



Regional Office - Surat: Shop No. 432-439, Prime Shoppers, Fourth Floor, Udhna Magdalla Road, Vesu, Surat, Gujarat - 395007, Email 1D: crldsurat@unionbankofindia.bank Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Security 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: 25.01.2024 (Thursday) from 12:00 Noon to 05:00 PM

Union Bank of India, BARDOLI e-CB Branch, Kashyap Chamber, Station Road, Opp. Mudit Palace, Bardoli - 394601, District - Surat. Branch Name. Address & Contact No. | Authorised Officer- Mr. Ramvtar Meena, Mobile Number : 8827433132.

Amount due :- Rs. 10,83,605.24 as per demand notice dated Name of the Borrower & Guarantor/s :- Geba Ram (Borrower) Champa Devi (Co-Borrower) & Pankaj Singh (Guarantor) 19.12.2022 with further interest, cost & expenses. Property No. 1:- All that piece and parcel of land bearing Plot No 118, Admesuring about 40.19 Sq. Mtrs i.e. 48.06 Sq. yard and individual share of common plot, Road

margin admeasuring Sg. Mtrs. 64.81 Yard total admeasuring Sg. Yards of "Nilkanth Residency" Moje, Tantithaiya R.S. No./Block No.273/A, Khata No.1485, Plot No.118, Near Gokuldham Residency of Village Tantithiya, Tal. Palsana, Dist-Surat.

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

Reserve Price - Rs. 8,20,000/ Earnest money to be deposited - Rs. 82,000/-

Name of the Borrower & Guarantor/s :- Manglaram Sirvi (Borrower), Amount due :- Rs. 9,28,003.10 as on 16.12.2022 Kelidevi Manglaram Sirvi (Co-Borrower) & Chutraram Kumawat (Guarantor) with further interest, cost & expenses

Property No. 2:- All that piece and parcel of land bearing Plot No 40, Admesuring about 40.19 Sq. Mtrs i.e.48.06 Sq. yard and individual share of common plot, Road margin admeasuring Sq. Mtrs. i.e. Yard total admeasuring Sq. Mts. 64.81 Sq. Yards of "Nilkanth Residency" situated at Land bearing R.S. No./Block No.273/A, Khata No.1485 of Village Tathithaiya, Opp Gokuldham Residency Tantithaiya Sub. Dist. Palsana, Dist-Surat - 394305.

 Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 8,20,000/ Earnest money to be deposited - Rs. 82,000/-

Name of the Borrower & Guarantor/s :- Ramesh Kumar Rathi (Borrower), Shreshta Ramesh Kumar Rathi (Co-Borrower) & Adhir Rani (Guarantor)

Amount due :- Rs. 14,87,178.18 as on 16.03.2023 with further interest, cost & expenses

Property No. 3 :- All that piece and parcel of land bearing Plot No 176, Admesuring about 40.19 Sq. Mtrs i.e.48.06 Sq. yard and individual share of common plot, Road margin admeasuring Sq. Mtrs. i.e. Yard total admeasuring Sq. Yards of "Nilkanth Residency" Moje, Tantithaiya R.S. No./Block No.273/A, Khata No.1485 of Village Tathithaiya, Opp Gokuldham Residency Tantithaiya Sub. Dist. Palsana, Dist-Surat - 394305. 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/ Earnest money to be deposited - Rs. 90,000/-

Name of the Borrower & Guarantor/s :- Satyendra Manzi (Borrower), Kalawati Devi (Co-Borrower) & Hotiram (Guarantor)

Amount due :- Rs. 14,29,063.62 as on 19.12.2022 with further interest, cost & expenses

Property No. 4:- All that piece and parcel of land bearing Plot No 115, Admesuring about 40.19 Sq. Mtrs i.e. 48.06 Sq. yard and individual share of common plot, Road margin admeasuring Sq. Mtrs. i.e. Yard total admeasuring Sq. Yards of "Nilkanth Residency" Moje, Tantithaiya R.S. No./Block No.273/A, Khata No.1485, Plot No.115, Near Railway Crossing Tantithiya, Tal. Palsana, Dist-Surat.

