**FE SUNDAY** 

यूनियन बैंक (I) Union Bank

ARB Surat, Add: Shop No.432 · 439, Prime Shoppers, Fourth Floor, Udhana - Magdalla Road, Vesu, Surat, Gujarat - 395007, Authorised Officer - Sandeep Kashyap - Mo. 8830715653, Branch : 9949540052, 7016965509, 9176860781, Email ID - arb.surat@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6)/9(1) of the Security Interest (Enforcement) Rule, 2002 Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property

mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

## DATE AND TIME OF E-AUCTION - 28-02-2025 (Friday) from 12:00 p.m. to 05:00 p.m.

Union Bank of India, ARB Surat Branch, Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Branch Name. Address & Contact No. Vesu, Surat-395007.

Name Of The Borrower & Guarantor/s :- M/s Axon Non Woven (Partnership Firm), Chirag Bhuva (Partner) Dhavalkumar Natubhai Patel (Partner), Kamleshkumar Maganbhai Patel (Partner), Priyankaben Chetankumar Amount due :- Rs. 1,79,19,380.30 as on 10-06-Bhutani (Partner), Sanjay Chhotabhai Patel, Mrs. Bhavnaben Bhartiben Natubhai Patel, Mrs. Ramaben 2022 as per Demand Notice dt. 10-06-2022

Property No. 01: (A): Commercial Unit situated at Shop No. (s) 4, 5 & 6, First Floor, C. K. Complex, Jay Shri Yogiji Co-Op. Housing Society Ltd., Off: Andada, Taluka Ankleshwar, District: Bharuch, owned by Mrs. Bhavnaben @ Bhartiben Natubhai Patel.

Property No. 02: (B): Commercial Unit situated Shop No. 15, Ground Floor, Krishna Park – 1, Off: Andada to N. H. Link Road, Moje: Andada, Taluka: Ankleshwar, District Bharuch, owned by Mrs. Bhavnaben Natubhai Patel.

Property No. 03: (C): Residential Unit situated at Flat No. A/103, First Floor, Aaradhana Vo-Op Housing Society Ltd., New Colony, Opp. Gattu School, GIDC, Ankleshwar District: Bharuch, owned by Mrs. Ramaben Mukundbhai Bhuva.

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

Reserve Price : A) : Rs. 33,66,000.00 | EMD : Rs. 3,36,600.00 Reserve Price : B) : Rs. 8.56,000.00 | EMD : Rs. 85,600.00

Reserve Price : C) : Rs. 16,19,000.00 | EMD : Rs. 1,61,900.00

Name of the Borrower & Guarantor/s : Mr. Jeetashbhai Punjabhai Katariya Amount due :- Rs.31,72,591.97 as on 30-11-2023 with further interest, cost & (Borrower), Mrs. Katariya Nayanaben Jiteshbhai (Co-Borrower) expenses less effect recovery if any.

Property No. 04: All that part and parcel of Plot No. 99, admeasuring area 94.00 Sq. Yards i.e. equivalent to 87.32 Sq. Mtrs. Including land of margin and as per K.J.P. Block No. 54/99 admeasuring 78.67 Sq. Mtrs. along with undivided proportionate share admeasuring 38.54 Sq. Mtrs. In the common roads and COP of society known as "Shiv Vatika Row House", situated on the land bearing Revenue Survey No. 60, Block No. 54, Moje Village- Mankana, Taluka- Kamrej, Dist- Surat, Gujarat - 394325. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 21,60,000.00, Earnest money to be deposited - Rs. 2,16,000.00

Name of the Borrower & Guarantor/s: Mr. Kishorkumar Punjabhai Katariya Amount due: - Rs.26,00,894.51 as on 02-04-2021 with further interest, cost & expenses less effect recovery if any. (Borrower), Mrs. Neetaben Kishorbhai Katariya (Co-Borrower)

