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with further interest, cost & expenses

Amount due :- Rs. 11,29,970.42 as per demand notice dated

Amount due :- Rs. 16,68,318.02 as per demand notice dated

Amount due :- Rs. 3.05.609.63 as on 05.07.2021

Amount due :- Rs. 9,22,525.45 as per demand notice dated

03.12.2018 with further interest, cost & expenses.

24.05.2021 with further interest, cost & expenses.

01.08.2019 with further interest, cost & expenses.



Regional Office - Surat: Shop No. 432-439, Prime Shoppers, Fourth Floor, Udhna Magdalla Road, Vesu, Surat, Gujarat - 395007, Email ID: crldsurat@unionbankofindia.bank

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6)/9(1) of the Security Interest (Enforcement) Rule, 2002.

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

DATE AND TIME OF E-AUCTION: 14.03.2024 (Thursday) from 12:00 Noon to 05:00 PM

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

Mr. Haneefkhan Habibkhan Pathan further interest, cost & expenses from 01.12.2022 Property No. 1:- All that piece and parcel of immoveable property bearing Plot no. 177 admeasuring 51.50 sq. mtrs. "Aarzoo Residency" situated on the land bearing city survey no.

2184, sheet No. 60 Chalta no. 1 Revenue Survey no. 314 of Moje village -Tarsadi, Taluka-Mangrol, District-Surat in the name of Asif Harun Malek. Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7,68,100/ Earnest money to be deposited - Rs. 76,810/-

Name of the Borrower & Guarantor/s :- Mr. Asif Harun Malek &

Amount due :- Rs. 10,76,428.29 as on 30.11.2022 with Name of the Borrower & Guarantor/s :- Mr. Bharatbhai Chhaganbhai Ladumor &

Mr. Laljibhai Bachubhai Kalsariya further interest, cost & expenses from Property No. 2 :- District- Surat, Sub District- Kamrej, Moje village Mankana RS no. 146, Block no. 151 N.A. residential project which is popularly known as "Shree Hari Krishna Residency" paiki "A" type Plot no. 66, area admeasuring 43.43 sq. mtrs. (as per revenue record block no. 151/A/66) along with undivided share underneath of common open plot and

road margin together with all right, title and interest owned by Bharatbhai Chagganbhai Ladumor. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,54,000/- ● Earnest money to be deposited - Rs. 85,400/-

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

Amount due :- Rs. 8,94,517.58 as on 31.01.2023 with further interest, cost & expenses from 01.02.2023

Amount due :- Rs. 8.17.345.03 as on 30.11.2022 with

Property No. 3 :- All that piece and parcel of immoveable property bearing Plot no. 95 admeasuring 52.20 sq. mtrs. Along with undivided proportional share admeasuring 17.22 sq. mtrs. In the COP and common road in the housing estate known as "Divine Residency" with all appurtenances pertaining thereto, standing on land bearing Block no. 751, Sarve no. 735/1, respectively lying, being and situated at village -Hathuran, Sub District-Mangrol District-Surat in the name of Dilipkumar Motiram Paunikar. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,41,100/- ● Earnest money to be deposited - Rs. 64,110/-

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

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

Property No. 4 :- All that piece and parcel of immoveable property bearing plot no.81, admeasuring 44.62 sq. mtrs. Along with proportional undivided share admeasuring 14.72 share sq. mtrs. In the C.O.P and common road in the Housing estate known as in "Divine Residency" with all appurtenances pertaining thereto standing on the land bearing, Block no. 735/1, respectively lying, being and situated at village Hathuharan, Sub District-Mangrol, District-Surat in the name of Kishorbhai Anupsinh Chauhan. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 5,86,000/ Earnest money to be deposited - Rs. 58,600/-

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

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

Property No. 5 :- All that piece and parcel of Plot No-68 (Type-D) measuring 60.20 sq.mtrs, Shree Darshan Residency, Masma, Olpad, Surat-394540 in the name of Mr. Jatinbhai Samjubhai Korat. • Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

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

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

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

Name of the Borrower & Guarantor/s :- Mr. Baldaniya Manubhai Ukabhai (Borrower), Amount due :- Rs. 13,81,352,94 as per demand notice dated Mrs. Bhavnaben Manubhai Baldaniya (Co-borrower) & Mr. Chhaganbhai Ratanbhai Hadiya (Guarantor) | 28.02.2023 with further interest, cost & expenses. Property No. 6 :- All that right title and interest in property bearing Plot No 36 "C" Type (as per passing plan Plot No C/36) admeasuring 76.25 sq. mtr as per village form no 7/12. in "Shree Veer Vianayak Residency" with all appurtenances pertaining thereto, standing on land bearing RS no 116/2, Block no 118, lying being and situated situated at Vill. Mankana, Tal. Kamrei, Dist, Surat in the name of Mr. Baldaniva Manubhai Ukabhai.

