

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

**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.

with further interest, cost & expenses

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: 30.05.2025 (FRIDAY) from 12:00 PM to 05:00 PM

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

Address & Contact No. Authorised Officer: Mr. Sandeep Vijay Kashyap, (M): 8830715653 & Branch Contact: 9949540052 / 7016965509. Name of the Borrower & Guarantor/s :- Mr. Hirenkumar Rajeshbhai Hirpara, Amount due :- Rs. 28,80,038/- as on 04.04.2018

Property No. 1 :- 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-8" 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. 6,70,000/ Earnest money to be deposited - Rs. 67,000/-

Mrs. Arunaben Rajeshbhai Hirpara & Mr. Alpeshbhai Dhirubhai Timbadiya

Name of the Borrower & Guarantor/s :- P AND T TEX FEB

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

Property No. 2 :- 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 Navapariya).

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

 Reserve Price - Rs. 1,46,00,000/-Earnest money to be deposited - Rs. 14.60,000/-

Name of the Borrower & Guarantor/s :- Mr. Sardhara Vajubhai Samjibhai, Mrs. Sardhara Ranjanben Vajubhai & Mr. Amit Panchabhai Vadi

Amount due :- Rs. 30,75,462/- as on 10.01.2018 with further interest, cost & expenses

Property No. 3:- 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 Samjibhai Sardhara. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,70,000/ Earnest money to be deposited - Rs. 67,000/-

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, 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) through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya

Amount due :-Rs. 1,98,60,144.97 as per demand notice dated 24.05.2022 with further interest, cost & expenses.

Property No. 4 :- All that piece and parcel of the land and building bearing Plot No. 3, adm. 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 - Karnrej, District - Surat. Together with all building and structures which may be erected / constructed thereon in the name of Mr. Pareshbhai Bhavanbhai Jasolia. Bounded by :- North : Adj internal Road of Society, South: Block No. 236, East: Block No. 243, West: Plot No. 4.

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. 8.10.000/-Reserve Price - Rs. 81,00,000/-

Name of the Borrower & Guarantor/s :- M/s. Shreenath Villa (A Partnership firm), Mr. Arpitkumar Bhagvanbhai Saliya, Amount due :- Rs. 3,28,70,379.14 Mr. Hardik Maheshbhai Parakhiya, Vishalbhai D Merulia, Ravi Chandubhai Monapara, Vijay Labhubhai Navadia, Mayuriben Bhaveshbhai Saliya, Maheshkumar Mohanbhai Parakhiya

as per demand notice dated 11.05.2021 with further interest, cost & expenses.

Property No. 5:- 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 & 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. 1.14.30.000/-Earnest money to be deposited - Rs. 11,43,000/-

Property No. 6 :- 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. 1,53,00,000/-Earnest money to be deposited - Rs. 15,30,000/-

Name of the Borrower & Guarantor/s :- M/s. R.J. Technical Fiber, a partnership concern of (1) Mr. Jigneshbhai Bhavanbhai Jasolia, (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 Ranpriya). Master Riyan Hirenbhai Ranpriya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) through his mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya) Kumari Mahi Hirenbhai Ranpriya, (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya

Amount due :-Rs. 1,44,05,975.96 as per demand notice dated 29.08.2022 with further interest. cost & expenses.

Property No. 7:- 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. Bounded by :- North Adj C.O.P., South: Adj Plot No. 117, East: Adj Block No. 1465 & West: 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. 27,60,000/ Earnest money to be deposited - Rs. 2,76,000/-

Property No. 8 :- 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. Bounded by :- North : Adj Plot No. 116, South: Adj Plot No. 118, East: Adj Block No. 1465 & West: 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. 23,50,000/ Earnest money to be deposited - Rs. 2,35,000/-

Property No. 9 :- All that piece and parcel of the land bearing Plot No. 114, adm. 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 thereon together with the building and structures which may hereafter be erected/constructed thereon in Mr. Hirabhai Gordhanbhai Kakdiya. Bounded by :- North : Adj Plot No. 115, South : Adj Plot No. 113, East: Adj Road of Society & West: 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. 31,60,000/ Earnest money to be deposited - Rs. 3,16,000/-

Name of the Borrower & Guarantor/s :- Mr. Virani Bipinhhai Devshibhai, Mrs. Manisha Bipinbhai Virani & Mr. Ramani Kishor Dhirubhai

Amount due :- Rs. 27,12,710/- as on 05.01.2018 with further interest, cost & expenses.

