**FINANCIAL EXPRESS** 

C+NTRUM

Corporate & Registered Office: Unit No. 801, Centrum House, CST Road, Vidyanagri Marg, DEMAND NOTICE Kalina Santacruz (East), Mumbai - 400098, CIN No. U65922MH2016PLC273826

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002.

The undersigned is the Authorised Officer of Centrum Housing Finance Ltd under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower/s (the said Borrower"), to repay the amounts mentioned in the respective Demand Notice/s issued to them that are also given below.

In connection with above, Notice is hereby given, once again, to the said Borrower to pay to Centrum Housing Finance Ltd, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest and other charges till date of repayment of the dues in full. as detailed in the said Demand Notices, from the dates mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrowers. As security for due repayment of the loan, the following assets have been mortgaged to Centrum Housing Finance Ltd by the said Borrowers respectively.

Guaran Accoun	orrower(s)/ itor(s) /Loan t No./Branch	Dues (Rs.)	NPA Date Sec. 13(2) Notice Date FCL Date	
Khui Kumbha Khui Kum	nansingh mansingh wat / Tejsingh mansingh nbhawat / 002711 / Surat	Rs.11,48,515/-(Rupees Eleven Lakh Fourty Eight Thousand Five Hundred Fifteen Only)	27-11-2023	In the rights, piece and parcel of immovable property-Plot No. 57, Adm. 40.19 Sq. Mtr.,together with undivided proportionate share in road and COP admeasuring 23.64sq.mtrs at Shri Ganesh Residency, Block No. 126 (Rev. S.No. 114/2),Near Gangadra Railway Crossing, Kareli Gam, Ganfadhara to Karelil Raod, Kareli, Ta-Palsana, District - Surat - 394315, Gujarat. Boundaries:-East :- Adj Society Road, West :- Plot No. 53, North :- Plot No. 56, South :- Plot No. 58

f the said Borrowers shall fail to make payment to Centrum Housing Finance Ltd as aforesaid, Centrum Housing Finance Ltd shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of Centrum Housing Finance Ltd. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made thereunder. shall be liable for imprisonment and/or penalty as provided under the Act

Place : Gujarat **Authorised Officer** Date : 29.11.2023 For Centrum Housing Finance Ltd



Address & Contact No.

## **AAVAS FINANCIERS LIMITED**

(Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE

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) of the Security Interest (Enforcement) rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") Secured Creditor, will be sold on "As is where is", "As is what is", and 'Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Price For	Earnest Money For Property	Time of	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Amitbhai Hariombhai Chauhan, Mrs. Mamtaben Amitbhai Chauhan Guarantor : Mr. Mukeshbhai Sangada (Ac No.) LNBRD00318-190097037	Rs. 1294050.00/- Dues as on 28 Nov 2023	4 Mar 20 Rs. 517538/- Dues as on 2 Mar 20	1 Jun 22	Old Revenue Survey No. 3, Block No. 4, Plot No. B/68, The Krishna Housing, Villagae - Kamlapura, Taluka - Waghodia, Sub-District & District - Vadodara, Gujarat. Admeasuring 36.32 Sq. Mtr. and Undivided Proportionate Land area 18.28 Sq. Mts. and Built up area 19.21 Sq. Mts.	Rs. 484400/-	Rs. 48440/-	11.00 AM TO 1.00 PM 14 Dec 2023	115, 116, 1ST FLOOR, ATLANTIS, SARABHAI ROAD, VADODARA- 390007, GUJARAT- INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED"). The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit for the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") 201,202, Ilind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ravi Verma - 7374003363 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter-se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

**Authorised Officer Aavas Financiers Limited** 

(f) Union Bank

Regional Office - Surat: Shop No. 432-439, Prime Shoppers, Fourth Floor, Udhna Magdalla Road, Vesu, Surat, Gujarat - 395007, Email ID: crldsurat@unionbankofindia.bank Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

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: 15.12.2023 (Friday) from 12:00 Noon to 05:00 PM

Union Bank of India, Adajan Branch, 779 Square, Near Sahaj Super Stores, Honey Park Char Rasta, Anand Mahal Road, Surat - 395009. Branch Name. Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Address & Contact No.