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

Reserve Price - Rs. 14,70,000/ Earnest money to be deposited - Rs. 1,47,000/-

Name of the Borrower & Guarantor/s :- Mr. Hirenkumar Veljibhai Kyada (Borrower), Amount due :- Rs. 12,48,021.06 as per demand notice dated Mrs. Jasmina Hirenkumar Kyada (Co-borrower) & Mr. Shobhnath Ramjibhai Soni (Guarantor) 28.02.2023 with further interest, cost & expenses. Property No. 7:- All that piece and parcel of the land and building bearing Plot No 273 adm 68.56 sq. mtr. with proportionate undivided inchoate share of road and COP adm 38.44 sq mtr. in Nandini Residency Vibhag-2 with all appurtenances pertaining thereto, standing on the land bearing block no 201, lying being and situated at village Velanja Ta. Kamrej, Dist Surat in the name of Mr. Hirenkumar Veljibhai Kyada.

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, 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 :- Mr. Anil Kumar Tiwari (Borrower), Amount due :- Rs. 18,26,176.84 as per demand notice dated Mr. Pankaj Anilbhai Tripati (Co-borrower) & Mr. Kishansingh Sisodiya (Co-obligant) 16.05.2022 with further interest, cost & expenses. Property No. 8 :- All that piece and parcel of Land bearing Plot No 89, Admeasuring 80.00 SqYard (As per KJP Block no.25/89 admeasuring 66.92 sqmt | with Road/COP

ADMEASURING 39.62 sq.mt of Aradhna Lake Town Vibhag-3 situated at Block no. 25 admeasuring 14389 sqmt at village: Jolva, Sub District: Palsana, District: Surat in the name of Mr. Anil Kumar Tiwari. • Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

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

Name of the Borrower & Guarantor/s :- Mr. Himmatbhai Kantibhai Bheda (Borrower), Amount due :- Rs. 16,49,796.29 as on 06.01.2022 Mrs. Sudhaben Himmatbhai Bheda (Co-Applicant) & Mr. Jentibhai Kantibhai Bheda (Guarantor) with further interest, cost & expenses

Property No. 9:- All the piece and parcel of the immovable property at R.S. No. 88,89 & 90, Block No. 83,84 & 85, Plot No. 409, Sundarvan Residency, Village - Nansad, Taluka - Kamrei, District - Surat in the name of Himmatbhai Kantibhai Bheda & Sudhaben Himmatbhai Bheda.

 Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 14,60,000/ Earnest money to be deposited - Rs. 1,46,000/-

Amount due :- Rs. 17.60,944.21 as on 30.05.2022 Name of the Borrower & Guarantor/s :- Mr. Dinesh Kantibhai Bheda (Borrower).

Mrs. Rekhaben Dinesh Bheda (Co-Applicant) & Mrs. Jentibhai Kantibhai Bheda (Guarantor) with further interest, cost & expenses Property No. 10 :- All the Piece and Parcels of the immovable property bearing Plot No 410 admeasuring 42.41 Sq Mtrs along with undivided share in Road of about 15.26 SqmTrs and undivided share in COP of about 6.49 Sq Mtrs total admeasuring about 64.16 Sq Mtrs of Sundarvan Residency situated at land bearing Revenue Surevy No 88,89and 90, Block no 83,84

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

Reserve Price - Rs. 13,60,000/- Earnest money to be deposited - Rs. 1,36,000/-

Name of the Borrower & Guarantor/s :- Mr. Gopal Lal Rana (Borrower) & Amount due :- Rs. 10,85,731.66 as per demand notice dated 27.07.2021 with further interest, cost & expenses. Mr. Kamal Singh Pratap Singh Waghella (Guarantor)

Property No. 11:- All the piece and parcel of the immovable property at Plot No. 104 admeasuring 48.00 sq. yards (As per KJP Block N 29/104 admeasuring 40.15 sq. mtrs) with Road/COP admeasuring 31.16 sq.mt of Aradhana Palace situated at Block No. 29 admeasuring 26042 sq.mtr. at Village Jolva Sub-District - Palsana, District - Surat in the name of Gopallal Mangilalji Rana. • Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 9,10,000/- Earnest money to be deposited - Rs. 91,000/-Name of the Borrower & Guarantor/s :- Katariya Ghanshyambhai (Borrower),

Katariya Muktaben (Co-borrower) & Katariya Ashvin Mansukhbhai (Guarantor) 21.12.2021 with further interest, cost & expenses. Property No. 12:- All the Piece & Parcel of the Immovable Property at Plot No. 173 (H-Type), Shiv Dhareshwar Residency, Block No. 154/A/173, Village Mankana, Tal - Kamrej, District -Surat in the name of Ghanshvambhai Naniibhai Katariya. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 9,50,000/ Earnest money to be deposited - Rs. 95,000/-

Name of the Borrower & Guarantor/s :- Mr. Anilbhai Jerajbhai Sutariya (Applicant), Amount due :- Rs. 17,52,370/- as per demand notice dated Mr. Sanjaybhai Jerajbhai Sutariya (Co-Applicant) & Mr. Ganeshbhai Hirjibhai Gopani 16.04.2021 with further interest, cost & expenses. Property No. 13:- All the piece & parcel of the immovable property at Plot No. 67, Raj Nandini Residency, Vibhag 3, Block No. 116, Village Umara, Sub-District - Palsana, District - Surat

in the name of Anilbhai Jerajbhai Sutariya & Sanjaybhai Jerajbhai Sutariya. Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 11,45,000/-Earnest money to be deposited - Rs. 1,14,500/-