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/ Earnest money to be deposited - Rs. 90,000/-

Union Bank of India, Adajan Branch: U-82, Sandhya Darshan Apartment, Opp-Bhulka Bhavan School, Hazira Road, Adajan, Branch Name, Address & Contact No. | Surat-395009, Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mr. Nilesh Bharatbhai Sonwane & Amount due :- Rs. 13,09,917.40 as on 17.10.2018 Mr. Sachin Bharat Sonwane with further interest, cost & expenses

Property No. 5 :- All that right, title and interest in Flat No. 204 (2nd Floor) admeasuring about 716.92 sq.ft. with proportionate undivided inchoate share admeasuring about 9.84 sq.mtrs in the land below in building known as "Shree Tirupati Balaji Town No. B-8" (As per SMC Plan Building No. B/8) with all appurtenances pertaining thereto, standing on land bearing Revenue Survey No. 140/2, Block No. 222, Revenue Survey No. 170, Block No. 223 and Revenue Survey No. 171, Block No. 224, Town Planning Scheme No. 59 (Unn), Final Plot No. 169, 170 and 171 respectively lying, being and situated at Village Unn, District - Surat, Sub-District Surat City in the name of Mr. Nilesh Bharatbhai Sonwane & Mr. Sachin Bharat Sonwane.

Type of Possession – Physical 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/-

Branch Name Union Bank of India, Kamrej Branch : No. 36, 37,38, First Floor, Dada Bhagwan Complex, Kamrej Char Rasta, Kamrej - 394185, Address & Contact No. District - Surat. Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Ashok Ukabhai Baldaniya (Borrower) & Amount due :- Rs. 14,70,421/- as per Demand Notice dated 10,10,2019 Mrs. Shobhanaben Ashok Baldaniya (Co-Borrower) plus further interest, cost and expenses.

Property No. 6 :- All that piece and parcels of immovable property bearing Plot no 140 adm 80.00 sqyrds with margin as per spot, as per KJP Durasti Block no 54/140 admeasuring 66.97 symtrs with proportionate undivided inchoate share of road and C.O.P. 32.80 Sq.mtrs., of "Shiv Vatika Row House" with all appurtenances pertaining thereto standing on the land bearing Rs no 60, its block No 54 lying, being 7 situated Village: Mankana, Tal: Kamrej, Dist: Surat in the name of Ashokbhai Ukabhai Baldaniva, • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any; None

Reserve Price - Rs. 14,65,000/ Earnest money to be deposited - Rs. 1,46,500/-

Amount due :- Rs. 18,93,415.50 as per demand notice dated Name of the Borrower & Guarantor/s :- Mr. Mahesh Somabhai Rabari, 16.01.2019 with further interest, cost & expenses. Mrs. Kailashben Maheshbhai Rabari & Mr. Bharatbhai Baubhai Ghodesara

Property No. 7 :- Plot No. 387/157 i.e. Plot No. 285, adm. 58.55 sq.mtrs. with proportionate undivided inchoate share of Road and COP land in Royal Residency with all appurtenances pertaining thereto standing on land bearing & RS No. 397/1 + 2, Block No. 388 and 387 respectively lying, being and situated at Village — Kamrej, District -Surat, Sub-District – Surat in the name of Mr. Mahesh Somabhai Rabari.

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

Reserve Price - Rs. 17,10,000/ Earnest money to be deposited - Rs. 1,71,000/-

Name of the Borrower & Guarantor/s :- Mr. Nareshbhai Raghavbhai Vaghani (Borrower), Amount due :- Rs. 19,61,473.61 as on 01.12.2018 Mrs. Bhartiben Nareshbhai Vaghani (Co- Borrower) & Mr. Kalyanbhai Labhubhai Vaghani (Guarantor) with further interest, cost & expenses

Property No. 8:- All that piece and parcel of being Plot No. 165, Adm 55.13 Sq. Mts., in Society Known As 'Ram Vatika Vibhag 4' situated on the land bearing R S no 225 and 226 Paiki Block No. 217 of Village-Velanja, Tal-Kamrej, District-Surat in the name of Mr. Nareshbhai Raghavbhai Vaghani and Bounded By:- North: Plot No. 166, South: Plot No. 164, East: Society Road, West: Plot No. 180.