Property No. 05: All that part and parcel of Plot No. 98, admeasuring area 104.44 Sq. Yards i.e. equivalent to 87.32 Sq. Mtrs. Including land of margin and as per K.J.P. Block No. 54/98 admeasuring 72.31 Sq. Mtrs. along with undivided proportionate share admeasuring 42.82 Sq. Mtrs. In the common roads and COP of society known as "Shiv Vatika Row House", situated on the land bearing Revenue Survey No. 60, Block No. 54, Moje Village- Mankana, Taluka- Kamrej, Dist- Surat, Gujarat - 394325. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 21,60,000.00, Earnest money to be deposited - Rs. 2,16,000.00

Name of the Borrower & Guarantor/s: M/s Feni Ceramics Proprietor Mr. Paritosh | Amount due: -Rs. 41,32,098.79 as on 29-11-2023 plus interest and charges. Diliphai Patel (Borrower), Mrs. Sukeshi D Patel (Guarantor)

Property No. 06: All that piece and parcel of the immovable property known as residential flat type property bearing FLAT NO. B/701, 7TH FLOOR, WING - B IN "SHAKUNTAL) COMPLEX\* at Moje Adajan bearing R. S. No 539, T.P. No 10 (Adajan), F.P. No 89 Paiki Sub Plot No A, B/S SANGHVI TOWER ADAJAN 395009 TALUKA- SURAT CITY, DISTRICT SURAT. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 34.91,000.00. Earnest money to be deposited - Rs. 3.49.100.00

Name of the Borrower & Guarantor/s : M/s. R.J. Technical Fiber, a partnership concern of (1) Mr. Jigneshbhai Bhavanbhai Jasolia and (2) Mr. Hirenbhai Jamanbhai Ranpariya, Mr. Jigneshbhai Bhavanbhai Jasoliya, Mrs. Amishaben Jigneshbhai Jasoliya, Mr. Hirabhai Gordhanbhai Kakadiya, Mrs. Shobhaben Hirenbhai Ranpriya (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpariya), Master dated 29-08-2022 with further interest, cost & expenses. Riyan Hirenbhai Ranpriya (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpariya, Kumari Mahi Hirenbhai Ranpriya (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpariya)

Amount due :- Rs. 1,44,05,975.96 as per demand notice

Property No. 07: All that piece and parcel of the land bearing Plot No. 116 admeasuring about 688.76 sq.yrds. i.e. 571.70 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No 937/2/8 i.e. Block no.1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mr. Jigneshbhai Bhavanbhai Jasolia. The said plot is bounder as follows: - North by: - Adj C.O.P., South by: - Adj Plot No. 117, East by: - Adj Block No. 1465 & West by: - Adj, Road of Society, Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 30,60,000.00 | Earnest money to be deposited - Rs. 3,06,000.00

Property No. 08: All that piece and parcel of the land bearing Plot No. 117 admeasuring about 586.84 sq. yrds. i.e. 490.67 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No 937/2/8 i.e. Block no 1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mrs. Amishaben Jigneshbhai Jasolia. The said plot is bounder as follows: North by: - Adj Plot No. 116, South by: - Adj Plot No. 118, East by: - Adj Block No. 1465 & West by: - Adj. Road of Society. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs.26,10,000.00 | Earnest money to be deposited - Rs.2,61,000.00

Property No. 09: All that piece and parcel of the land bearing Plot No.114 admeasuring about 783.58 sq.yrds. i.e. 655.17 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No 937/2/8 i.e. Block no 1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereor together with the building and structures which may hereafter be erected/constructed thereon in Mr. Hirabhai Gordhanbhai Kakdiya. The said plot is bounder as follows: North by: - Adj Plot No. 115, South by: - Adj Plot No. 113, East by: - Adj Road of Society & West by: - Adj, Block No. 1492. Type of Possession - Physical Possession, Details

of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs.35,10,000.00 | Earnest money to be deposited - Rs.3,51,000.00

Name of the Borrower & Guarantor/s: M/s Shreenath Villa (A Partnership firm). Mr. Arpitkumar Bhagvanbhai Saliya, Mr. Hardik Maheshbhai Parakhiya, Vishalbhai D Merulia, Ravi Chandubhai Monapara, Vijay Labhubhai Navadia, further interest, cost & expenses.