Property No. 10:- All that right and title and interest in the residential house type property at Moje - Antroli bearing RS 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/ Earnest money to be deposited - Rs. 90,000/-

Name of the Borrower & Guarantor/s :- M/s. Greenway Plastic (Proprietor Mr Dilipbhai Jagabhai Karathiya), Mr. Bharatbhai Jagabhai Karathiya & Mr. Ganeshbhai Ramjibhai Dodariya

Amount due :- Rs. 36,77,336.94 as per demand notice dated 04.07.2019 with further interest, cost & expenses.

Property No. 11: - Residential open plots at Moje Navi Pardi bearing R S No 372/2 and 383, Block no 47 Sub plot no 02 "Suryoday Residency", Plot no 74,75,76,77 near Relief Hotel N H no 48 Navi Pardi Taluka Kamrej Dist- Surat 394150 in the name of Mr Dilipbhai Jagabhai Karathiya (Plot No. 74) & Mr. Bharatbhai Jagabhai Karathiya (Plot No. 75.76 & 77). • Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 24,50,000/-Earnest money to be deposited - Rs. 2,45,000/-

Name of the Borrower & Guarantor/s :- M/s. Soham Chem Care (A sole proprietorship firm), Mrs. Hemali Privankbhai Barvaliva

Amount due :- Rs. 46,98,944.40 as per demand notice dated 28.02.2023 with further interest, cost & expenses.

Property No. 12:- All those pieces and parcel of the immovable property being (1) "A" type Plot no- 28 ( As per KJP, Block no- 535/28) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) alongwith undivided proportionate share admeasuring 40.25 square metres in the common roads and COP (2) "A" type Plot no- 29 ( As per KJP, Block no- 535/29) Admeasuring area 69.68 square metres ( as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 square metres in the common roads and COP. (3) "A" type Plot no- 30 ( As per KJP, Block no- 535/30) Admeasuring area 69.68 square metres ( as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 sq. metres in the common roads and COP, (4), "A" type Plot no- 31 ( As per KJP, Block no-535/31) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 square metres in the common roads and COP, (5), "A" type Plot no- 32 ( As per KJP, Block no- 535/28) Adm. area 99.76 sq. metres ( as per sanctioned plan 97.20 square metres) along with undivided proportionate share admeasuring 74.11 square metres in the common roads and COP, All of "Swarnabhumi" of the said society of the land bearing Block no-535 of mouje-Village-Kamrej, Taluka-Kamrej, District-Surat in the name of Mrs. Hemali Priyankbhai Barvaliya.

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

Reserve Price - Rs. 63,00,000/ Earnest money to be deposited - Rs. 6,30,000/-

Name of the Borrower & Guarantor/s :- M/s Sicco Creation (Borrower), Mr. Mehul Bharathhai Balar & Alpeshbhai Nathabhai Ghevariya

Amount due :- Rs. 1,23,35,516.44 as per demand notice dated 07.03.2017 with further interest, cost & expenses.

Property No. 13:- 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. 6,33,000/ Earnest money to be deposited - Rs. 63,300/-

Property No. 14:- New Plot no 204 (Old Plot no 205) (City Survey No 2708/205 of Chalta No. 1; Sheet no 54), admeasuring area 117.06 sq mtr i.e. equivalent to 140 sq. 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. 7,72,000/- Earnest money to be deposited - Rs. 77,200/-

Name of the Borrower & Guarantor/s :- M/s. Axon Non Woven (Partnership Firm), Mr. Chirag Bhuva (Partner), Amount due :- Rs. 1,79,19,380.30 as on 10.06.2022 with further Mr. Dhavalkumar Natubhai Patel (Partner), Mr. Kamleshkumar Maganbhai Patel (Partner), Mrs. Priyankaben Chetankumar

Property No. 15 :- 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.

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

Bhutani (Partner), Mr. Sanjay Chhotabhai Patel, Mrs. Bhavnaben Bhartiben Natubhai Patel, Mrs. Ramaben Mukundbhai Bhuv

 Earnest money to be deposited - Rs. 3,03,000/- Reserve Price - Rs. 30,30,000/-Property No. 16: 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 - Rs. 14,60,000/-Earnest money to be deposited - Rs. 1,46,000/-

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 on 24.05.2024 with further interest, cost & expenses

interest, cost & expenses.