Name of the Borrower & Guarantor/s :- M/s Sundari Fashion

Amount due :- Rs. 2,07,31,226.32 as on 30.04.2023 (a Proprietorship Firm of Prop. Ms. Sangeeta Sanjaykumar Agarwal), Ms. Sangeeta Sanjaykumar Agarwal, with further interest, cost & expenses from 01.05.2023 Mr. Sanjaykumar Surendra Agarwal & Ms. Mamta Pramod Kauntia, Mr. Pramod Kumar Kauntia

Property No. 1:- All the right and interest in the Flat no. 0/1106 ad measuring about 1273.00 Sq. Fts on the 11" Floor of building Q of "Raj Tilak Apartment" along with proportionate of undivided share in the land underneath the said building Raj-Tilak Co-operative Housing Society Ltd. Constructed and Situated on land bearing Sub Plot no. P/1 to P/3, Q/1 to Q/3 and R/1 to R/3 of Final Plot no. 126/A of TP Scheme no. 4 (Umra-South), Revenue Survey no. 155 paiki and 156 paiki of Village:- Umra, City-Surat, Taluka-Choryasi, District-Surat in the name of Mrs. Mamtadevi Parmod Kauntia. • Type of Possession – Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 58,00,000/ Earnest money to be deposited - Rs. 5,80,000/-

Union Bank of India, Palod Branch, Shop No. G-3, G-4, Ground Floor, JB Raw-House, Kim Station Rd, PO Palod (Kim Char Rasta) Surat - 394111, Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Address & Contact No.

Name of the Borrower & Guarantor/s :- Mr. Asif Harun Malek & Amount due :- Rs. 8,17,345.03 as on 30.11.2022 with Mr. Haneefkhan Habibkhan Pathan further interest, cost & expenses from 01.12.2022

Property No. 2:- All that piece and parcel of immoveable property bearing Plot no. 177 admeasuring 51.50 sq. mtrs. "Aarzoo Residency" situated on the land bearing city survey no. 2184, sheet No. 60 Chalta no. 1 Revenue Survey no. 314 of Moje village -Tarsadi, Taluka-Mangrol, District-Surat in the name of Asif Harun Malek. Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,53,400/- Earnest money to be deposited - Rs. 85,340/-

Amount due :- Rs. 10.76.428.29 as on 30.11.2022 with Name of the Borrower & Guarantor/s :- Mr. Bharatbhai Chhaganbhai Ladumor &

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

further interest, cost & expenses from Mr. Laljibhai Bachubhai Kalsariya

Property No. 3 :- District- Surat, Sub District- Kamrei, Moje village Mankana RS no. 146, Block no. 151 N.A. residential project which is popularly known as "Shree Hari Krishna Residency" paiki "A" type Plot no. 66, area admeasuring 43.43 sq. mtrs. (as per revenue record block no. 151/A/66) along with undivided share underneath of common open plot and road margin together with all right, title and interest owned by Bharatbhai Chagganbhai Ladumor.

Reserve Price - Rs. 9.48.000/- ■ Earnest money to be deposited - Rs. 94.800/-

Name of the Borrower & Guarantor/s :- Mr. Dilipkumar Motiram Paunikar & Mr. Bhavraobhai Parasrambhai Paunikar

Amount due :- Rs. 8.94.517.58 as on 31.01.2023 with further interest, cost & expenses from 01.02.2023

Property No. 4:- All that piece and parcel of immoveable property bearing Plot no. 95 admeasuring 52.20 sq. mtrs. Along with undivided proportional share admeasuring 17.22 sq. mtrs. In the COP and common road in the housing estate known as "Divine Residency" with all appurtenances pertaining thereto, standing on land bearing Block no. 751, Sarve no. 735/1.respectively lying, being and situated at village -Hathuran, Sub District-Mangrol District-Surat in the name of Diliphumar Motiram Paunikar. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7,12,300/ Earnest money to be deposited - Rs. 71,230/-

Name of the Borrower & Guarantor/s :- Mr. Kishor Anupsinh Chauhan & Mr. Hasmukh Lal Anupsinh Chauhan

Amount due :- Rs. 7,61,921.32 as on 31.01.2023 with further interest, cost & expenses from 01.02.2023

02.11.2021 with further interest, cost & expenses.