Amount due :- Rs. 3,28,70,379.14 as per demand notice dated 11-05-2021 with

Mayuriben Bhaveshbhai Saliya, Maheshkumar Mohanbhai Parakhiya Property No. 10: All that piece and parcel of immovable property Land bearing R.S. No.41,64/2, Block no. 57,admeasuring Hector- Are-1-59-85 sq.mtrs paikki 4856 sq. mtrs (as per Village From no. 7 / 12 Block/ Surevy no. 57 / 2, Admeasuring 4856 sq. mtrs.) with all appurtenances pertaining thereto, lying, being a situated at, Village - Kanbhi Taluka - Olapad, District - Surat, Sub-Dist-Olpad belonging to Shreenath Villa- a partnership firm. Type of Possession — Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,27,00,000.00 | Earnest money to be deposited - Rs. 12,70,000.00

Property No. 11: All that piece and parcel of the property Known land bearing, R.S.No 10/2-B paikki and 10/2-A paikki, Block no. 51, Admeasuring-5564 sq.mtrs with all appurtenances pertaining thereto, lying, being & Situated at, Village- Tankarma, Taluka- Olpad, Dist - Surat, Sub-Dist - Olpad, belonging to Maheshkumar Mohanbhai Parakhiya. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,70,00,000.00 | Earnest money to be deposited - Rs. 17,00,000.00 Name of the Borrower & Guarantor/s :- M/s. Ashish Trading Co. (Borrower),

Mr. Mulchand B Sharma (Proprietor - M/s Ashish Trading Co.), Mrs. Sunita M Sharma (Guarantor), Mr. Mahaveer M Rajapat (Guarantor) Amount due :- Rs. 23,95,208.65 as per demand notice dated 24-05-2024 with further interest, cost & expenses.

Property No. 12: All that piece and parcel of Shop No. F-107, admeasuring about 15.33 Sqr. Mtrs. On the lower ground floor of "Shiv Krupa Textile Market", together with undivided proportionate land admeasuring about 5.11 Sqr. Mtrs. Underneath the said building constructed on the land bearing Revenue Survey No. 97 Paiki, City Survey Nondh No. 1511 Paiki, 1512, 1513 Paiki and Final Plot No. 3 Paiki, 4, 5 Paiki, 6 & 7 of T.P. Schemen No. 7 (Anjana) of Village - Umrawada, Sub-Dist, City Surat, Type of Possession -Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price: Rs. 23,12,000.00 | Earnest money to be deposited: Rs. 2,31,200.00 Name of the Borrower & Guarantor/s: M/s. R.J. Bobbin (a Sole Proprietorship Concern Of Mr. Pareshbhai

Bhavanbhai Jasolia), Mr. Pareshbhai Bhavanbhai Jasolia, Mrs. Amishaben Jigneshbhai Jasoliya, Mr. Jigneshbhai Bhavanbhai Jasoliya, Mr. Hirabhai Gordhanbhai Kakadiya, Mrs. Shobhaben Hirenbhai Ranpriya (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya), Master Riyan Hirenbhai Ranpriya (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya), Kumari Mahi Hirenbhai Ranpriya (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya)

Amount due :- Rs. 1, 98,60,144, 97 as per demand notice dated 24-05-2022 with further interest, cost

Property No. 13: All that piece and parcel of the land and building bearing Plot No. 3, admeasuring about 763.04 sq. mtrs. of "ROYAL VILLA" which is forming part of the nonagricultural land bearing Revenue Survey No.272, 435/2+3+4, i.e. New Revenue Survey No. 208 of Block No. 238 of village Morthana, Taluka Kamrej, District Surat Together with all building and structures which may be erected / constructed thereon in the name of Mr. Pareshbhai Bhavanbhai Jasolia. The said plot is boundaries as follows: -North by :- Adj internal Road of Society, South by :- Block No 236, East by:- Block No.243, West by :- Plot No. 4. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 90,00,000.00 | Earnest money to be deposited - Rs. 9,00,000.00

