



Union Bank of India		Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006		SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(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 Physical/Symbolic possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:	
DATE AND TIME OF E-AUCTION - 30.07.2025 (Wednesday) from 12:00 p.m. to 05:00 p.m.							
Sr.No.	Branch Name, Address & Contact No.		Name of the Borrower & Guarantor/s		Amount due	Reserve Price and EMD & Bid Increase Amount	
1	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mr. Jaysukhbhai C Borad Mrs. Kailashben J Borad Mrs. Daxaba Karansinh Rathod		Rs. 30,54,128.31/- (Rupees Thirty Lakhs Fifty Four Thousand One Hundred Twenty Eight and Six Eight Paise only) as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 1 : Reserve Price : Rs. 10,71,000.00/- EMD : Rs. 1,07,100.00/- Bid. Inc.: Rs. 11,000.00/-	
Property No. 1 : Residential Flat No. 16, admeasuring 75.25 Sq. Mtrs. Paiki 90 Sq. Yards, in the building known as Parasmani Apartment by Paramani owners association of TPS No. 48 survey Nos. 205,247,248,257/1,261 to 274,276 to 278,280/1/2/3/4,281 to 292, 293/1/2/3/4, 294, 295, 296/1 to 4, 297/1/2, 298 to 302, 303/1 to 4, 304 to 312, 313/1 to 7, 314 to 319, 327,331,332/1 to 5,333/1 to 9, 334/1/2/3, 335,339,340,346/1 to 4 paiki, sub plot no. 259 situated at Mouje-Saipurthoga. Taluka-city, District and sub-district, Ahmedabad-6, Naroda and bounded by: East- Flat No. A-15, West- Common passage & stair North-Flat No. 15, South- Common open space Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)							
2	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		M/s. Ghanishyam Industries (Borrower) Mr. Rajnikant Arvindbhai Gajjar		Rs. 3,95,66,389.96/- (Rupees Three Crore Ninety Five Lakhs Sixty Six Thousand Three Hundred Eighty Nine and Nine Six Paise only) as on 30.04.2025 and further interest at contractual rate & cost from 01.05.2025	Property No. 2 : Reserve Price : Rs. 1,24,50,000.00/- EMD : Rs. 12,45,000.00/- Bid. Inc.: Rs. 1,00,000.00/-	
Property No. 2 : All that piece and parcel of immovable property all that undivided share in the piece and parcel of free hold N.A land of which constructed Flat No. 7 on fourth floor (as per approved building plan third floor) constructed admeasuring about 170.00 Sq yards (as per Municipal Tax Bill admeasuring 103.23 Sq.mtrs.) bearing Municipal Tenament No. 0519-05-2156000-E along with undivided share in the scheme known as "Vatsalya Apartment" in N.A land admeasuring 485.00 Sq.mtrs. of land bearing Revenue Survey No. 192, 193-1-2, 194-1-2, Sub Plot No. 3 (admeasuring net plot area admeasuring 403.78 Sq.mtrs.) of Prabhu Park Society, F. P. No. 268 of T. P. Scheme No. 19 situate lying and being at Mouje Village of Shekhpur Khanpur Taluka Ahmedabad City (West) in the Registration District of Ahmedabad and Sub District of Ahmedabad – 3 (Memnagar) and the said property belongs to Mr. Rajnikant Arvindbhai Gajjar and the said property is bounded as under : East: Bunglow No. 4 of Prabhu Park Society, West:Titlihotan Apartment, North: 30 Feet Road, South: Flat No. 8 of Vatsalya Scheme. (Physical Possession) Details of encumbrances over the property, as known to the secured creditor, if any: None							
Property No. 3 : All that piece and parcel of free hold N.A. land Industrial Plot No. C/17 admeasuring about 57 Sq.yards (admeasuring 47.669 Sq.mtrs.) constructed thereon Shed admeasuring 60.00 Sq.yards (admeasuring 49.00 Sq.mtrs.) bearing Municipal Tenament No. 037-23-0366-0001-F thereon the shed onland bearing Revenue Survey No. 44/A/B/C measuring 12065.22 Sq.mtrs. Paiki allotted City Survey No. 1700, land admeasuring 7615.15 Sq.mtrs. paiki, F. P. No. 40 of T. P. Scheme No. 14 of Bansidhar Estate, situate lying and being at Mouje Village DaryapurKazipur, Taluka City in the Registration District of Ahmedabad and Sub District of Ahmedabad – 6 (Naroda) and property belongs to Mr. Rajnikant Arvindbhai Gajjar said property is bounded as under : East: By Common Wall with Shed No. C/18 paiki Eastern Side, West: By Common Wall with Shed No. C/17, North: By Common Wall with Shed No. C/16, South: By get Shed in Common Road. & All that piece and parcel of free hold N.A. land Industrial Plot No. C/18 (known as a Plot No. C/18/A) admeasuring about 57 Sq.yards (admeasuring 47.66 Sq.mtrs.) paiki ½ share western side admeasuring 28.50 Sq.yards (admeasuring 23.8296 Sq.mtrs.) constructed thereon shed admeasuring 53.56 Sq.mtrs. Municipal Tenament No. 0137-23-0371-0001-F thereon the shed on free hold N.A. land bearing Revenue Survey No. 44/A/B/C measuring 12065.22 Sq.mtrs. Paiki allotted City Survey No. 1700, land admeasuring 7615.15 Sq.mtrs. paiki, F. P. No. 40 of T. P. Scheme No. 14 of Bansidhar Estate, situate lying and being at Mouje Village DaryapurKazipur, Taluka City in the Registration District of Ahmedabad and Sub District of Ahmedabad – 6 (Naroda) and property belongs to Mr. Rajnikant Arvindbhai Gajjar said property is bounded as under : East: By Common Wall with Shed No. C/18 paiki Eastern Side, West: By Common Wall with Shed No. C/17, North: By Common Wall with Shed No. C/16, South: By get Shed in Common Road. Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession)							
3	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Ms. Vanitaben Jaikrishna Gandhi Mr. Ashutosh Bhanuprasad Rana		Rs.43,85,531.07/- (Rupees Forty Three Lakhs Eighty Five Thousand Five Hundred Thirty One and seven paise only) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025.	Property No. 4 : Reserve Price : Rs. 16,90,000.00/- EMD : Rs. 1,69,000.00/- Bid. Inc. : Rs. 17,000.00/-	
Property No. 4 : All that piece and parcel of House No B-21, KaramvirSunderbaugh, near Radha Swami Satsang Bhavan, Pij Road, Village – Tundel, Nadiad, Gujarat, Area 807 Sqft. On the North : Society approach Road, On the South : House No. B-20, On the East : Land of S. No. 136/2, On the West: House No. B-22. Details of encumbrances over the property,as known to the secured creditor, if any: None (Physical Possession)							
4	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		M/s. Kanhaiya Creation, Mr. Dineshkumar Otaji Rajpurohit,		Rs. 59,08,026.68/- (Rupees Fifty Nine Lakhs Eight Thousand Twenty Six and Six Eight Paise only) as on 31.03.2025 and further interest at contractual rate & cost from 01.04.2025	Property No. 5 : Reserve Price : 21,30,000.00/- EMD : Rs. 2,13,000.00/- Bid. Inc. : Rs. 21,500.00/-	
Property No. 5 : All that piece and parcel of property being office No. 214 on second floor, admeasuring 445 Sq. Ft s i.e 41.35 sq. mts. Super built-up area of Devashish Arcade, situated on the land bearing Final Plot No. 122/paiki (allotted in lieu of Survey/Block No. 258/A), T.P Scheme No. 3 (Odhav), Taluka Vatva, in the registration district Ahmedabad & Sub district Ahmedabad-07 (Odhav) in name of Mr. Dineshkumar Otaji Rajpurohit and bounded by following boundaries: East-Office No. 213, West- Office No. 215, North- Passage of said Arcade, South- Open Metal Sheds Details of encumbrances over the property,as known to the secured creditor, if any: None (Physical Possession)							
5	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		M/s. SD Corporation, Mr. Deepak Khengarbhai Thakkar,		Rs. 2,13,19,236.17 (Rupees two crore thirteen lacs nineteen thousand two hundred thirty-six and seventeen paise only) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 6 : Reserve Price : Rs. 8,20,000.00/- EMD : Rs. 82,000.00/- Bid. Inc. : Rs. 8,200.00/-	
Property No.6 : All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.36 to 50 admeasuring 963.72.00 sqm (62.68X13, 75.31X1, 73.57X1) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:36 to 39 , East: Internal Road, West: Marginal space and thereafter marginal space of Plot No.28/29/30/31, North: Marginal space of plot no.39 & Internal road South: Marginal space and thereafter marginal space of Plot NO.45 & R S No.24 paiki land. For Plot nos.: 46 to 50 East: Marginal space and thereafter marginal space of Plot NO.46/47/48/49/50/51, West: Internal Road, North: Marginal space of plot no.40 & Internal road, South: Marginal space and thereafter marginal space of Plot NO.45 & R S No.24 paiki land Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession)							Property No. 7: Reserve Price : 2,67,000.00/- EMD : Rs. 26,700.00/- Bid. Inc. : Rs. 2,700.00/-
