FINANCIAL EXPRESS

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Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Fllishridge, 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
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

	Ellisbridge, Ahmedabad-380006 Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002 also mentioned hereunder:	low-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are
Sr.No.	DATE AND TIME OF E-AUCTION - 26.06.2025 (Thursday) from 12:00 p.m. to 05:00 p.m.  Branch Name, Address & Contact No.  Name of the Borrower & Guarantor/s  Amount due	Reserve Price and EMD & Bid Increase Amount
	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex .  Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609  Mr. S Santosh Kumar, Mo. : 9731999609  Mr. S Dharmesh Harshadbhai Zinzuwadia (Soni), Smt. Rakshaben Rajeshkumar Zinzuwadia (Soni), Smt. Harshidaben Rajeshkumar Zinzuwadia (Soni), Smt. Paise Seventy Four Only) as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025.  Property No. 1 : Shop No. 5 & 6, First Floor, Navneet Plaza, Cg Road, Ahmedabad, Admeasuring 69.71 Sq Mtrs In The Name Of Mr. Harshadbhai K Zinzuwadia & Mr. Rajesh H Zinzuwadia Bounded By : North : Common Wall Shop No. 4, East : Marginal Space Then Plot 34, South : 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, Ahmedabad (Physical Possession)	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, Rangol Complex, Opp. V.S. Hospital Elistridge, Ashram Road, Ahmedabad-380006. Contact Person: Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo.: 9731999609  Seventy Two) as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025  Property No. 2: All that piece and parcel of House at Plot No E/137, Karmvir Sundervan-III, Near Karmvir Sundervatika-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- Plot No E/164, West-Approach Road. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Physical Possession)	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/-
II I	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person: Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo.: 9731999609  Mr. Santosh K	Property No. 3 : Reserve Price : Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only) EMD : Rs. 4,00,000/- (Rupees Four Lakh Only) BID-Rs. 40,000/-
	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex.  Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person: Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo.: 9731999609  M/s Gotiz Healthcare Limited (Borrower), Ms. Roshni Rajendra Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor), Mr. Rajendra Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor), Mr. Rajendra Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor), Mr. Rajendra Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Goti (Guarantor), Mr. Amit Vinubhai G	
	High Cross Shopping Mall at mouje — Palej village, Distt — Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 1 to 4 : East: Open Passage, West: Open Passage, North: Shop No 38-39. South: Open Passage, (8) 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. 13.61 sq. mt., Shop no. 14 admeasuring 13.61 sq. mt., 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. 18 admeasuring 13.61 sq. mt., Shop no. 32 admeasuring 13.61 sq. mt., Shop no. 33 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. 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 East: Open Passag	c.; 5 to 8: East: Open Passage, West: Open Passage, North: Shop No 54-9, South: Open Passage, shop in second floor of High Cross Shopping Mall at mouje – Palej village, Distt – Bharuch with surveying 13.61 sq. mt., Shop no. 15 admeasuring 13.61 sq. mt., Shop no. 16 admeasuring 13.61 sq. mt. and assage, South: Shop No 12, (E) All that Part and parcel of the immovable property situated at Shop no. 18. Distt – Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 17 to 20: East: assuring 13.61 sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor property situated at Shop no. 35 admeasuring 13.61 sq. mt., Shop no. 36 admeasuring 13.61 sq. mt., 0. Shop No.: 35 to 38: East: Shop No 39-42, West: Open Passage, North: Shop No 34, South: Shop of each shop in second floor of High Cross Shopping Mall at mouje – Palej village, Distt – Bharuch admeasuring 13.61 sq. mt., Shop no. 50 admeasuring 13.61 st. Open Passage, South: Shop No 51, (J) All that Part and parcel of the immovable property situated