Property No. 5 :- All that piece and parcel of immoveable property bearing plot no.81, admeasuring 44.62 sq. mtrs. Along with proportional undivided share admeasuring 14.72 share sq. mtrs. In the C.O.P and common road in the Housing estate known as in "Divine Residency" with all appurtenances pertaining thereto standing on the land bearing, Block no. 735/1,

respectively lying, being and situated at village Hathuharan, Sub District-Mangrol, District-Surat in the name of Kishorbhai Anupsinh Chauhan. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,51,100/ Earnest money to be deposited - Rs. 65,110/-

Name of the Borrower & Guarantor/s :- Mr. Hitesh Govindbhai Baraiya, Mrs. Bariya Darshnabhai Hiteshbhai & Mr. Rameshbhai Naranbhai Chanravadiya

Amount due :- Rs. 9,98,932/- as on 05.11.2019 with further interest, cost & expenses

Property No. 6: - All that piece and parcel of the property Plot No. 81, admeasuring 67.73 sq.mtrs. in Paradise Park with all appurtenances pertaining there standing on Land Bearing RS No. 107, Block No. 119, Paikee-A lying, being and situated at Village Palod, Tal - Mangrol, District - Surat, Sub-District - Mangrol in the name of Mr. Hiteshbhai Govindbhai Baraiya. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 14,00,000/ Earnest money to be deposited - Rs. 1,40,000/-

Name of the Borrower & Guarantor/s :- Mrs. Naynaben Pitambarbhai Vora & Amount due :- Rs. 7,34,814/- as on 04.09.2019 with Mr. Gyaneshwar Jagannath Devra further interest, cost & expenses

Property No. 7 :- All that piece and parcel of the immovable property known as Plot No.2, admeasuring 44.62 sq.mtrs along-with undivided proportional share admeasuring 14.72

sq.mtrs. in the COP and common road of in the housing estate known as "Divine Residency" with all appurtenances pertaining thereto standing on the land bearing Block No. 751, Sarve No. 735/1, respectively lying, being & situated at Village Hathuran, Sub-District - Mangrol, District - Surat in the name of Mrs. Naynaben Pitambarbhai Vora. Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 6.00,000/ Earnest money to be deposited - Rs. 60,000/-Branch Name, Address & Contact No. | Union Bank of India, Bhatar Road, Surat, Gujarat - 395017, Authorised Officer- Mr. Ramytar Meena, (M): 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Rasikbhai Vithhalbhai Balar (Borrower), Amount due :- Rs.16,55,153/- (Rupees Sixteen Lakhs Fifty Five Thousand Mr. Raju Dhayabhai Patel (Co-Obligant) & Mr. Vithhalbhai Balar (Co- Applicant) One Hundred Fifty Three Only) as on 01-09-2018 with further interest, cost & expenses. Property No. 8 :- All That Piece And Parcel Of Block No. 116 Paiki Plot No 09 In Raj Nandani Residency Vibhag 3 Situated At Moje Umra Nr. Saurastra Green City Velanja Taluka Olpad Dist-Surat-394540 In The Name Of Mr. Rasikbhai Vithhalbhai Balar (Property Description As Specified In The 8165 Deed Dated 02-05-2016)

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

Reserve Price - Rs 13,50,000/ Earnest money to be deposited - Rs 1,35,000/-

Union Bank of India, Kharvel Branch: G.Floor, Shop No.1,2 & 3, Gokuldham Apartment, Kharvel-396050, Dharampur Road, Taluka Dharampur, Address & Contact No. District Valsad. Authorised Officer- Mr. Ramytar Meena, (M): 8827433132.

