main road,

Rs. 2,98,59,057.31 (Rupees Two Crores Ninety Eight Lakhs

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. 34,000.00 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. 39,000.00 Property No. 11: All that piece & Parcel of the immovable Property bearing Flat No. -11 , 1st Floor, of Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vasna situated at Mouje - Salyad Vasna, with Regi. District and Sub District Vadodara, Owned by Shri Manojsinh Vijaysinh Parmar which is bounded as follows: East: Snnagar Society, West: Stair case & Passage, North: Nikunj Apartment Sy. No 166&167, South: T Proad Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)

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 Hasmukhbhai Patel

Sh. Laxmikant Govindbhai Patel

Sh. Ramchandra Kailashbhai Shah

Sh. KailsahprasadKishanbhai Shah

Sh. Subhashchandra Kailashbhai Kansara,

Ms. Pujaben Subhashchandra Kansara

Rs. 38.87,116,44 (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

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 Thousand Four Hundred Fourty only) Bid. Inc.: Rs. 13,050/-.

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/-

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 /-

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/-

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 /-

Property No. 12 : All that piece and parcel of House No G/8, Karmvir Sundervan-III, Near Karmvir Sundervan-III, Ne creditor, if any: None (Physical Possession) Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital Elistridge, Smt.Nishaben Patel Rs. 41,19,550.35 (Rupees Forty One Lakhs Nineteen Thousand Five Hundred fifty & Paise Thirty Property No. 13: Reserve Price:

No. B/30. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Physical Possession) 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

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. 14: All that piece and parcel of property being immovable Property at Plot No. 19, Admeasuring 214 Sq. Meters and appropriate share right or interest in the internal road and common plots admeasuring 61.77 Sq. Meters in Scheme Dev Vihan bearing Sy: Block No. 55 admeasuring 7993 Sq. Meters situate lying and being at Mouje: Maflipur, Taluka - Dholka, District of Ahmedabad (Dholka) in the name of Shri Patel Praviribhai Punjabhai, Bounded as follows On North: Plot No. 20 & Joint Wall, On South: Plot No. 18, On East: Common road of Society, On West: Block No. 56. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Symbolic Possession)

Property No. 13: All that piece and parcel of House at Plot No B/41, Karmvir Sundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kulir, Manjipura Road, Nadiad, Gujarat, Plot Area - 807 SqFt. Bounded By North- Plot No B/40, South- Plot No B/42, East- Society Road, West- Plot No. 13: All that piece and parcel of House at Plot No B/40, South- Plot No B/42, East- Society Road, West- Plot No. 13: All that piece and parcel of House at Plot No. B/40, South- Plot No. B/40, South-

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

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

Union Bank of India, Asset Recovery Branch

at First Floor, Rangoli Complex, Opp. V S Hospital Ellisbridge, Ashram Road,

Approach Road West- Plot No. E/203. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession) M/s Riddhi Siddhi Creation (Borrower) (Proprietory Concern) Mr. Bharatkumar Otaji Rajpurohit (Proprietor &

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. 15: All that piece and parcel of House at Plot No E/208, KarmvirSundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area -75Sq. Meter Bounded By North- Plot No E/207, South- Plot No E/209, East-

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. 16: All that piece & parcel of the immovable property of Office No. 216 on 2nd Floor Admeasuring 445 Sq. feets, i.e. 41.34 Sq. Mtrs Super Built Up Area of "Devashish Arcade", Lye, being and situated on Land of Sy. No. 258/A Covered under TP Scheme No. 3 And Final

Twenty Five & Paise Fifty Five Only) as on 31/03/2025 and further interest at

Plot No. 122, Mouje- Odhav, Taluka-Vatva, in Registration District-Ahmedabad and Sub-Dist-Ahmedabad (Odhav) & Bounded By: On North: Open Land, On South: Shed, On East: Shop/Unit No. 215, On West: Shop / Unit No. 217. Details of encumbrances over the property, as Rs. 35,20,725.55 (Rupees Thirty Five Lakhs Twenty Thousand Seven Hundred

contractual rate & cost from 01.04.2025 Ahmedabad-380006. Contact Person: Mr. S. Santosh Kumar, Mo.: 9731999609 Property No. 17: All that piece and parcel of House at Plot No E/207, Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area -807Sq.Ft. Bounded By North- Society Road, South- Plot No E/208, East-Approach Road, West-Plot No. E/202. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)

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://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com Date: 12.05.2025, Place: Ahmedabad

known to the secured creditor, if any: NONE (Symbolic Possession)

Authorised Officer, Union Bank of India

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