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

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

Property No. 14; All that piece and parcel of Simple mortgage of immovable property bearing Unit No. J-849 & J-850 of the building names as "Japan Market" of Silver Plaza Complex, Ward No. 7, Begumpura, Sub Dist Choryasi, Dist Surat admeasuring Super Built-up area 2 x 258.00 sq ft in the name of Mr. Dharmesh Hakubhai Patel. (Property description as specified in the (Unit No J-849, 1176/2014 dated 11-02-2014 & Unit No J-850; 1174/2014 Deed dated 11-02-2014) North: By part of Niranjan Mill, South: By part of Niranjan Mill, East: By ring Road, West: By part of Niranjan Mill. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12,41,000.00, Earnest money to be deposited - Rs. 1,24,100.00

Name of the Borrower & Guarantor/s : Mr. Virani Bipinbhai Devshibhai Amount due :- Rs. 27,12,710.00 as on 05-01-2018 with further interest, cost & (Borrower), Mrs. Manisha Bipinbhai Virani (Co-Borrower), Mr. Ramani Kishor | expenses. Dhirubhai (Guarantor)

Property No. 15: All that right title and interest in the residential house type property at moje antroli bearing R.S. no. 83/paiki, Block no. 92 "Amrut Residency", Vibhag-3 type B, Plot no.28 nr. Sukhdarshan row house, antroli- Velanja road Taluka Kamrej Dist. Surat-394150, Gujarat owned by Mr. Virani Bipinbhai Devshibhai. Type of Possession Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 9.00,000.00 | Earnest money to be deposited - Rs. 90,000.00

Name Of The Borrower & Guarantor/s: M/s Friends Developer, (A Partnership Firm Ms. Khyati Snehal Boghawala), Mr. Amitkumar Chandrakant Mali (Partner), Mr. Amount due :- Rs. 3,24,26,640.83 as on 29-08-2023 with further interest, cost & Dhavalkumar M Jariwala (Partner), Ms. Khyati Snehalbhai Boghawala (Partner), expenses. Mr. Snehal Vasantial Boghawala, Ms. Jigisha Amitkumar Mali, Ms. Bhumiber Dhavalkumar Jariwala, Ms. Renukben Mahendrabhai Jariwala

Property No. 16: All that right, title & interest in the Office No. F-16 admeasuring about 17.68 sq. mts. built-up on 2nd Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing revenue Survey No. 156/2 of Village Rander Taluka Adajan District - Surat and FP No. 63 of TP Scheme No. 29 (Rander). All right, title & interest in the Office No. F-17 admeasuring about 17.42 sq.mts. built-up on 2nd Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs. of Village: Rander, Sub-District -Adajan, District - Surat. All right, title & interest in the Office No. F-18 admeasuring about 49.84 sq.mts. built-up on 2nd Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs. of Village: Rander, Sub-District -Adajan, District - Surat Type of Possession Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 70,00,000.00, Earnest money to be deposited - Rs. 7,00,000.00

Property No. 17: All right, title and interest in the immovable property bearing Office No. S-2 built up admeasuring 82.29 sq.mtrs. on 3rd Floor (as per SMC Plan) of the building known as "Veon Plaza" along-with undivided proportionate share in the land underneath the said building situated on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq. mtrs. of Village - Rander, Sub-District - Adajan, District - Surat, Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 60,00,000.00, Earnest money to be deposited - Rs. 6,00,000.00

Property No. 18: All that right, title and interest in the Office No. T-2 admeasuring 82.29 sq.mtrs. built-up on 4th Floor (As per SMC Plan) of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2 of Village Rander Taluka Adajan District — Surat and FP No. 63 of TP Scheme No. 29 (Rander) All that right, title and interest in the Office No. T-3 admeasuring 82.29 sg. mtrs. built-up on 4th Floor (As per SMC Plan) of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2 of Village Rander Taluka Adajan District - Surat and FP No. 63 of TP Scheme No. 29 (Rander). Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,15,00,000.00, Earnest money to be deposited - Rs. 11,50,000.00