Shanti B Solanki (Co-Borrower) & Shrayankumar R Yaday (Guarantor)

Name of the Borrower & Guarantor/s :- Bhanwarlal Kesaram Solanki (Borrower), Amount due :- Rs. 9,87,457/- as per demand notice dated

Property No. 9 :- All that piece and parcel of the property bearing Flat no. A/508, admeasuring about 911 sq. mtrs, super built-up area, in Balkrushna Residency Building wing-A located on 5th floor of the building bearing Valsad Nagarpalika Akami no. 15/1796/2/A-508, with undivided share of building land admeasuring 32.08 sq. mtrs(Building constructed on Mograwadi Non-Agriculture land R.s. no. 188/1 out of Block/survey no. 188/1/190, Plot no. 190 admeasuring 2231 sg. meters) situated at Mograwadi within limit of Valsad Nagarpalika, Ta. & dist-Valsad, Gujarat State in the name of Bhanwarlal Kesaram Solanki. Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 15.64,000/ Earnest money to be deposited - Rs. 1,56,400/-

Union Bank of India, L P Savani Road Branch, Surat, Gujarat -395009Authorised Officer- Mr. Ramytar Meena, (M): 8827433132. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Jatinbhai Samjubhai Korat, | Amount due :- Rs. 14,89,590/- (Rupees Fourteen lakh eighty nine thousand five Mr. Samjubhai Hirjibhai Korat & Mr. Jignesh Babubhai Patel hundred and ninety only).

Property No. 10 :- All that piece and parcel of Plot No-68 (Type-D) measuring 60.20 sq.mtrs, Shree Darshan Residency, Masma, Olpad, Surat-394540 in the name of Mr. Jatinbhai Samjubhai Korat. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 14,00,000/ Earnest money to be deposited - Rs. 1,40,000/-

Union Bank of India, Surat Branch: Swati Apartments, Ground Floor, Ward 1, Timalaiwad, Nanpura - 395001. Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Address & Contact No.

Amount due :- Rs. 13.63.472.54 as per demand notice dated Name of the Borrower & Guarantor/s :- Mr. Ganesh Jerambhai Dholakiya (Borrower) & Mr. Mehul Kumar Kalubhai Paladiya (Guarantor) 24.02.2022 with further interest, cost & expenses. Property No. 11 :- All that piece and parcel of immovable property bearing Plot No. 15 admeasuring about 40.155 sq.mtrs and with common right, construction made or to be made

thereon and proportionate undivided incheate share of road and COP adm. 28.97 sq.mtrs. in Ram Vatika Vibhag-3 standing on land bearing, R.S. No. 213,214,217 and 271, Block No. 198, lying, being and situated at Village - Velanja, District - Surat, Sub-District - Kamrej in the name of Ganeshbhai Jairambhai Dholakiya.

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

Reserve Price - Rs. 13,80,000/ Earnest money to be deposited - Rs. 1,38,000/-

Branch Name. Union Bank of India (e-Andhra Bank), Vesu Branch, Shop No 30-35, Gokul Solitaire, VIP Road, Vesu, Surat, Gujarat -395007. Address & Contact No. Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

Name of the Borrower & Guarantor/s :-Amount due :- Rs. 15.24.412.16 (Rupees Fifteen Lakh Twenty Four Thousand Four Hundred Twelve and Mr. Ashvinbhai Laljibhai Savaliya & Mr. Dharmeshbhai Ghenaiya Paisa Sixteen only) as on 31.12.2021 with further interest, cost & expenses.

Property No. 12:- Land & Building residential belonging to Mr. Ashvinbhai Laljibhai Savaliya, situated at Plot No. 244, Admeasuring 44.61 sq.mtrs, Kamdhenu Residency, Velania. Kamrei, Surat - 394150.

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

Reserve Price - Rs. 10.05,000/ Earnest money to be deposited - Rs. 1,00,500/-

Name of the Borrower & Guarantor/s :-Amount due :- Rs. 13,26,389,20 (Rupees Thirteen Lakh Twenty Six Thousand Three Hundred Eighty Nine

and Paisa Twenty only) as on 31.12.2021 with further interest, cost & expenses. Property No. 13 :- Land & Building residential belonging to Mr. Mihir Jatin Pancholi & Mr. Jatinbhai Ramanbhai Pancholi, situated at Flat No 302, 3rd floor, adm 632, Softs with proportionate undivided share SiddhiVinayak with all appurtenances pertaining thereto standing on land bearing City Survey Ward No 5, Nondh No 485 land lying, being and situated at Masidiya Sheri, Near Kanskiwad, Haripura, Surat - 395002.