	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. HarishbhaiNagindas Thakkar 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 Dascrol in the Registration District Ahmedabad-11 (Aslali), Bounded by: East: Margin & Block B, West: Adjoining	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/-
	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: None (Physical Possession)  Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Mr. HarishbhaiNagindas Thakkar Rs. 15,73,762.06	Did. inc. ; RS. 19, 100-
	Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person: Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo.: 9731999609  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: SANo. 74/2025 by Ganaytriben Mudaliyar & Other Bank's Subsequent exist. (Physical Possession)	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/-
	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person: Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo.: 9731999609  Mr. Manan Niranjanbhai Panchai  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(Paldi) 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)	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/-
	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609  Ms. Jalgath Enterprise Shri Komil Modi  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)	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. 16,000.00
9	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex .  Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person:  Mrs. MD Oils, Mr. Mukendra Dashratlal 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/-
	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 Mou 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. 364/2	
	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609  M/s Manoj Builders Proprietor/Partner/Guarantor : Shri Manojsinh Vijaysinh Parmar  Rs. 2,98,59,057.31 (Rupees Two Crores Ninety Eight Lakhs Proprietor/Partner/Guarantor : Shri Manojsinh 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, Besides - Manisha Society, Vasna Road, Vadodara admeasuring Super Builtup Area about 134.29 Sq. Meters & Proportionate Undivided Share in common Land), situated on land of Survey No148/2, City survey No. 1949. T P 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, West : Flat No.	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)
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)  Property No. 11: All that piece & Parcel of the immovable Property bearing Flat No11. 1st Floor, of Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Builtup Area about 143.02 Sq. Meters & Proportionate Undivided Share in common Land), situated on land of Survey No 166 & 167, T.P. No. situated at Mouje - Saiyad Vasna, with Regi. District and Sub District- Vadodara, Owned by Shri Manojsinh Vijaysinh Parmar which is bounded as follows: East: Srinagar Society, West: Stair case & Passage, North: Nikunj Apartment Sy. No 166&167, South: T.P. road Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)		
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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo.: 9731999609  Property No. 12: All that piece and parcel of House No G/8, Karmvir Sundervani-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area - 56.25 Sq.M. Bounded By North- Plot No G/7, South- Plot No G/9, East- Shop No. S/40 &	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/
12	Creditor, if any: None (Physical Possession)  Union Bank of India, Asset Recovery Branch at First Floor, Rangol Complex , Opp. V S Hospital Elisbridge, Ashram Road. Ahmedated 380006. Contact Person: Mr. Manishkumar Patel Mo • 9726968390, Mr. S. Santosh Kumar, No.: 9731999609  Property No. 13: All that piece and parcel of House at Plot No B/41, Karmvir Sundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, 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. B/30. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Physical Possession)	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/-
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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609  Sh. Pravinbhai Punjabhai Patel (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 Construction there on 75.25 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: Maffipur , Taluka -Dholka, District and Sub District of Ahmedabad (Dholka) in the name of Shri Patel Pravinbhai Punjabhai , Bounded as follows On North: Plot No. 20 & Joint	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 /-