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

Reserve Price - Rs. 16,00,000/ Earnest money to be deposited - Rs. 1,60,000/-

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

Name of the Borrower & Guarantor/s :- Mr. Ghanshyambhai Dhirubhai Karkar, Amount due :- Rs. 16,14,770.90 as on 01.10.2019 Mrs. Sangitaben Ghanshyambhai Karkar & Mr. Sanjay Samjibhai Goyani with further interest, cost & expenses

Property No. 9:- All the piece and parcel of immovable property bearing Plot No. F/174, admeasuring 63.78 sq.mtrs with proportionate undivided share of Road and COP adm 45.36 sq.mtrs. in the society known as SAHAJANAND VATIKA with all appurtenances pertaining thereto, standing on land bearing RS No. 11, Block No. 19 lying, being and situated at Village – Velanja, Taluka – Kamrej, District – Surat, Sub-District – Kamrej in the name of Mr. Ghandhyambhai D Karkar & Mrs. Sangitaben G Karkar. Type of Possession – Physical 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 :- Mr. Bhupesh Narayan Deshmukh, Amount due :- Rs. 15,89,983.32 as on 07.10.2022 Mrs. Pushpa Dashrath Pachare & Mr. Jagdish R Singh Rajput

with further interest, cost & expenses

Property No. 10:- All the piece and parcel of immovable property known as Flat No. 466 (4th Floor), Apartment Type adm. 760.00 sq.ft. with proportionate undivided inchoate share in land below in building known as Raj Abhishek City Homes Housing Project Building No. D-17, with all appurtenances pertaining thereto, standing on land bearing New Block No. 14 (of West Side), Survey No. 14, lying, being & situated at Village – Pardi-Kande, Tal. Choryasi, District – Surat, Sub-District – Choryasi in the name of Mrs. Pushpa Bhupesh Deshmukh & Mr. Bhupesh Narayan Deshmukh. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7,80,000/ Earnest money to be deposited - Rs. 78,000/-

Branch Name, Union Bank of India, Navsari - Luncikui, DN Mehta Sarvajanik Hospital, JN Tata Marg , Luncikui, Navsari , Gujarat-396445 Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Rameshbhai Deshabhai Solanki. Amount due :- Rs. 5,53,273/- as on 24.08.2017 Mr. Dharamvir Randhirsing Rajput with further interest, cost & expenses

Property No. 11:- Property bearing Revenue survey no. 160/1 paiki plot no. 11, Municipal house no. 1493, land adm. 600. Sq. ft., construction thereon adm. 585, sq. ft. situated at municipal ward no. 9, Navdurganagar, Vijalpore, Taluka Jalapore , Dist. Navsari in the name of Rameshbhai Deshabhai Solanki.

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

Reserve Price - Rs. 9,30,000/ Earnest money to be deposited - Rs. 93,000/-

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, Address & Contact No. | Near Dr World, Parvat Patia, Surat-395008. Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mrs. Neeru Devi Kumavat (Borrower), Amount due :- Rs. 13,34,399.31 as on 29.08.2022 Mrs. Sureshbhai Mangilal Kumavat (Co-applicant) & Rupapara Hareshbhai Bhagvanjibhai (Guarantor) | with further interest, cost & expenses

Property No. 12:- All that piece and parcel as per sanctioned plan plot no 26 (as per site Plot No B/26), adm. about 44.65 sqmt as per revised survey New Block no. 2210 adm. 45.00sqmt) along with undivided share of Road and COP adm. 26.40 of "Radhe Krishna Residency Vibhag-B" situated at land bearing R.S. No.184/2,Block No.191paiki at Village: Mankana, Subdistrict: Kamrej, District: Surat and with all present and future construction on the said plot in the name of Mrs. Neeru devi Kumavat & Mr. Sureshbhai Mangilal Kumayat. ● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 11,50,000/-Earnest money to be deposited - Rs. 1,15,000/-

Name of the Borrower & Guarantor/s :- Mr. Umesh Dhurchand Karnani (Borrower), Amount due :- Rs. 66,57,776/- as per demand notice dated Mrs. Vijya Karnani (Co-Applicant) & Mr. Dhurchand Karnani (Co-Applicant) 30.05.2022 with further interest, cost & expenses.