Property No. 19: All right, title and interest in the immovable property bearing Office No. S-1 built up admeasuring 64.53 sq.mtrs. on 3rd Floor (as per SMC Plan) of the building known as "Veon Plaza" along-with undivided proportionate share in the land underneath the said building situated on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs. of Village - Rander, Sub-District - Adajan, District - Surat Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 46,00,000.00, Earnest money to be deposited - Rs. 4,60,000.00

Name of the Borrower & Guarantor/s: M/S K. D. Star Private Limited, Mr. Mohanmmad Yunus Abdulrahim Moriswala, Mr. Mahmadilyas Abdulrahim Moriswala, Mrs. Anishabibi Mohmadilyas Moriswala, Mrs. Halimabibi Yunus

Amount due :- Rs. 42,25,452.07 as per demand notice dated 11-07-2022 with further interest, cost & expenses.

Property No. 20: All that piece of parcel of the immovable property bearing Shop No. (s) 250, 251, 252 total admeasuring about 480 Sq. Ft. i.e. 44.59 Sq. Mtrs. on the 2" Floor of Building which is known as "Super Yarn Market" situated on the land bearing Survey Nos. 3321 / A/1 and 3556, City Survey Ward No. 4, Taluka, City 8: District Surat. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 19,13,000.00 | Earnest money to be deposited - Rs. 1,91,300.00

Name Of The Borrower & Guarantor/s: M/s Sicco Creation (Borrower), Mr. Amount due :- Rs 1,23,35,516.44 as per demand notice dated 07.03.2017 with Mehul Bharatbhai Balar, Alpeshbhai Nathabhai Ghevariya further interest, cost & expenses.

Property No. 21: New Plot No. 98 (Old Plot no 113) (City Survey No 2708/113 of Chalta No. 1; Sheet no 54), admeasuring area 96.02 sq mtr i.e. equivalent to 114.84 sq. yards along with undivided proportionate share admeasuring 19.00 sq mtr in the common roads and COP (Aggregating admeasuring 115.02 sq. meter) of the society known as 'Sai Drashti Residency'; situated on the land bearing Revenue Survey no 173; its Block no 227 of moje village Olpad; Taluka Olpad; District Surat. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7,03,000.00 | Earnest money to be deposited - Rs. 70,300.00

Property No. 22: New Plot no 204 (Old Plot no 205) (City Survey No 2708/205 of Chalta No. 1; Sheet no 54), admeasuring area 117.06 sg mtr i.e. equivalent to 140 sg, yards along with undivided proportionate share admeasuring 19.00 sq mtr in the common roads and COP (Aggregating admeasuring 136.06 sq. meter) of the society known as 'Sai Drashti Residency'; situated on the land bearing Revenue Survey no 173; its Block no 227 of moje village Olpad; Taluka Olpad; District Surat

Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 8,57,000.00 | Earnest money to be deposited - Rs. 85,700.00

Name of the Borrower & Guarantor/s : M/s Kalpeshbhai Jewellers (Prop. Mr. Kalpeshbhai Sureshchandra Soni) (Borrower), Mr. Sureshchandra Mohantal Soni (Guarantor), Mrs. Mamtaben Kalpeshbhai Soni(Guarantor), Mrs. Bhavnaben Manish kumar Soni (Being the legal heir and mother guardian of other minor legal