	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)  Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person :  Mr. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609  Sh. Ramchandra Kailashbhai Shah Sh. KailsahprasadKishanbhai Shah Sh. KailsahprasadKishanbhai Shah Cost from 01.04.2025	Property No. 15 : Reserve Price : Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only)
	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-Approach Road West- Plot No. E/203. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	EMD : Rs. 1,05,000/- (Rupees One Lakh Five Thousand Only) Bid. Inc. : Rs. 11,000/-
	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. Bharatkumar Otaji Rajpurohit (Proprietor & Mortgagor)  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 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	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 /-
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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609  Sh. Subhashchandra Kailashbhai Kansara, Ms. Pujaben Subhashchandra Kansara  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)
17	Property No. 17: All that piece and parcel of House at Plot No E/207, Karmvir/Sundervan-III, Near 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)  Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex. Opp. V S Hospital Elistridge. Ashram Road, America Seventeen Ahmedabad-38006. Contact Person: Mr. Deepak Kumar Pal No - 9099931578, Mr. S. Santosh Kumar, Mo.: 9731999609 Mr. Jitendra Singh Babubhai Chawda and Three One paise) and further interest at contractual rate & cost from 01.01.2025.  Property No. 18: Commercial shop no. 1 to 8 admeasuring 165.14 Sq. Mtrs situated in Hall No. 1, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/201/152, Opp., Umiya Mata Temple, Mouje-Vijapur, Ta-Vijapur, Dist. Mehsana in	Bid. Inc. : Rs. 11,000/-  Property No. 18 :  Reserve price Rs. 14,05,000/- (Rupees Fourteen Lakhs Five Thousand Only)
	Property No. 18: Commercial shop no. 1 to 8 admeasuring 165.14 Sq. Mtrs situated in Hall No. 1, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/2017/152, Opp., Omiya Mata Temple, Mouje- Vijapur, Ta- Vijapur, Dist. Mensana in name of Mrs. Dharmishtha Jitendra Chavda and bounded by: East-Gallery/Passage West-Margin & then TP Scheme Road North-Wall of Priyanka Mall/Margin South-Gallery/Passage. Details of encumbrances over the property, as known to the secured creditor, if any: NIL (Physical Possession)  Property No. 19: Commercial shop no. 9 to 11 admeasuring 41.81 Sq. Mtrs situated in Hall No. 2, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/203/154, Opp., Umiya Mata Temple, Mouje- Vijapur, Ta- Vijapur, Dist. Mehsana in name of Mrs. Dharmishtha Jitendra Chavda and bounded by: East- Wall of Priyanka Mall/Margin & then adjoining property, West- Gallery/Passage, North-Wall of Priyanka Mall/Margin, South-Stairs. Details of encumbrances over the	EMD : Rs. 1,40,500/- (Rupees One Lakhs Forty Thousand Five Hundred only)  Bid Increase Amount : Rs. 15,000.00/-  Property No. 19 : Reserve price Rs. 3,55,000/- (Rupees Three Lakhs Fifty Five Thousand Only)  EMD : Rs. 35,500/- (Rupees Thirty Five Lakhs Five Hundred only)
	property, as known to the secured creditor, if any: NIL (Physical Possession)  Property No. 20: Commercial shop no. 12 to 16 admeasuring 69.69 Sq. Mtrs situated in Hall No. 3, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/205/156, Opp., Umiya Mata Temple, Mouje- Vijapur, Ta- Vijapur, Dist. Mehsana in name of Mrs. Dharmishtha Jitendra Chavda and bounded by: East- Wall of Priyanka Mall/Margin & then adjoining property West- Gallery/Passage North- Stairs, South-Lift. Details of encumbrances over the property, as known to the secured creditor, if any: NIL (Physical Possession)	Bid Increase Amount : Rs. 4,000,00/-  Property No. 20 : Reserve price Rs. 5,95,000/- (Rupees Five Lakhs Ninety Five Thousand Only)  EMD : Rs. 59,500/- (Rupees Fifty Nine Thousand Five Hundred only)  Bid Increase Amount : Rs. 6000.00/-