Property No.7 : All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.51 to 55 admeasuring 62.68 sqm each total admeasuring 313.40.00 sqm (62.68X5) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:51 , East: 6.00 mtrs wide internal road, West: Marginal space & thereafter plot no.40, North: Marginal space & thereafter internal road, South: Plot no.50 For Plot nos.:52 to 55 East: Marginal space & thereafter marginal space of plot no.60/61/62/63, West: Internal road, North: Marginal space of Plot No.52 & thereafter internal road, South: Marginal space and thereafter plot no.56 Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession)							Property No. 8: Reserve Price : Rs. 2,81,000.00/- EMD : Rs. 28,100.00/- Bid. Inc. : Rs. 2,900.00/-
Property No.8 : All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.56 to 60 admeasuring 62.68 sqm each total admeasuring 329.58.00 sqm (62.68X3, 69.90X1, 71.64X1) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:56 to 57 East: Marginal space & thereafter plot no.58 & 59, West: 6.00 mtrs wide internal road, North: Marginal space & plot no.55, South: Marginal space of plot no.57 thereafter R S no 24 paiki land For Plot nos.:58 to 60 , East: 6.00 mtrs wide internal road, West: Marginal space & thereafter marginal space of plot no. 55/56/57, North: Plot no.61 South: Marginal space of plot no.58 thereafter R S no 24 paiki land Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession)							Property No. 9: Reserve Price : Rs. 2,13,000.00/- EMD : Rs. 21,300.00/- Bid. Inc. : Rs. 2,200.00/-
Property No.9 : All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.61 to 63 & 65 admeasuring 62.68 sqm each total admeasuring 249.99.00 sqm (62.68X3, 61.95X1) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:61 to 63 , East: Marginal space & thereafter plot no.52/53/54, West: 6.00 mtrs wide internal road, North: Marginal space of Plot no.63 and 7.50 mtrs wide internal road, South: Plot no.60, For Plot nos.:65 East: Marginal space & thereafter R S No.23, West: Internal road, North: Internal Road, South: Plot no. 64 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession) Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession)							
6	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mr. Amrutbhai Chhagandas Patel, Mrs. Daxaben Girishbhai Patel, Mr. Amrutbhai Chhagandas Patel		Rs. 66,95,326.78 (Rupees sixty-six lacs ninety-five thousand three hundred twenty-six and seventy-eight paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 10 : Reserve Price : Rs.17,85,000.00 EMD : Rs.1,78,500.00/- Bid. Inc. : Rs. 7,400.00/-	
Property No. 10 : All the piece and parcel of the Commercial property Shop No. 57 to 67, Second floor, admeasuring 210.40.17 sq.mtrs, Tika No.107, situated known as Priyanka City Mall, situated at Revenue survey no.187, CTS No.4747/02/217/168, in the Registration District Mehsana and Sub-District Vijapur-Gujarat, owned by Mrs. Daxaben Girishbhai Patel, bounded by as follow: East: Complex behind part, West: Open space, North: Open space, South: Open Space Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)							Property No. 11 : Reserve Price : Rs.6,80,000.00/- EMD : Rs. 68,000.00/- Bid. Inc. : Rs. 6,800.00/-
Property No. 11 : All the piece and parcel of the Commercial property Shop No.60, Ground floor, admeasuring 33.36.18 sq.mtrs, Tika No.107, situated known as Priyanka City Mall, situated at Revenue survey no.187, CTS No.4747/67, in the Registration District Mehsana and Sub-District Vijapur-Gujarat, owned by Mr. Amrutbhai Chhagandas Patel, bounded by as follow: East: Open land of margin, West: Door of Shop, North: Shop No.59, South: Parking Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)							Property No. 12 : Reserve Price : Rs.4,08,000.00/- EMD : Rs. 40,800.00/- Bid. Inc. : Rs. 4,080.00/-