Property No. 13:- All the piece & parcel of the immovable property bearing Flat No.203 on 2" Floor, Super Build up Admeasuring 1750.00 Sq. Ft. i.e. 162.80 Sq. Mtrs and Built up admeasuring 1224.93 Sq. Ft. i.e. 113.80 Sq. Mtr in the Residential building which is known as Falcon Avenue along with undivided proportionate share admeasuring 24.61 Sq. Mtr underneath in land of the said building situated at land bearing RS No.57/2 and 58, T.P. Scheme No. 5, Final Plot No.95/B, City Survey No.266, Hissa No.21 Paiki 266 Hissa No.23 Paiki and Nondh No.291 Paiki Total admeasuring 1080.606 Sq. Mtr of Moje Umara, Sub Dist. City Surat.

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

 Reserve Price - Rs. 78,20,000/-Earnest money to be deposited - Rs. 7,82,000/-

Union Bank of India, UDHNA DARWAJA MAIN Branch, Le grand Building, Udhana Darwaja Surat, Gujarat - 395002. Branch Name, Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Dobariya Sagarbhai B, Amount due :- Rs. 12,48,425/- as per demand notice dated 16.07.2019 with further interest, cost & expenses. Mrs. Dayaben Bhanubhai Dobariya & Mr. Pankajbhai V Mangroliya

Property No. 14:- House on Plot No. 68, admeasuring about 45.97 sq.mtrs. along-with undivided proportionate share in Road and COP of the society admeasuring about 24.92 sq.mtrs, totally admeasuring area about 83.49 sq.mtrs, of residential society known as "Shree Residency" situated on land bearing RS No. 85, Block No. 153/B of

Village Sanki, Taluka Palsana, District – Surat in the name of Mr. Sagarbhai B Dobariya. Type of Possession – Physical 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/-

Name of the Borrower & Guarantor/s :- Mr. Laljibhai Vinubhai Finaviya Amount due :- Rs. 9,27,847/- as per demand notice dated Mrs. Shilpaben Laljibhai Finaviya & Mr. Sureshbhai Khodabhai Ranapriya 16.07.2019 with further interest, cost & expenses. Property No. 15:- House on Plot No. 69, admeasuring area about 45.97 sq.mtrs. along-with undivided proportionate share in road and COP of the society admeasuring about 24.92 sq.mtrs. totally admeasuring area about 83.49 sq.mtrs. of residential society known as "Shree Residency" situated on land bearing Revenue Survey No. 85,

Block No. 153/B of Village - Sanki, Taluka - Palsana, District - Surat in the name of Mr. Laljibhai Vinubhai Finaviya. Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

 Earnest money to be deposited - Rs. 75,000/-Reserve Price - Rs. 7,50,000/-

Branch Name, Union Bank of India, Station Road, Satkar Hotel Building, Una Pani Road, Station Road, Dist. Surat, Gujarat - 395003. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Niranjan Rameshchandra Laheru (Borrower), Amount due :- Rs. 13,47,918.95 as per Demand Notice Dated Mrs. Rina Niranjanbhai Laheru (Co-borrower). Mr. Khodidasbhai Dhanjibhai Gajera (Guarantor) | 10.08.2021 and accrued interest plus charges thereafter. Property No. 16:- All that rights, title & interest in Flat No. A-503 admeasuring area 62.73 sg.mtrs, situated at 5" floor of building No. "A" of Silicon Flats together with

Nr. Smit Row House, Parvat -Godadara Road, Parvat Taluka, Surat City, Gujarat State registered in the name of NIRANJAN RAMESHCHANDRA LAHERU. The Boundaries are as under: East: COP & Internal Road, West: Passage and Stair, North: Building "B", South: Flat No. 504.