Amount due :- Rs.5,75,88,026.41 as on 30.09.2021 with further interest, cost & expenses (Subject to subsequent recovery)

heirs of decease guarantor namely Manish kumar Soni) Property No. 23; i) Shop/Office No.: M-19 [On Mezzanine Floor] admeasuring 1452 Sq.Ft. paike Back Side Separate portion admeasuring 1254 Sq. Ft. with proportionate undivided inchoate share admeasuring 51.59 Sq. Mts. in land below in building known as Bhagwati Ashish Apartment- 1 of With all appurtenances pertaining thereto, standing on land bearing R.S No. 144/1, T.P. Scheme No. 4, F.P. No. 149, Village: Umra, Dist; Surat, And ii) Shop/Office No.: M-22 and M-23[On Mezzanine Floor] admeasuring 1546 Sq.Ft. [Total area] with proportionate undivided inchoate share admeasuring 62.60Sq.Mts. in land below in building known as Bhagwati Ashish Apartment- 1 of With all appurtenances pertaining thereto, standing on land bearing R.S No. 144/1, T.P. Scheme No. 4, F.P. No. 149, Village: Umra, Dist: Surat.jointly owned by Mr. Sureshchandra Mohanlal Soni, Mr. Kalpeshbhai Sureshchandra Soni and Mr. Manishkumar Sureshchandra Soni. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 90,00,000.00, Earnest money to be deposited - Rs. 9,00,000.00

Name of the Borrower & Guarantor/s: M/s P and T Tex Feb (Borrower) (A Partnership firm of Mr. Navapariya Manojbhai Kalubhai & Mrs. Navapariya Surtiben M), Mr. Navapariya Manojbhai Kalubhai (Guarantor), Mrs. Navapariya | expenses Surtiben M (Guarantor)

Amount due: - Rs. 14,13,77,050/- as on 30-09-2021 with further interest, cost &

Property No. 24: All that piece and parcels of the open land bearing Rev.S.No.24, Block No.28 admeasuring about 6302 sq.mtrs. of Village: Kareli, Sub Dist: Palsana Dist: Surat (owned by Manojkumar K Navapanya) Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,62,00,000.00 | Earnest money to be deposited - Rs. 16,20,000.00

Name Of The Borrower & Guarantor/s : M/s Singer Impex (Prop. Mrs Rekha Ankur Narang) (Borrower), Mr. Ankur Balraj Narang (Guarantor), Mrs. Neeru Deepak Narang (Guarantor) & Mr. Deepak Bairaj Narang (Guarantor)

Amount due :- Rs 17,18,34,648.30 as on 30.09,2021 with further interest, cost & expenses (Subject to subsequent recovery)

Property No.25: All that right, title and interest in Unit/Shop No. J/108 admeasuring Super Built-up area 599.00 sq.ft. i.e 55.66 sq.mts. and Carpet area 26.01 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 6.50 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 21,20,000.00 | Earnest money to be deposited - Rs. 2,12,000.00

Property No. 26: All that right, title and interest in Unit/Shop No. J/107admeasuring Super Built-up area 655.00 sq. ft. i.e 60.87 sq.mts. and Carpet area 26.01 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 7.11 sq.mts. in underneath land of building known as Japan Market of Silver PlazaComplex, constructed and situated on the land bearing City Survey Nordh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 23,20,000.00 | Earnest money to be deposited - Rs. 2,32,000.00

Reserve Price - Rs. 39,10,000.00 | Earnest money to be deposited - Rs. 3,91,000.00

Property No. 27: All that right, title and interest in Unit/Shop No. J/106 admeasuring Super Built-up area 1104.00 sq. ft. i.e 102.60 sq.mts. and Carpet area 751.00 sq.ft. i.e. 69.79 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 12.00 sq.mts. in underneath land of building known as Japan Market of Silver PlazaComplex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat owned by Mrs. Neeru Deepak Narang Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Property No. 28 : All that right, title and interest in Unit/Shop No. J/109 admeasuring Super Built-up area 738.00 sq. ft. i.e 68.58 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 8.00 sq. mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 26.10.000.001 Earnest money to be deposited - Rs. 2.61.000.00

Name of the Borrower & Guarantor/s: M/s Yash Fashion prop. Rajesh J Kachhadiya (Borrower), Mr. Rajesh J Kachhadiya (Proprietor/Borrower), Mrs. Shital R. Kacchadiva (Guarantor), Mr. Darshak R Desai (Guarantor)