Property No. 17: 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. 20,81,000/- ■ Earnest money to be deposited - Rs. 2,08,100/-

Name of the Borrower & Guarantor/s :- Mr. Pravinbhai D Patel, Mr. Ashwinbhai D Patel & Mrs. Hansaben H Vasoia

Amount due :- Rs. 26,01,536/- as on 01.11.2018 with further interest, cost & expenses

Property No. 18:- All the piece and parcel of immovable property bearing Plot No. 66 as per sanction plan admeasuring 107.05 sq.mtrs. equivalent to 128.00 sq.yards together with undivided proportionate share in road and COP at "Sonal Park" situated on the land bearing Block No. 35 (Rev. S. No. 56/a/A) admeasuring 10421.00 sq.mtrs. situated at Village Atodara, Sub-District - Olpad, District - Surat stands in the name of Mr. Pravinbhai D Patel & Ashwinbhai D Patel

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. 1,35,500/-Reserve Price - Rs. 13,55,000/-

Name of the Borrower & Guarantor/s :- SINGER IMPEX Amount due :- Rs 17,18,34,648.30 as on 30.09.2021 with further interest, cost & expenses (Subject to subsequent recovery)

Property No. 19:- 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. 19,08,000/-Earnest money to be deposited - Rs. 1,90,800/-

Property No. 20:- All that right, title and interest in Unit/Shop No. J/107 admeasuring 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 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. 20,08,000/-Earnest money to be deposited - Rs. 2.00,800/-

Property No. 21:- 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 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. Neeru Deepak Narang.

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

 Reserve Price - Rs. 35,19,000/-Earnest money to be deposited - Rs. 3,51,900/-

Property No. 22 :- 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 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. 23,49,000/-Earnest money to be deposited - Rs. 2,34,900/-

Name of the Borrower & Guarantor/s :- Mr. Bharat Bhagvandas Karia

Amount due :- Rs. 25,97,321.80 as on 01.02.2024 with further interest, cost & expenses.

Property No. 23:- All that piece and parcel of the immovable property bearing Plot No. 44 (As per Revenue Records Plot No. 444/44) Admeasuring area - 251.85 Sq. Mtr. along with construction area admeasuring 92.90 Sq. Mtr. of Residential Project known as "Amrelis" situated on the land bearing R.S. No. 444, 445, 446, 448, 449, 452, 453, 455 & 457 after unitization Block No. 444 of Village - Moje Khapariya, Sub-Dist. Gandevi, Dist. Navsari. Bounded by:- North: Plot No. A/43, South: Plot No. A/45, East: Plot No. A/41, West: Entry, Society Road & Plot No. A/53.

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

Reserve Price - Rs. 26,35,000/ Earnest money to be deposited - Rs. 2,63,500/-

Name of the Borrower & Guarantor/s :- M/s. Balmukund Enterprises (Proprietorship firm Mrs. Asmitaben Alpesh Savaliya) (Borrower), Mrs. Asmitaben Alpesh Savaliya (Proprietor & Co-obligant) Mr. Alpeshbhai Ramjibhai Savaliya (Co-obligant)

Amount due :- Rs. 71,52,210/- as on 02.06.2017 with further interest, cost & expenses

Property No. 24 > All that piece and parcel of the property bearing Plot No. 140 and 141 admeasuring 104.05 sq.mtrs. equivalent to 1120.00 sq.fts. each total admeasuring 208.10 sq.mtrs. at "Dattanand Industrial Estate" situated on the land bearing Block No. 13/Part-1 (Rev. S.No. 14) of Village - Bolay, Sub-District-Olpad, District - Surat in the name of Mrs. Asmitaben Alpesh Savaliya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 15,90,000/ Earnest money to be deposited - Rs. 1,59,000/-

Name of the Borrower & Guarantor/s :- Mr. Himmatbhai Dhanjibhai Kukadiva, Mrs. Ushaben Himmatbhai Kukadiya & Mr. Dineshbhai Veljibhai Godhani

Amount due :- Rs. 29,00,625/- as on 04.05.2018 with further interest, cost & expenses

Property No. 25: - All that piece and parcel of the property Plot No. 80/A admeasuring 70.52 sq.mtrs. along-with undivided proportionate share each admeasuring 45.17 sq.mtrs. in the common road and COP (aggregating admeasuring 115.69 sq.mtrs.) of housing society known as "SAKAR RESIDENCY" situated on the land bearing Block No. 286/B/2 (Old Survey No. 207/1, 212 & 213) Moje - Village - Mulad, Taluka - Olpad, District - Surat in the name of Mr. Himmatbhai Dhanjibhai Kukadiya.

 Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 8,16,000/ Earnest money to be deposited - Rs. 81,600/-

Name of the Borrower & Guarantor/s:- M/s. Anupam Textile, (A Partnership firm of Mrs. Jayaben Mathurbhai Gondaliya & Mrs. Truptiben Bharatbhai Gondaliya), Mrs. Jayaben Mathurbhai Gondaloya (also Proprietor of M/s. Maruti Polytex) W/o Mr. Mathurbhai 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. Virjibhai Gondaliya, Mr. Bharatbhai Mathurbhai Gondaliya (Also Proprietor of M/s. Anupam Textile) S/o Mr. Mathurbhai Gondaliya, M/s. Guru Tex Fax (A Partnership Firm of Mrs. Jayaben Gondaliya, Mrs. Truptiben B Gondaliya & Mrs. Shobaben R Gondaliya), M/s. Hindva Synthetics (A Partnership firm of Mrs. Truptiben B Gondaliya & Mrs. Shobaben R Gondaliya)

Amount due :- M/s. Anupam Textile (Partnership Firm) : Rs. 1,06,02,433.71 as per demand notice dated 09.03.2022 with further interest, cost & expenses M/s. Guru Tex Fab : Rs. 1,11,87,113.69 as per demand notice dated 09.03.2022 with further interest, cost & expenses

M/s. Anjali Fabrics: Rs. 84,23,550.01 as per demand notice dated 09.03.2022 with further interest, cost & expenses M/s. Hindva Synthetics: Rs. 1,10,86,014.08 as per demand notice dated 09.03.2022 with further interest, cost & expenses

M/s. Avira Industry: Rs. 96,50,206.31 as per demand notice dated 09.03.2022 with further interest, cost & expenses M/s. Shivam Corporation: Rs. 86,85,784.80 as per demand notice dated 09.03.2022 with further interest, cost & expenses

M/s. Anupam Textile (Proprietary Firm): Rs. 90,83,440.60 as per demand notice dated 09.03.2022 with further interest, cost & expenses

Property No. 26:- All that piece and parcel of Immovable Property bearing Shop No.301, carpet area adm. 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/ Earnest money to be deposited - Rs. 2,34,000/-

Property No. 27:- All that piece and parcel of Immovable Property bearing Shop No. 302, adm. 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

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/ Earnest money to be deposited - Rs. 2,70,000/-

Name of the Borrower & Guarantor/s :- M/s. Sahajanand Interior (A Partnership firm), Mr. Chetankumar Maganbhai Butani, Mrs. Shilpaben Chetanbhai Butani, Amit Madhubhai Ramoliya, dated 05.05.2021 with further interest, cost & expenses. Vrajlal Madhubhai Ramoliya, Mukeshbhai Devrajbhai Jasani

Amount due :- Rs. 1,12,93,042.59 as per demand notice

Property No. 28 :- All that piece and parcel of the property bearing Plot no- 9 "D" Type admeasuring 82.97 square metres together with undivided proportionate share in road and COP admeasuring 50.23 square metres total admeasuring 133.20 square metres at "Sahajanand Residency" constructed on the land bearing New Block no- 110 total admeasuring 23664 square metres ( Block no- 110, 128, 129, 144 and 437) of village - Koli Bharthana, Sub District-Kamrej , District-Surat in the name of Mukeshbhai Devrajbhai Jasnai. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 14,75,000/-Earnest money to be deposited - Rs. 1,47,500/-

Name of the Borrower & Guarantor/s :- M/s. A.R. Buildcon (A partnership firm), Mr. Vipul Dinesh Mehta (Partner and Guarantor), Mr. Chandan Prafull Baruah (Partner and Guarantor), Mrs. Archana Vipul Mehta (Guarantor & Mortgagor), Mrs. Rashmirekha Chandan Baruah (Guarantor & Mortgagor) | further interest, cost & expenses.

