

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		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:	
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 provision to Rule 8(b) / 9(1) of the Security Interest (Enforcement) Rule, 2002		DATE AND TIME OF E-AUCTION - 26.06.2025 (Thursday) 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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609	M/s Dharanraj 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. Chetaben Dharmeshhbhai 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. 1,68,000/- (Rs. One Crore Sixty Eight Lakhs Only) EMD : Rs. 16,80,000/- (Rs. Sixteen Lakhs Eighty Thousand Only) BID : Rs. 1,68,000/-			
	Property No. 1 : Shop No 5 & 6, First Floor, Navmet Plaza, Cg Road, Ahmedabad, Admeasuring 69.71 Sq Mtrs In The Name Of Mr. Harshadhbhai K Zinzuwadia & Mr. Rajesh H Zinzuwadia Bounded By: North : Common Wall Shop No. 4, East : Marginal Space Then Plot 34, South : Marginal 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, Ahmedabad (Physical Possession)						
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	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/-			
	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)						
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. Manishkumar Patel Mo - 9726968390, 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 Lakh Only) BID-Rs. 40,000/-			
	Property No. 3: All that piece and parcel of property being Residential Tenement/Plot No. 07, Admeasuring Plot 96.00 Sq Mtrs& construction there on 56.85 Square Meters (As per Revised plan- 57.28 Sq. Meters) at Scheme named Shivam (Valva) 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: Tenement No. 8, On South: Margin & Thereafter tenement No. 6, On East: Tenement No. 8, On West: Margin & thereafter Open Plot. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Symbolic Possession)						
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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609	M/s Gotiz Healthcare Limited (Borrower), Ms. Roshni Rajendra Goti (Guarantor),Ms. Kailashben Rameshbhai Gotiz (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Maylibhai 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/-			
	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. 1 admeasuring 13.52 sq. mt., Shop no. 2 admeasuring 13.52 sq. mt., 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 - 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, (B) All that Part and parcel of the immovable property situated at Shop no. 5 admeasuring 13.52 sq. mt., Shop no. 6 admeasuring 13.52 sq. mt., Shop no. 7 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, Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No. 5 to 8 : East : Open Passage, West : Open Passage, North : Shop No 54-9, South : Open Passage, (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. 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. 9 to 12 : East : Open Passage, West : Open Passage, North : Shop No 51-54, North : Shop No 13, South : Shop No 7-8, (D) All that Part and parcel of the immovable property situated at Shop no. 13 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. 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, West : Shop No 47-50, North : 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. 19 admeasuring 11.34 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. 17 to 20 : East : 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. 31 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. 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. 31 to 34 : East : Shop No 43-46, West : Open Passage, North : Shop No 35, (G) All that Part and parcel of the immovable property situated at Shop no. 35 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. 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 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. 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. 43 to 46 : East : Open Passage, West : Shop No 31-34, North : Open Passage, South : Shop No 42, (I) All that Part and parcel of the immovable property situated at 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. 50 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. 47 to 50 : East : Shop No 13-16, West : Open Passage, North : 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. 53 admeasuring 13.61 sq. mt., Shop no. 54 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.: 51 to 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)						
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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609	Mr. Harishhbhai 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/-			
	Property No. 5 : All the piece and parcel of immovable property bearing Flat No. A-202, admeasuring 160 Sq. yds 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 (Vinzo-1) and Final Plot No. 26/2 admeasuring 6617 Sq. mtrs. situated at Mouje/Vinzo1, Taluka Dascroi in the Registration District Ahmedabad and Sub Dist. Ahmedabad-11 (Asalil). 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: None (Physical Possession)						
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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609	Mr. Harishhbhai 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/-			
	Property No. 6 : All the piece and parcel of immovable property bearing Flat No. A-302, admeasuring 160 Sq. yds 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 (Vinzo-1) and Final Plot No. 26/2 admeasuring 6617 Sq. mtrs. situated at Mouje/Vinzo1, Taluka Dascroi in the Reg. Dist. Ahmedabad and Sub District Ahmedabad-11 (Asalil). 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 Ganayatriben Mudaliyar & Other Bank's Subsequent exist (Physical Possession)						
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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609	Mr. Hitenkumar Yogeeshbhai Mehta, Mr. Mehta Smita 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/-			
	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 Vajapur), 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)						
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. Manishkumar Patel Mo - 9726968390, 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. 16,000.00			
	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-Waghoda 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 - Kapurali, near: 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)						
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. Manishkumar Patel Mo - 9726968390, Mr. S. Santosh Kumar, Mo. : 9731999609	M/S. M D Oils, Mr. Mukendra Dushratal Modi, Mrs. Jyotsnaben Mukandral 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. yds. With undivided share of land in Nikanth 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. Jyotsnaben Mukendrabhai Modi Bounded by : North: Lift & Adjoining Flat, South: Kalpatari 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)						
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. Manishkumar Patel Mo - 9726968390, 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. 34,000.00			
	Property No. 10 : All that piece & Parcel of the immovable Property bearing Flat No. C-2, 2nd Floor, of Building Tanay Tower, Near Sn 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 No -148/2, City survey No. 1949, TP No. 2						