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

Reserve Price - Rs. 11,00,000/ Earnest money to be deposited - Rs. 1,10,000/-

Place: Jaipur Date: 29-11-2023 Union Bank of India, Kamrej Branch : No. 36, 37,38, First Floor, Dada Bhagwan Complex, Kamrej Char Rasta, Kamrej - 394185, District - Surat. Branch Name,

Jyotsanaben Manojbhai Sorathiy (Co-borrower) 08.04.2021 with further interest, cost & expenses. Property No. 14:- All the piece and parcel of the immovable property known as Plot No. 107 (P-Type) admeasuring 66.81 sq.mtrs with adjoining land measuring 39.01 sq.mtrs (aggregating 105.82 sq.mtrs.) of Swastik Row House situated on the land bearing Revenue Survey No. 208, 209, 210 and 214/1, Block No. 288, Paikee of Moje Village - Mulad, Tal -

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

Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132.

 Reserve Price - Rs. 11,73,000/-Earnest money to be deposited - Rs. 1,17,300/-

Name of the Borrower & Guarantor/s :- Mr. Manojbhai K Sorathiya (Borrower) &

Olpad, District - Surat in the name of Mr. Manojbhai Karamshibhai Sorathiya.

Name of the Borrower & Guarantor/s :- Rajput Sunil Kumar (Borrower) & Amount due :- Rs. 8,95,969.37 as per demand notice dated 05.04.2021 with further interest, cost & expenses. Mr. Rajput Anilkumar Nandkumar (Guarantor)

Property No. 15:- All the piece and parcel of the immovable property known as Plot No. 77 admeasuring 60.22 sq.mtrs. of Paradise Park situated on the land bearing Revenue Survey No. 107, Block No. 119 Paikee of Moje Village - Palod, Tal - Mangrol, District - Surat in the name of Rajput Sunilkumar. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 13,47,000/ Earnest money to be deposited - Rs. 1,34,700/-

Name of the Borrower & Guarantor/s :- Mr. Kalpeshbhai Kiritbhai Bhalala (Borrower), Amount due :- Rs. 17,99,782/- as on 15.01.2019 with Mr. Sohil Kiritbhai Bhalala (Co-Borrower), Mrs. Neeruben Kalpeshbhai Bhalala (Co-Borrower) further interest, cost & expenses

Property No. 16:- EMG Of Plot No. 183, Adm 64.72 Sq. Mts., in Society Known As 'Ram VatikaVibhag-4' Situated On The Land Bearing Revenue Survey Nos. 225 paiki and 226 paiki, Its Block No. 217 of Vill-Velanja, Tal-Kamrej, Dist-Surat in the name of Mr. Kalpeshbhai Kirtibhai Bhalala. Bounded By :- North : Plot No. 184, South : Plot No. 182, East : Society's Road, West: Society's Boundary Wall. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 17,00,000/- Earnest money to be deposited - Rs. 1,70,000/-

Name of the Borrower & Guarantor/s :- Mr. Mayurbhai Kishorbhai Bhanderi, Mr. Vishalbhai Kishorbhai Bhanderi & Mrs. Raninaben Jagdishbhai Moradiya

Amount due :- Rs. 19.96.947.38 as per demand notice dated 08.07.2021 with further interest, cost & expenses.

Property No. 17:- All the piece & parcel of the immovable property bearing Plot No. 162 admeasuring area 70.88 sq.mtrs. along-with proportional undivided inchoate share of roads and COP admeasuring 51.52 sq.mtrs in "RAM VATIKA VIBHAG-4" situated on the land bearing Revenue Survey No. 226 paikee, 225 paikee, Block No. 217 of Moje Village - Velenja, Sub-District - Kamrej, District - Surat in the name of Mr. Mayurbhai Kishorbhai Bhanderi & Mr. Vishalbhai Kishorbhai Bhanderi.

 Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 20,10,000/ Earnest money to be deposited - Rs. 2,01,000/-

Name of the Borrower & Guarantor/s :- Mr. Vashrambhai Kalabhai Bambhaniya & Amount due :- Rs. 9,80,616/- as per demand notice dated 01.12.2018 with further interest, cost & expenses. Mrs. Chaturaben Varshrambhai Bambhaniya Property No. 18 :- All the piece & parcel of the immovable property bearing Plot No. 142/A admeauring area 39.06 sq.mtrs in Shiv Nagar on land bearing Block No. 347, RS No. 360 lying, being and situated at Village - Kamrej, Sub-District - Kamrej, District - Surat in the name of Mr. Vashrambhai Kalabhai Bambhaniya.

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

 Reserve Price - Rs. 10,40,000/ Earnest money to be deposited - Rs. 1,04,000/-Name of the Borrower & Guarantor/s :- Ketan Hadabhai Vaniya (Borrower),

Amount due :- Rs. 15,96,421/- as on 18.01.2018 Rekhaben Ketan Vaniya (Co- Borrower) & Jasvant Arjanbhai Vaniya (Guarantor) with further interest, cost & expenses Property No. 19 :- All that piece and parcel of immovable property known as Plot No. A-240, adm 66.88 sgmtr, of residential society known as Shree Nivas Green city Vibhag - 1,

alongwith proportionate undivided share in residential society known as situated on the land bearing RS No 110 adm. 29118 sgmtrs of moje village Kadodara Tal: Palsana, Dist; Surat in the name of Ketan Hadabhai Vaniya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 13,20,000/ Earnest money to be deposited - Rs. 1,32,000/-Name of the Borrower & Guarantor/s :- Bharat Jivabhai Hadiya (Borrower) &

Amount due :- Rs. 9,22,525.45 as per demand notice dated Nimuben Bharat Hadiya (Co-Borrower) 03.12.2018 with further interest, cost & expenses. Property No. 20 :- All that piece and parcel of immovable property known as Plot No. 101, adm 40.13 sgmtr, along-with proportionate undivided share of road in residential society

known as Aradhana Lake Town Vibhao -1 situated on the land bearing Revenue Survey NO 2/2 its block No No 2 of moje village Jolya Taluka Palsana District Surat in the name of Mr. Bharat Jivabhai Hadiya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,05,000/ Earnest money to be deposited - Rs. 1,00,500/-

Name of the Borrower & Guarantor/s :- Nareshbhai Manasukhbhai Dudhat (Borrower) & Amount due :- Rs. 8,67,691.22 as per demand notice dated Mukeshbhai Mansukhbhai Dudhat (Co-borrower) 28.10.2021 with further interest, cost & expenses. Property No. 21:- All the piece and parcel of the immovable property known as Plot No. 160 admeasuring 40.18 sq.mtr. of Dhara Residency Vibhag-2 situated on the land bearing

Revenue Survey No. 47/A, Block No. 54, Paikee of Moje Village - Velanja, Tal - Kamrej, District - Surat in the name of Nareshbhai Mansukhbhai Dudhat.

 Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 10,05,000/ Earnest money to be deposited - Rs. 1,00,500/-

Union Bank of India, Chikhli (eCB) Branch Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Jagdishchandra Veniram Khatik (Borrower), Amount due :- Rs. 4,22,369.21 as per demand notice dated Mrs. Ganeshi Bai (Co-borrower) & Mr. Khandubhai Haribhai Solanki (Guarantor) 01.08.2022 with further interest, cost & expenses.

Property No. 22 :- All that piece and parcel of the property being Residential Flat No. A-102 admeasuring Built-Up Area 65.61 Sq. Meters i.e. 706 Sq. Feet, lying and located on the Second Floor of the Building known "JIVAN JAYOT APARTMENT" (Building Constructed on N.A. land bearing C.S. Survey No. 136/P and 135) Situated at Thala, Tai. Chikhli. Dist. Navsari in the name of Mr. Jagdishchandra Veniram Khatik.

• Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 7,05,000/ Earnest money to be deposited - Rs. 70,500/-

Union Bank of India, Sachin Branch, Laxmi Villa Township-1, Shop No. 1 to 6, GIDC, Sachin, Surat - 394230.

Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Mr. Baldaniya Manubhai Ukabhai (Borrower), Amount due :- Rs. 13,81,352.94 as per demand notice dated Mrs. Bhavnaben Manubhai Baldaniya (Co-borrower) & Mr. Chhaganbhai Ratanbhai Hadiya (Guarantor) | 28.02.2023 with further interest, cost & expenses. Property No. 23:- All that right title and interest in property bearing Plot No 36 "C" Type (as per passing plan Plot No C/36) admeasuring 76.25 sq. mtr as per village form no 7/12. in "Shree Veer Vianayak Residency" with all appurtenances pertaining thereto, standing on land bearing RS no 116/2, Block no 118, lying being and situated situated at Vill. Mankana, Tal. Kamrei, Dist. Surat in the name of Mr. Baldaniya Manubhai Ukabhai.

 Type of Possession - Symbolic Possession Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 15,94,000/ Earnest money to be deposited - Rs. 1,59,400/-

Name of the Borrower & Guarantor/s :- Mr. Hirenkumar Veljibhai Kyada (Borrower),

Amount due :- Rs. 12,48,021.06 as per demand notice dated Mrs. Jasmina Hirenkumar Kyada (Co-borrower) & Mr. Shobhnath Ramjibhai Soni (Guarantor) 28.02.2023 with further interest, cost & expenses. Property No. 24:- All that piece and parcel of the land and building bearing Plot No 273 adm 68.56 sq. mtr. with proportionate undivided incheate share of road and COP adm 38.44 sq. mtr in Nandini Residency Vibhag-2 with all appurtenances pertaining thereto, standing on the land bearing block no 201, lying being and situated at village Velania Ta, Kamrei, Dist Surat in the name of Mr. Hirenkumar Veljibhai Kyada.

 Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 17,55,000/ Earnest money to be deposited - Rs. 1,75,500/-

Union Bank of India, Parvat Patiya Branch: RS No. 67/1 and 67/2, Plot Nos. 2,3,4 Amidhara,LG Complex, Next To Domina Pizza, Branch Name, Address & Contact No. Near Dr World, Parvat Patia, Surat- 395008. Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mr. Anil Kumar Tiwari (Borrower), Amount due :- Rs. 18,26,176.84 as per demand notice dated Mr. Pankaj Anilbhai Tripati (Co-borrower) & Mr. Kishansingh Sisodiya (Co-obligant) 16.05.2022 with further interest, cost & expenses. Property No. 25 :- All that piece and parcel of Land bearing Plot No 89, Admeasuring 80.00 SqYard (As per KJP Block no.25/89 admeasuring 66.92 samt lwith Road/COP ADMEASURING 39.62 sq.mt of Aradhna Lake Town Vibhag-3 situated at Block no. 25 admeasuring 14389 sqmt at village: Jolva, Sub District: Palsana, District: Surat in the name

of Mr. Anil Kumar Tiwari. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 16,38,000/ Earnest money to be deposited - Rs. 1,63,800/-

Name of the Borrower & Guarantor/s :- Mr. Himmatbhai Kantibhai Bheda (Borrower), Amount due :- Rs. 16,49,796.29 as on 06.01.2022 Mrs. Sudhaben Himmathhai Bheda (Co-Applicant) & Mr. Jentibhai Kantibhai Bheda (Guarantor) with further interest, cost & expenses Property No. 26:- All the piece and parcel of the immovable property at R.S. No. 88,89 & 90, Block No. 83,84 & 85, Plot No. 409, Sundarvan Residency, Village - Nansad, Taluka - Kamrej, District - Surat in the name of Himmatbhai Kantibhai Bheda & Sudhaben Himmatbhai Bheda.

 Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 16,10,000/ Earnest money to be deposited - Rs. 1,61,000/-

Name of the Borrower & Guarantor/s :- Mr. Dinesh Kantibhai Bheda (Borrower), Amount due :- Rs. 17.60.944.21 as on 30.05.2022 Mrs. Rekhaben Dinesh Bheda (Co-Applicant) & Mrs. Jentibhai Kantibhai Bheda (Guarantor) with further interest, cost & expenses Property No. 27:- All the Piece and Parcels of the immovable property bearing Plot No 410 admeasuring 42.41 Sq Mtrs along with undivided share in Road of about 15.26 SqmTrs and

and 85 total admeasuring 35437 Sq Mtrs of Village nansad, Sub District Kamrej, District Surat in the name of Mr. Dinesh Kanti Bheda Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 14.00,000/ Earnest money to be deposited - Rs. 1,40,000/-Name of the Borrower & Guarantor/s :- Mrs. Rudani Rinalben Bharatbhai (Borrower).

Mr. Rudani Bharatbhai Kalubhai (Co Applicant), Mr. Vipul Chhaganbhai Nakrani (Guarantor) with further interest, cost & expenses Property No. 28:- All the Piece and Parcels of the immovable property bearing Plot No 15 admeasuring about 57.33 Sq Yards i.e. 47.93Sq Mtr with Margin i.e. as per KJP Block No 66/15 admeasuring 45.00 Sq Mtrs) alog with undivided share of Land and COP admeasuring 23.99 Sq Mtr of Shiv Darshan Residency situated at Block No. 66, admeasuring 5945 Sq Mtr of Village Mankana, Sub District Taluka Kamrej, District Surat in the name of Rudani Rinalben Bharatbhai & Rudani Bharatbhai Kalubhai.

undivided share in COP of about 6.49 Sq Mtrs total admeasuring about 64.16 Sq Mtrs of Sundarvan Residency situated at land bearing Revenue Surevy No 88,89and 90, Block no 83,84

• Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 13,00,000/ Earnest money to be deposited - Rs. 1,30,000/-

Name of the Borrower & Guarantor/s :- Mr. Gopal Lal Rana (Borrower) & Mr. Kamal Singh Pratap Singh Waghella (Guarantor)

Property No. 29 :- All the piece and parcel of the immovable property at Plot No. 104 admeasuring 48.00 sq. yards (As per KJP Block N 29/104 admeasuring 40.15 sq. mtrs) with Road/COP admeasuring 31.16 sq.mt of Aradhana Palace situated at Block No. 29 admeasuring 26042 sq.mtr. at Village Jolva Sub-District - Palsana, District - Surat in the name of Gopallal Mangilalji Rana. ● Type of Possession - Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,07,000/ Earnest money to be deposited - Rs. 1,00,700/-

Amount due :- Rs. 13.07.064.24 as per demand notice dated Name of the Borrower & Guarantor/s :- Katariya Ghanshyambhai (Borrower), Katariya Muktaben (Co-borrower) & Katariya Ashvin Mansukhbhai (Guarantor) 21.12.2021 with further interest, cost & expenses.

Property No. 30:- All the Piece & Parcel of the Immovable Property at Plot No. 173 (H-Type), Shiv Dhareshwar Residency, Block No. 154/A/173, Village Mankana, Tal - Kamrej, District -Surat in the name of Ghanshvambhai Naniibhai Katariya. • Type of Possession - Physcial Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,50,000/ Earnest money to be deposited - Rs. 1,05,000/-

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.

Amount due :- Rs. 10,85,731.66 as per demand notice dated

27.07.2021 with further interest, cost & expenses.

Amount due :- Rs. 14.15.937.23 as on 10.10.2022

financialexp.epapr.in

Date: 28.11.2023

Place : Surat (Gujarat)

Branch Name,

Mr. Mihir Jatin Pancholi & Mr. Jatinbhai Ramanbhai Pancholi

For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in and https://ibapi.in. For Registration and Login and Bidding Rules visit https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

DATE AND TIME OF E-AUCTION: 15.12.2023 (Friday) from 12:00 Noon to 05:00 PM

Ahmedabad

Authorised Officer, Union Bank of India