Amount due :- Rs. 23,69,244.50 as on 30-12-2014 with further interest, cost & Property No. 29: All that right title and interest in the residential house type property ad measuring about 56.46 sg mtrs equivalent to 67.50 sg yds at Plot no. 166, Punitdham

Rs. 1,06,02,433.71 as per demand notice dated 09-03-2022 with

further interest, cost & expenses (Subject to subsequent recovery)

society nr. Maruti Chowk Statelite road Mota varrachaa Surat, situated on the land bearing R.S. no. 130/1 its block no. 124, 129/4 its block no. 125 129/3 its block no. 126,129/1+2 its block 127,135/1 its block no. 131,135/2 its block no. 132 and 133 its block no. 128 T.P. scheme no. 18 (Mota Varracha) 0.P no. nos 73 to 77 and 80,81 its F.P. nos. 74 to 78 and 81 and 82 of village Mota Varracha, Taluka Choryasi, District Surat. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

(Partnership firm)

Reserve Price - Rs. 34,20,000.00 | Earnest money to be deposited - Rs. 3,42,000.00 M/s Anupam Textile

Name Of The Borrower & Guarantor/s: M/S ANUPAM TEXTILE (A Partnership firm of Mrs. Jayaben Mathurbhai Gondaliya & Mrs. Truptiben Bharatbhai Gondaliya), MRS. TRUPTIBEN B GONDALIYA (Also Proprietor M/S AVIRA INDUSTRY) W/o Mr.Bharatbhai Gondaliya, MRS. SHOBHABEN RAMBHAI GONDALIYA (Also Proprietor of M/s ANJANI FABRICS) W/o Mr. Rambhai Gondaliya, MR. RAMBHAI MATHURBHAI GONDALIYA alias RAMJIBHAI MATHURBHAI GONDALIYA S/o Mr. Mathurbhai Gondaliya, MR. MATHURBHAI VIRJIBHAI GONDALIYA (Also Proprietor of M/s Shivam Corporation) S/o Mr. Virjibhai Gondaliya, Mr. BHARATBHAI MATHURBHAI GONDALIYA (Also Proprietor of M/s Anupam Textile) S/o Mr. Mathurbhai Gondaliya, M/S GURU TEX FAB (A Partnership firm of Mrs. Jayaben Gondaliuya, Mrs. Truptiben B Gondaliya & Mrs. Shobaben R M/s. Anupam Textile Gondaliya), M/S HINDVA SYNTHETICS (A Partnership firm of Mrs. Truptiben B Gondaliya & Mrs. Shobaben R Gondaliya)

M/s. Guru Tex Fab Rs. 1,11,87,113.69 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery) M/s. Anjani Fabrics Rs. 84,23,550.01 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery) M/s. Hindva Rs. 1,10,86,014.08 as per demand notice dated 09-03-2022 with Synthetics further interest, cost & expenses (Subject to subsequent recovery) M/s. Avira Industry Rs. 96.50,206.31 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery) M/s. Shivam Rs. 86,85,784.80 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery) Corporation Rs. 90,83,440.60 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery) (Proprietary Firm) Property No. 30: All that piece and parcel of Immovable Property bearing Shop No.301, carpet area admeasuring about 602.25 square feet equivalent to 55.97 square meters

and its super built up area is 1095.00 square feet on 3rd Floor together with undivided proportionate share in the land underneath land of "Anupam Square", Constructed on the land bearing Plot Nos.1,2,3,4,5,6,82 (as per approved plan Plot No.70 with adjoining margin land), Plot No.83 (asper approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan Plot No.69 with adjoining margin) total admeasuring 1035.37 Sq. Mtrs Block No.157 (Revenue Survey No.148/2), TP Scheme No.24 (Mota Varachha), Final Plot No.20/B, of Village Mota Varachha, Sub-District Surat City (Adajan), District Surat. Owned by Mrs. Jayaben Mathurbhai Gondaliya. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