Property No. 12 : All the piece and parcel of the Commercial property Shop No. 61, Ground floor, admeasuring 20.12.48 sq.mtrs, Tika No.107, situated known as Priyanka City Mall, situated at Revenue survey no.187, CTS No.4747/68, in the Registration District Mehsana and Sub-District Vijapur-Gujarat, owned by Mr. Amrutbhai Chhagandas Patel, bounded by as follow: East: Shop No.60, West: Shop No.62, North: Door then parking space, South: Open Space Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)							
7	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mrs. Pritiben Harishbhai Thakkar, Mr. Harishbhai Nagindas Thakkar		Rs. 17,59,371.75 (Rupees seventeen lacs fifty-nine thousand three hundred seventy-one and seventy-five paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 13 : Reserve Price : Rs. 23,30,000.00/- EMD : Rs. 2,33,000.00/- Bid. Inc. : Rs. 23,300.00/-	
Property No. 13 : All the piece and parcel of immovable property situated at Flat No.A-501 admeasuring 160 sq. yards i.e. 133.78 sq. mtrs in block No. A to gether with undivided proportionate share in the land of said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land of bearing Revenue survey No. 57/2 of TPS No.73 (Vinzol-1) and final plot no. 26/2 admeasuring 6617 square meters situated at Mouje Vinzol, Taluka Dasoroi in the Registration District Ahmedabad and Sub-District Ahmedabad-11 (Aslali) is bounded by: East: Passage then Flat No.A-502, West: Margin & 60FT P Road, North: Margin & other property, South: Lift & Flat No.504 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)							
8	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mr. Bavishi Kushalkumar Vipinchandra Mrs. Vipinchandra Mahasukhlal Bavishi		Rs. 44,78,923.41 (Rupees forty-four lacs seventy-eight thousand nine hundred twenty-three and forty-one paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 14 : Reserve Price : Rs. 19,67,000.00 EMD : Rs.1,96,700.00/- Bid. Inc. : Rs. 20,000.00/-	
Property No. 14 : All that piece and parcel of House at plot No 174, Karamvir Sunderbaugh, Pij Road village Tundel, Taluka nad district Nadiad, Gujarat, Plot Area 807 Sq.ft. Bounded By North : Plot 173, South :Plot 175, East : House No 163, West: Society Road Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)							
9	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mr. Ganesh Omprakash Trivedi Mr. Ramashankar Omprakash Trivedi		Rs. 45,06,946.68 (Rupees forty-five lacs six thousand nine hundred forty-six and sixty-eight paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 15 : Reserve Price : Rs. 14,31,000.00/- EMD : Rs. 1,43,100.00/- Bid. Inc. : Rs. 15,000.00/-	
Property No. 15 : All that piece and parcel of House at plot No E/138, Karamvir Sunderban-III, near Karamvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road , Nadiad, Gujarat, Plot Area 75 SqMtr. Bounded By On the North :Plot E/137, On the South :Society Road, On the East :Plot E/163, On the West: Approach Road Details of encumbrances over the property,as known to the secured creditor, if any: None (Physical Possession)							
10	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mr. Ketankumar Jayendrakumar Jani		Rs. 36,87,689.53 (Rupees thirty-six lacs eighty-seven thousand six hundred eighty-nine and fifty-three paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 16 : Reserve Price : Rs. 10,37,000.00/- EMD : Rs. 1,03,700.00/- Bid. Inc. : Rs. 11,000.00/-	
Property No. 16 : All that piece and parcel of House at plot No F/71, Kamvir Sunderban-III, near Karamvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road , Nadiad, Gujarat, Plot Area 474 Sq Ft. Bounded By On the North : Plot F/70, On the South :Plot F/72, On the East : Approach Road, On the West: Plot F/106 Details of encumbrances over the property,as known to the secured creditor, if any: None (Physical Possession)							