undivided share of interest in the underneath land, constructed and situated at N.A land bearing final plot no. 33 of T.P Scheme No. 61 of R.S. No. 26/1 + 27, of Moje Village

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

Reserve Price - Rs. 13,70,000/ Earnest money to be deposited - Rs. 1,37,000/-

Branch Name. Union Bank of India, PALOD Branch, Shop No. G-3, G-4, Ground Floor, JB Raw-House, Kim Station Rd ,PO Palod Address & Contact No. (Kim Char Rastha) - 394111, Authorised Officer- Mr. Ramvtar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Mr. Sanjaybhai Gangadasbhai Ranpariya Amount due :- Rs. 10,62,290/- as per demand notice dated 02.08.2019 with further interest, cost & expenses.

Property No. 17 :- All that piece and parcel of the immovable property of Plot No. 109, ('M' Type) admeasuring area about 66.81 sq.mtrs. respectively together with undivided proportionate share admeasuring 39.01 sq.meter in the land (aggregating admeasuring 105.92 sq.mtrs.) together with all appurtenant thereto of the housing society known and named as "SWASTIK ROW HOUSE" situated on the land bearing Revenue Survey No. 208, 209, 210 & 214/1, its Block No. 288 of Moje - Village -Mulad, Taluka - Olpad, District - Surat in the name of Mr. Sanjaybhai Gangadasbhai Ranpariya.

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

Reserve Price - Rs. 13,10,000/ Earnest money to be deposited - Rs. 1,31,000/-

Branch Name, Union Bank of India, SURAT MAIN-II (e-AB), UG - 1, 2 & 3, Tirupati Plaza, Beside Bahumali Building, Near Athwagate, Nanpura, Address & Contact No. | Surat - 395001, Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Amount due :- Rs. 12,08,591.37 as on 03.07.2018 Name of the Borrower & Guarantor/s :- Mr. Kishan Ghanshyam Tiwari & Mr. Nilesh Pukhraj Tiwari with further interest, cost & expenses

Property No. 18:- All that piece and parcel of immovable property bearing Plot No. 201, admeasuring 44.59 sq.mtrs. Sai Kutir Residency, Block No. 130/A, RS No. 99 & 100/1, Village - Bagumara, Taluka - Palsana, District - Surat 394180 in the name of Mr. Kishan Ghanshyam Tiwari.

 Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 9,90,000/ Earnest money to be deposited - Rs. 99,000/-

Amount due :- Rs.15,01,845,88 as on 31,07,2021 Name of the Borrower & Guarantor/s :- Mrs. Rajput Anshu RajeshSingh (Applicant) Mr. RajeshSingh Rambadansingh (Co-Applicant), Mr. Nakum Bhupathhai Balubhai (Guarantor) with further interest, cost & expenses.

Property No. 19:- Immovable property bearing Plot No 87, (F Type), As per passing plot no F-87), adm 63.62 sqmtrs As per village form No 7/12 in Shree Vir Vinanyak Residency, with all appurtenances pertaining thereto, standing on land bearing R. S. no 116/2, Block No118 lying being situated at Village Mankana, Tal Kamrej Dist Surat in the name of Rajput Anshu Rajesh singh. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Name of the Borrower & Guarantor/s :- Late Mr. Kababhai R. Hadiya Through his Legal Heirs, Amount due :- Rs. 13,91,694/-Mrs. Udhiben Kababhai Hadiya W/o Late Kababhai R. Hadiya, Mr. Mayur Kababhai Hadiya S/o Late Kababhai R. Hadiya, as on 12.03.2020 Mr. Mitesh Kababhai Hadiya S/o Late Kababhai R. Hadiya, Mr. Vijay Bijalbhai Sisara (Co-obligant) with further interest, cost & expenses.

Property No. 20:- Land and Building - Residential belonging to Mr. Kababhai R. Hadiya, admeasuring 42.64 Sq. Mtrs., situated at Block No.118, 189, 231, 232, 233, New Block No. 188 (as per KJP Block No. 188/238/D), Paiki Plot (House) No. 238, Shiv Samarthal Residency, Village-Mankana, Taluka-Kamrej, Dist-Surat and Bounded by :- East : Adj. Internal Road, West : Adj. Society Boundary, North : Adj. Plot No. 239, South : Plot No. 237.