	Property No. 21: Commercial shop no. 17 to 23 & 28 to 34 admeasuring 247.91 Sq. Mtrs situated in Hall No. 4, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/206/157, Opp., Umiya Mata Temple, Mouje- Vijapur, Ta-Vijapur, Dist. Mehsana in name of Mrs. Dharmishtha Jitendra Chavda and bounded by: East- Gallery/Passage West-Hall No. 5's wall (Joint ownership) North- Gallery/Passage South- Gallery/Passage. Details of encumbrances over the property, as known to the secured creditor, if any: NIL (Physical Possession)  Property No. 22: Commercial shop no. 24 to 27 admeasuring 91.65 Sq. Mtrs situated in Hall No. 5, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/205/156, Opp., Umiya Mata Temple, Mouje- Vijapur, Ta- Vijapur, Dist.	Property No. 21 : Reserve price Rs. 21,10,000/- (Rupees Twenty One Lakhs Ten Thousand Only)  EMD : Rs. 2,11,000/- (Rupees Two Lakh Eleven Thousand only)  Bid Increase Amount : Rs. 21,500.00/-  Property No. 22 : Reserve price Rs. 7,80,000/- (Rupees Seven Lakhs Eighty Thousand Only)
	Mehsana in name of Mrs. Dharmishtha Jitendra Chavda and bounded by: East- Hall No. 4's wall (Joint ownership) West-Margin & then TP Scheme Road North- Gallery/Passage South- Gallery/Passage South- Gallery/Passage Details of encumbrances over the property, as known to the secured creditor, if any: NIL (Physical Possession)  Property No. 23: Commercial shop no. 35 to 40 admeasuring 83.63 Sq. Mtrs situated in Hall No. 6, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/210/161, Opp., Umiya Mata Temple, Mouje- Vijapur, Dist. Mehsana in name of Mrs. Dharmishtha Jitendra Chavda and bounded by: East- Wall of Priyanka Mall/Margin West- Gallery/Passage North- Stairs South- Lift. Details of encumbrances over the property, as known to	EMD: Rs. 78,000/- (Rupees Seventy Eight Thousand only)  Bid Increase Amount: Rs. 8,000.00/-  Property No. 23: Reserve price Rs. 7,15,000/- (Rupees Seven Lakhs Fifteen Thousand Only)  EMD: Rs. 71,500/- (Rupees Seventy One Thousand Five Hundred only)
	Property No. 24: Commercial shop no. 41 to 44 & 53 to 56 admeasuring 142.71 Sq. Mtrs situated in Hall No. 7, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/211/162, Opp., Umiya Mata Temple, Mouje- Vijapur, Ta- Vijapur, Dist. Mehsana in name of Mrs. Dharmishtha Jitendra Chavda and bounded by: East- Gallery/Passage West- Hall No. 8's wall (joint ownership) North- Gallery/Passage South- Gallery/Passage, Details of encumbrances over the property, as known to the secured creditor, if any: NIL (Physical Possession)	Bid Increase Amount : Rs. 12,500.00/-
ll l	Property No. 25: Commercial shop no. 49 & 50 admeasuring 30.02 Sq. Mts. situated in Hall No. 10, 2nd floor, Priyanka City Mall, City Survey No. 4747/02/214/165, Opp., Umiya Mata Temple, Mouje- Vijapur, Ta- Vijapur, Dist. Mehsana in name of Mrs. Dharmishtha Jitendra Chavda and bounded by: East- Passage + Hall No. 8, Shop No. 51 & 52's wall (joint ownership) West- TP Scheme Road North- Hall No. 9's wall (joint ownership) South- Gallery/Passage, Details of encumbrances over the property, as known to the secured creditor, if any: NIL (Physical Possession)  Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex . Mrs. Kanhaiya Creation, Mr. Dineshkumar Otaji Rajpurohit, Rs. 59,08,026.68/-	Property No. 25 : Reserve price Rs. 2,60,000/- (Rupees Two Lakhs Sixty Thousand Only)  EMD : Rs. 26,000/- (Rupees Twenty Six Thousand only)  Bid Increase Amount : Rs. 3,000,00/-
002964	Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person:  Mr. Deepak Kumar Pal Mo - 9099931578, Mr. S. Santosh Kumar, Mo.: 9731999609  Roperty No. 26: All that piece and parcel of property being office No. 214 on second floor, admeasuring 445 Sq. Fts i.e 41.35 sq. mts. Super built-up area of Devashish Arcade, situated on the land bearing Final Plot No. 122/paiki (allotted in lieu of Survey/Block No. 258/A), T.P Scheme No. 3 (Odhav), Taluka Vatva, in the registration district Ahmedabad & Sub-district Ahmedabad -07 (Odhav) in name of Mr. Dineshkumar Otaji Rajpurohit and bounded by following boundaries: East-Office No. 213, West-Office No. 215, North-Passage of said Arcade, South-Open Metal Sheds.	Property No. 26:  Reserve Price: Rs. 23,65,000.00/- (Rupees Twenty three Lakhs Sixty five Thousand Only)  EMD: Rs. 2,36,500/- (Rupees Two Lakh Ninety One Thirty six Thousand Five Hundred only)  Bid. Inc.: Rs. 24,000/-
لـــا	Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)  Contact Details: Mr. S. Santosh Kumar, Mobile Number: 9731999609	

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: 06.06.2025, Place: Ahmedabad

**Authorised Officer, Union Bank of India**