Property No. 29:- All the pieces and parcel of immovable property i.e. Office no. S/09, on the 2nd Floor, Carpet area admeasuring 209.00 sq.ft. (19.41 sq.mts.) of the building, known as "Stop & Go" constructed on the NA land bearing survey no. 96/A (Khata no. 465) adm. 2125 sq.mtrs. situated at Village Chala, Tal. Pardi, (within the

Amount due :- Rs. 31,26,286.39 as per

demand notice dated 03.01.2019 with

limits of Vapi Nagarpalika) with common rights, of approach, facilities easement thereto with undivided share of land rights area of 9.70 sq.mts. belonging to Mrs. Archana Vipul Mehta. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 9,40,000/ Earnest money to be deposited - Rs. 94,000/-Property No. 30:- All that piece and parcel of the Shop no. A-3 adm. 250 sq. ft. equivalent to 23.23 sq.mts. (Super Built up area) on the ground floor alongwith 5 sq.mtrs.

Reserve Price - Rs. 5,31,000/ Earnest money to be deposited - Rs. 5,310/-

undivided share of land of the building known as "Vardhman" constructed on the NA land of plot no. 5 adm. 810 sq.mtrs, of the Survey no. 166/4/p25, situated at Santivan, Village Solsumba (E), Taluka Umbergaon, District Valsad of the Gujarat State belonging to Mrs. Rashmirekha Chandan Baruah. 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 :- Mrs. Dinaben Bharatbhai Patel (Borrower), Amount due :- Rs. 23,82,552.52 as per demand notice Mr. Bharatbhai H Patel (Co-applicant) & Mr. Mayur R Vadoriya (Co-applicant)

dated 30.11.2024 with further interest, cost & expenses.

Property No. 31:- All that piece and parcel of the immoveable property bearing Plot No. 255 A admeasuring 41.94 sq. mts. with proportionate undivided inchoate share of road and C.O.P admeasuring 30.26 sq. mts. total admeasuring 72.20 sq. mts. of "RAM VATIKA VIBHAG-3" situated on land bearing R.S. no. 213,214,217,271, Block no. 198 admeasuring 25982 sq. mts. of moje Velanja Taluka Kamrej District Surat in the name of Mrs. Dinaben Bharatbhai Patel.

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

 Reserve Price - Rs. 16,75,000/-Earnest money to be deposited - Rs. 1,67,500/-

Name of the Borrower & Guarantor/s :- Mr. Amipara Sanjaybhai B (Borrower), Mrs. Manisha Sanjaybhai Amipara (Co-borrower) & Mr. Vinodbhai Dhirubhai Gediya (Guarantor)

Amount due :- Rs. 31,58,075.23 as per demand notice dated 30.08.2024 with further interest, cost & expenses.

Property No. 32 :- All That Piece And Parcel Of Immovable Property Of Plot No 419 (As per KJP Block No 280/1086/419) and Plot No 420 (As per KJP Block No 280/1087/420) Total 2 Plots of Society known as AKSHAR VILLA moje Gam Shekhpur, situated on the land bearing R S No 234,244 and 246, Block No 280, Village Shekhpur Taluka Kamrei District Surat in the name of Mr. Amipara Saniaybhai B and Mrs. Manisha Saniaybhai Amipara.

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. 2,33,400/-Reserve Price - Rs. 23,44,000/-

Name of the Borrower & Guarantor/s :- M/s. Friends Developer (A Partnership Firm of Mr. Dhavalkumar Mahendrabhai Jariwala, Mr. Amitkumar Chandrakant Mali & Ms. Khyati Snehal Boghawala), Mr. Amitkumar Chandrakant Mali (Partner), Mr. Dhavalkumar M Jariwala (Partner), Ms. Khyati Snehalbhai Boghawala (Partner), Mr. Snehal Vasantlal Boghawala, Ms. Jiqisha Arnitkumar Mali, Ms. Bhumiben Dhavalkumar Jariwala, Ms. Renukben Mahendrabhai Jariwala

as on 29.08.2023 with further interest, cost & expenses.

Amount due :- Rs. 3,24,26,640.83

Property No. 33:- All that right, title & interest in the Office No. F-16, adm. about 17.68 sq. mts. built-up on 2" 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 2<sup>st</sup> 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 2" 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. 62.57,000/ Earnest money to be deposited - Rs. 6.25,700/-

Property No. 34:- All right, title and interest in the immovable property bearing Office No. S-2 built up admeasuring 82.29 sq.mtrs. on 3" 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. 54,50,000/ Earnest money to be deposited - Rs. 5,45,000/-

Property No. 35:- All that right, title and interest in the Office No. T-2 admeasuring 82.29 sq.mtrs. built-up on 4" 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 sq.mtrs. built-up on 4° 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. 1,02,00,000/ Earnest money to be deposited - Rs. 10,20,000/-

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