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

Reserve Price - Rs. 9,90,000/ Earnest money to be deposited - Rs. 99,000/-

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

Branch Name, Union Bank of India, SACHIN Branch, Shop No 1-6, Laxmivilla Township, Surat, Gujarat -394230 Address & Contact No. | Authorised Officer- Mr. Ramvtar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Rasikbhai Mukeshbhai Sabhadiya (Borrower) & Amount due :- Rs. 11,65,722.28 as per demand notice dated Yogesh Shabhubhai Butani (Guarantor) 21.05.2021 with further interest, cost & expenses.

Property No. 21:- All that right, title and interest in the "C" type Plot No 84, admeasuring 63.88 sqmtrs, along with undivided proportionate share admeasuring 38.67 sq.mtrs, in the common roads and COP (aggregating 102.55 sq.mtrs.) of 'Sahajanand Residency' of the land bearing New Block No. 110 (Old Block No. 110,128,129,144 and 437 of Moje: village: Koli Bharthana, Taluka: Kamrej, District Surat. Boundaries :- North - Plot No. 85, South - Plot No. 83, Plot No. 97 & West - Society Road in the name of Rasikbhai Mukeshbhai Sabhadiya. • Type of Possession – Symbolic 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. Vishal Bhupatbhai Viradiya (Borrower), Mr. Vipulkumar | Amount due :- Rs. 18.64.133/- as per demand notice dated Bhupatbhai Viradiya (Co-Borrower) & Mr. Ashvinbhai Govindbhai Bhungaliya (Guarantor) 28.11.2020 with further interest, cost & expenses.

Property No. 22 :- All that piece and parcel of Property Situated at Plot No. 196, admeasuring area 44.59 sq.mtrs. (As per KJP Vill form No. 7/12 Block No. 382/196) along with proportional undivided share admeasuring 25.88 sq. mtrs in the Common Roads and COP (Aggregating admeasuring about 70.47 sq. mtrs) of society known as Krishna Park situated on the land bearing R.S. No. 390, its Block No. 382 of moje Village - Kamrej, Tal. Kamrej, Dist - Surat in the name of Mr. Vishal Bhupatbhai Viradiya & Mr. Vipulkumar Bhupatbhai Viradiya, Bounded by:- North: Adj. Property, South: Road, East: Plot No. 195, West: Plot No. 197. Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Name of the Borrower & Guarantor/s :- Mr. Bharat Mathurbhai Hadiya (Borrower), Amount due :- Rs. 15,68,672.76 as per Demand Notice dated 16.04.2021

Reserve Price - Rs. 12,50,000/ Earnest money to be deposited - Rs. 1,25,000/-

Property No. 23:- All that piece and parcel of the property bearing Plot No. 60 "C" Type (as per Passing Plant Plot No. C/60) as per Village Form No. 7/12 admeasuring 76.25 sq.mtrs equivalent to 91.19 sq.vards at "Shree Veer Vinavak Residency" situated on the land bearing Block No. 118 (Rev. S. No. 116/2), situated at Village -

Mrs. Bhupatbhai Mathurbhai Hadiya (Co-borrower) & Mr. Prabhakarbhai V Ladumor | plus further interest, cost and expenses.

Mankana, Taluka - Kamrei, District - Surat in the name of Mr. Bharat Mathurbhai Hadiya & Mr. Bhupatbhai Mathurbhai Hadiya. Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,50,000/ Earnest money to be deposited - Rs. 1,15,000/-

Name of the Borrower & Guarantor/s :- Mr. Verma Mahendra S (Borrower), Amount due :- Rs. 9,80,616/- as per Demand Notice Mrs. Tejani Devi Mahendra Verma (Co-borrower) & Mr. Bhuvneshwar Mahato (Guarantor) | dated 01.12.2018 plus further interest, cost and expenses.