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

Property No. 31: All that piece and parcel of Immovable Property bearing Shop No. 302, admeasuring about 1287 square feet super built up area and 707.85 square feet i.e. 65.79 square meters carpet area situated on 3rd Floor of Commercial Building known as Anupam Square, along with undivided proportionate share in the land underneath the said building situated and lying on land bearing Revenue Survey No.148/2, Block No.157, TP Scheme No.24 (MotaVarachha), Final Plot No.20/B Paiki, Sub Plot No.1 admeasuring about 1035.20 square meters of Village MotaVarachha, Sub-District Surat City (Adajan, District Surat. Owned by Mr. Rambhai alias Ramjibhai Mathurbhai Gondaliya, Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 27,00,000.00 | Earnest money to be deposited - Rs. 2,70,000.00 Name of the Borrower & Guarantor/s : Mr. Hirenkumar Rajeshbhai Hirpara

(Borrower), Mrs. Arunaben Rajeshbhai Hirpara (Co-Borrower), Mr. Alpeshbhai Dhirubhai Timbadiya (Guarantor)

Amount due :- Rs. 28,80,038.00 as on 04-04-2018 with further interest, cost & expenses. Property No. 32: All the piece and parcel of the immovable property i.e. Plot No. 07, admeasuring 70.76 sq.meter together with undivided proportionate share admeasuring

34.24 sq.mtrs. in the common road and COP (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2) of Moje Village Mulad. Taluka - Olpad. District - Surat in the name of Mr. Hirenkumar Rajeshbhai Hirpara. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 7,43,000.00, Earnest money to be deposited - Rs. 74,300.00

Name of the Borrower & Guarantor/s: Mr. Sardhara Vajubhai Samjibhai (Borrower)

Mrs. Sardhara Ranjanben Vajubhai (Co-Borrower), Mr. Amit Panchabhai Vadi

Amount due :- Rs. 30,75,462,00 as on 10-01-2018 with further interest, cost & expenses.

Property No. 33: All the piece and parcel of the immovable property i.e. Plot No. 08, admeasuring 70.76 sq.mtrs together with undivided proportionate share admeasuring 34.24 sq.mtrs. (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2 of Moje Village, Mulad - Taluka - Olpad, District - Surat in the name of Mr. Vjubhai Samiibhai Sardhara, Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7.43,000.00, Earnest money to be deposited - Rs. 74,300.00 Name of the Borrower & Guarantor/s : Mr. Mukesh Govindbhai Sabhadiya

(Borrower), Mr. Dwarkeshbhai Bholabhai Vadodriya (Guarantor), Mr. Govindbhai Kurjibhai Sabhadiya (Guarantor)

Amount due :- Rs.41,72,284.00 as per demand notice dated 07-06-2018 with further interest, cost & expenses. Property No. 34: All that piece and parcel of Flat Bearing Room No. 5 and 6, admeasuring 92.88 sq mt area on the 3rd Floor of Apartment named "Modi Vihar" alongwith

undivided proportional share in the land underneath the said building which is constructed on the land city survey Nondh No. 802 ward Navagam adm 317.60 sq mt (FP No 214 adm 2230.00 sq mt of TP No 4) situated in the Varachha Road area within City Surat, Sub-Dist-Surat, Dist-Surat belongs to Mr. Govindbhai Kurjibhai Sabhadiya Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

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

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

expenses. Property No. 35: All piece or parcels of the immovable property bearing Basement floor, admeasuring about 102.1 Sq. Mtrs. and its Built up area admeasuring about

122.628 sq.mtrs, with proportionate undivided incheate share in Undermath Land of Chiritamani Residency/Apartment situated and construction the land bearing City Survey nonth no. 1325 and 1326 of ward no. 10 situated at Gopipura, Subhash Chowk area Surat belonging in the name of Mr. Nirmalkumar Shivram Wanwani, Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 14.85,000.00 , Earnest money to be deposited - Rs. 1.48,500.00

This may also be treated as notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.

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

Date: 08-02-2025 | Place: Surat, Gujarat

Authorised Officer, Union Bank of India

Ahmedabad