11	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mr. Narayanbhai Ishwarbhai Nanvani Mrs. Hemaben Narayanbhai Nanvani		Rs. 36,94,514.43 (Rupees thirty-six lacs ninety-four thousand five hundred fourteen and forty-three paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 17 : Reserve Price : Rs. 14,31,000.00/- EMD : Rs. 1,43,100.00/- Bid. Inc. : Rs. 15,000.00/-	
Property No. 17: All that piece and parcel of House at plot No E/99, Karmvir Sundervan-III, near Karamvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road , Nadiad, Gujarat, Plot Area 807 Sq Ft. Bounded By North : Plot E/98, South :Plot E/100, East: Plot E/102, West: Approach Road Details of encumbrances over the property,as known to the secured creditor, if any: None (Physical Possession)							
12	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mr. Ronak Nilesbbhai Joshi (Borrower) Mr. Rajan Nilesbbhai Joshi (Co-Borrower)		Rs. 39,49,554.29 (Rupees thirty-nine lacs forty-nine thousand five hundred fifty-four and twenty-nine paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 18 : Reserve Price : Rs. 19,88,000.00/- EMD : Rs. 1,98,800.00/- Bid. Inc. : Rs. 20,000.00/-	
Property No. 18: All that piece and parcel of Plot No. B/6, Karmveer Sunderbagh, Bh. Radha Swami Satsang Nyas, Nr. Red Apple School, N.H.-8, Pij Road, Village Tundel, Taluka Nadiad, District Kheda, Gujarat. PIN 387230. Area- 75 Square Meters. Bounded By East: After Boundary Nal, West: Society Approach road, North: H o u s e No. B/5 Details of encumbrances over the property,as known to the secured creditor, if any: None (Physical Possession)							
13	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		Mrs. Trupta Rajesh Rajput, Mr. Rajeshbhai Balkrishna Rajput		Rs. 39,63,270.19 (Rupees thirty-nine lacs sixty-three thousand two hundred seventy and nineteen paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Property No. 19 : Reserve Price : Rs. 14,32,000.00/- EMD : Rs. 1,43,200.00/- Bid. Inc. : Rs. 15,000.00/-	
Property No. 19: All that piece and parcel of land bearing Revenue Survey No.26 together with all buildings and structures there situated at Plot No. E/197, Karamvir Sunderban-III, Near Karamvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, (Sub-Registrar Office Nadiad) Dist. Kheda, Gujarat. Plot Area 807 Sq feet. Owned by Mrs. Tripata Rajesh Rajput and Mr. Rajeshbhai Balkrishan Rajput. It is bounded by North: Plot E/196, South: Plot No. E/198, East: Approach Road, West: Plot No. E/191. Details of encumbrances over the property,as known to the secured creditor, if any: None (Physical Possession)							
14	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		M/S Gayatri Sortex, Mr. Rakesh M Patel, Mrs. Patel Daxaben Rakeshbhai, Mr. Kanuji Gambhirji Thakor, Mr. Prahladi Gambhirji Thakor, Mrs. Hetalben Ashokkumar Thakkar, Mrs. Shardaben Fatehram Thakkar. Mr. AshokKumar Fatehram Thakkar		Rs. 10,59,79,838.41 (Rupees Ten Crore Fifty nine lakh seventy nine thousand eight hundred thirty eight and paisa forty one only)as on 30.06.2025 and further interest at contractual rate & cost from 01-07-2025.	Property No. 20 : Reserve Price : Rs. 13,97,000/- EMD : Rs. 1,39,700/- Bid. Inc. : Rs. 14,000.00/-	
Property No.20 : Residential Bungalow situated on land admeasuring 98.0925 Sq Meter & Building thereon at plot No. 5, R. Survey. No.960/3-paiki-1, Samalpati, Jay Bungalows, Khalakshapur Road, outside railway fatak, outside Chhidiya Gate, Patan, owned By – Mrs. Shardaben Fatehrambhai Thakkar, Bounded By –North – Society's Internal Road, South – Marginal Space then after R.S.no.960 paiki, East – Plot No.4, West – Plot No. 6 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)							
15	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609		M/S Spiral Rubber Industries, Mr. Mayank Ramakant Sukhadiya, Mrs. Anjana Ramakant Sukhadiya, Mr Sukhadiya Milind Mayank		Rs.8,40,36,709.74/- (Rupees Eight Crore Forty Lakhs Thirty Six Thousand Seven Hundred Nine and Seven Four Paise only)and further interest at contractual rate & cost from 01.07.2025.	Property No. 21: Reserve Price : Rs. 79,007	



I arrive at a conclusion not an assumption.

Inform your opinion detailed analysis.



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