Property No. 24:- All that piece and parcel of the immovable property bearing Plot No. 64 (after KJP, the said plot is given separate Block No. 223/64), admeasuring about 64.92 sq.mtrs. of Residential Society known Shivdarshan Housing Society, along-with undivided proportionate share in road and COP of the said society, situated on land bearing consilated Block No. 223 of Village - Tantithaiya, Sub-District - Palsana, District - Surat in the name of Mr. Mahendra Shivcharan Verma. Type of Possession – Physical 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 :- Mr. Rajpratap Rajendrapratap Singh Amount due :- Rs. 9,11,353.91 as per Demand Notice dated 01.06.2019 (Borrower) & Mr. Nitin Haresh Singh (Guarantor) plus further interest, cost and expenses. Property No. 25: - All that piece and parcel of Residential Property being Plot No. 117, Aradhana lake Town, Vibhag-2, Jolva, Palsana, Surat, Gujarat 394230 in the name of

Mr. Rajpratap Rajendrapratap Singh. Bounded by:- North: Plot No. 118, South: Plot No. 116, East: Plot No. 126, West: Society Road. Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8.10,000/ Earnest money to be deposited - Rs. 81,000/-

Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

Branch Name,

Name of the Borrower & Guarantor/s :- Mr. Ambaliya Dharmesh Mulajibhai Amount due :- Rs. 15,00,126.36 as on 02.08.2019 with further interest, cost & expenses Property No. 26 :- All that piece and parcel of immovable property bearing Plot No. 58, admeasuring 40.00 sq.mtrs. along-with ground Floor, construction area

Union Bank of India, Athwalines Branch, BSNL Door Sanchar Bhavan, Karimabad, Ghod Dod Road, Surat - 395002.

admeasuring 40.00 sq.mtrs. in the residential project known as "SAIDHAM RESIDENCY" lying and being situation thereon at R.S. No. 395, Block No. 385 of Village Moje Kamrej, Sub-District - Kamrej, District - Surat in the name of Mr. Ambaliya Dharmesh Mulajibhai. Type of Possession — Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 13,40,000/ Earnest money to be deposited - Rs. 1,34,000/-

Name of the Borrower & Guarantor/s :- Mr. Devendra Prashad Bhagwat Prasad Trivedi (Borrower), Mrs Samta Devendra Prashad Trivedi (Borrower) & Mr. Pandit Navalkishor Shriram Sugarat (Guarantor)

demand notice dated 27.01.2022 with further interest, cost & expenses. Property No. 27: Plot No. 33, Rahi Township Vibhag-1, Near Gangadhara Railway Station, Kadodara-Bardoli Road, Kareli Gam, Surat - 394310 in the name of Devendra

Amount due :- Rs. 15,70,877.42 as on 01.11.2018

with further interest, cost & expenses

Amount due :- Rs. 11,78,572.19 as per

Prashad Bhagwat Prasad Trivedi & Samta Devendra Prashad Trivedi. Type of Possession – Symbolic Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 12.75,000/ Earnest money to be deposited - Rs. 1,27,500/-Name of the Borrower & Guarantor/s :- Mrs. Vasanthen Mansukhbhai Katakiya (Borrower),

Amount due :- Rs. 14,58,658.19 as per demand notice dated Mr. Rahul Mansukhbhai Katakiya (Borrower) & Mr. Shaileshkumar H Katakiya (Guarantor) 27.01.2022 with further interest, cost & expenses. Property No. 28 :- Plot No. 494 (Type -B), Vraj Nandini Residency-1, Block No. 273, Kamrej, Surat - 394180 in the name of Vasantben Mansukhbhai Katariya & Rahul Mansukhbhai Katariya. • Type of Possession – Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 12,90,000/ Earnest money to be deposited - Rs. 1,29,000/-

Property No. 29: Immovable property bearing Plot No. 143, adm. 69.99 sq.mtrs. (As per Approved Plan) and 61.43 sq.mtrs. (as per Booking Plan) with proportionate undivided

inchaete share of Road and COP in Siddhi Vinayak Residency with all appurtenances pertaining thereto, standing on land bearing R.S. No. 98, Block No. 126 lying, being and situated at Village - Bagumara, Tal - Palsana, District - Surat, Sub- District - Palsana in the name of Mr. Hanuman Shantilal Sharma. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Name of the Borrower & Guarantor/s :- Mr. Khunt Sanjaybhai Bhayabhai & Amount due :- Rs. 15,89,913.53 as on 01.06.2019 Mrs. Setalben Sanjaybhai Khunt with further interest, cost & expenses

Property No. 30 :- Plot No. 61 of 60 sq.yards i.e. 50.17 sq.mt. (Block No. 144/A/61 of 47.43 sq.mt as per KJP) in Shivpuja Residency in land of R.S. No. 142, Block No. 144/A at Village – Mankana, Ta-Kamrej, District - Surat in the name of Mr. Khunt Sanjaybhai Bhayabhai. Type of Possession - Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,20,000/ Earnest money to be deposited - Rs. 1,12,000/-

Name of the Borrower & Guarantor/s :- Mr. Sorathiya Kishorbhai Vallabhbhai & Amount due :- Rs. 13,65,766.36 as on 03.02.2020 with further interest, cost & expenses Mr. Sorathiya Kalpeshkumar Vallabhbhai Property No. 31 :- Plot No. 139 (KJP Block No. 47/B/139) admeasuring 50.08 sq.mt i.e. 60.00 sq. yard with undivided share road COP admeasuring 31.31 sq.mtrs of "Dhara Residency" situated at Block No. 47 admeasuring 37934 sq.mtrs at Village-Velanja, Sub-District - Kamrej, District - Surat in the name of Mr. Kishorbhai Vallabhbhai Sorathiya. • Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,85,000/ Earnest money to be deposited - Rs. 1,08,500/-

Reserve Price - Rs. 12,55,000/ Earnest money to be deposited - Rs. 1,25,500/-

Name of the Borrower & Guarantor/s :- Mr. Hanuman S Sharma &

Mr. Lokendra Kumar Sharma

Name of the Borrower & Guarantor/s :- Mr. Tushal H Kachhadiya Amount due :- Rs.10,40,338.00 (Rupees Ten Lacs Forty Thousand Three Hundred Thirty (Borrower) & Mr. Ghusabhai Zhalavadiya (Guarantor) Eight only) as on 31.10.2020 with further interest, cost &expenses... Property No. 32:- All that piece and parcel of Flat No. 305, 3" Floor, Simandhar Nagar Paiki Hare Krushna Residency, Nr. Dada Bhagwan Temple, Nansad Koli Bharthana

Road, Kamrej, Surat - 394180 In The Name Of Mr. Tushal H Kachhadiya. Boundaries:- North: Shree Hari Residency, South: Entry & Passage, East: Internal Road & West:

Property No. 33 :- All that piece and parcel of Plot No. 138, Jay Villa -2, Type F, Nr. Khodaldham Society, Bhairav Village Road, Kamrej, Surat In The Name Of Mr.

Flat No 306. • Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 8,45,000/ Earnest money to be deposited - Rs. 84,500/-

Amount due :- Rs. 17,87,245.10 as on 30.09.2018 Name of the Borrower & Guarantor/s :- Mr. Mukeshkumar D Seladiya (Borrower), Mrs. Sarojben M Seladiya (Borrower) & Mr. Vipul Rameshbhai Polara (Guarantor) with further interest, cost & expenses

Mukeshkumar D Seladiya, Bounded by:- North: Plot No. F/151, South: Entry, Road & Plot No. A/136, East: Open Plot No. 137, West: Plot No. 139.

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

Reserve Price - Rs. 9,60,000/ Earnest money to be deposited - Rs. 96,000/-

DATE AND TIME OF E-AUCTION: 25.01.2024 (THURSDAY) FROM 12:00 NOON TO 05:00 PM

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 and https://ibapi.in. For Registration and Login and Bidding Rules visit https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

Ahmedabad

Sd/-

Authorised Officer,

Union Bank of India

financialexp.epapr.in

Date: 05.01.2024

Place : Surat (Gujarat)