Union Bank of India, Pandesara Branch: No.206/1431-32, Piyush Point, Vip Road, Pandesara, Surat - 394221. Address & Contact No. Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Vinod Karshanbhai Chauhan (Borrower). Amount due :- Rs. 12,31,135.47 as per demand notice dated

Mr. Pankaj Karshanbhai Chauhan (Co-Borrower) & Ms. Ramaben Vinodbhai Chauhan (Co-Borrower) Property No. 14 :- Flat No 506, admeasuring about 58 SQ.MT. built up on the 5th floor of GURU ASHISH RESIDENCY together with undivided proportionate land admeasuring about 10.89 SQMT underneath the said building constructed on non-agriculture land bearing Plot No 1 & adjoining land of plot no 1, Plot No 52, Plot No 53 & adjoining land of plot no 53 of Gokul Nagar situated on and bearing Rev Sy No 455 i.e Block No 466 of Village Kholwad Taluka Kamrei District Surat in the name of Vinod Karshanbhai Chauhan & Pankai Karshanbhai Chauhan. . Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,70,000/-Earnest money to be deposited - Rs. 1,17,000/-

Name of the Borrower & Guarantor/s :- Mr. Mahendra Sudambhai Gurav (Borrower), Amount due :- Rs. 12,17,773.79 as per Demand Notice Dated 01.08.2019 Mrs. Shilaben M Gurav (Co-Borrower), Mr. Bechan Mukhiya (Guarantor) and accrued interest plus charges thereafter. Property No. 15:- Immovable property bearing Plot no. 99, Aradhna Lake Town Vibhag-1, Near Shri Balkrishna Row House, Jolva-Gam, Palsana, Surat 394305 in the name of

Mahendra Sudambhai Gurav. The Boundaries are as under: - East: society road, West: Adj. Plot, North: Plot no. 98 (Open Land), South: Plot no. 100. Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 10,80,000/- Earnest money to be deposited - Rs. 1,08,000/-

Amount due :- Rs. 12.63.292.49 as on 15.05.2021 Name of the Borrower & Guarantor/s :- Mr. Rohitbhai Thakarshibhai Bhuva, Mr. Hareshbhai Thakarshibhai Bhuva, Mr. Thakarshibhai Devarajbhai Bhuva with further interest, cost & expenses

Property No. 16:- All that piece and parcel of immoveable property bearing Plot No. 706, admeasuring area 50.69 sq.yards. i.e. equivalent to 42.38 sq.meters, together with undivided proportional share admeasuring 21.86 sq.meters in the common roads and COP of the society known and named as "Vrajnandini Residency" Vibhag-1, situated on the land bearing Revenue Block No. 273 of Moje Village Kamrej, Taluka – Kamrej, District – Surat in the name of Mr. Rohitbhai Thakarshibhai Bhuva & Mr. Hareshbhai Thakarshibhai Bhuva.

 Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 11.70,000/ Earnest money to be deposited - Rs. 1,17,000/-

Union Bank of India, Dadra (eAB) Branch, Lavkush Bangalow, Demni Road, Dadra - 396230. Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Address & Contact No.

Name of the Borrower & Guarantor/s :- Mr. Jayesh Dayabhai Chaudhary & Amount due :- Rs. 8,03,802/- as on 25.10.2017

Mrs. Patel Sharda Jagdish with further interest, cost & expenses Property No. 17: All those pieces and percels of Flat No 404, admeasuring builtup area about 621.00 sqfts. Equivalent 57.69 sqmtrs on the fourth floor of Gopalkunj Aparment constructed on Non agricultural plot No 14, admeasuring 277.42 sgmtrs out of 585.05 sgmtrs and its computerized survey No 254/P 2 situated village Chhiri Tal: Vapi Dist: Valsad and

with all other rights and easements in the name of Jayesh D Choudhary. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6.21,000/- • Earnest money to be deposited - Rs. 62,100/-

DATE AND TIME OF E-AUCTION: 14.03.2024 (Thursday) from 12:00 Noon to 05:00 PM

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

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.



Ahmedabad

Authorised Officer, Union Bank of India

 Reserve Price - Rs. 9,00,000/ Earnest money to be deposited - Rs. 90,000/-Union Bank of India, Salabatpura Branch, 2238/B, 2239, Pipardi Sheri, Salabatpura Main Road, Salabatpura - 395003. Branch Name, Address & Contact No. Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

Property No. 20:- Plot No. 141, A Type admeasuring 44.61 sq.mtrs. At Jay Villa Village - Kamrej, District - Surat in the name of Ashok Kalubhai Sohaliya.

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. Patel Jagdish Jethabhai (Borrower) & Mr. Kamlesh kumar N Patel Amount due :- Rs. 9,89,974/- as on 01.05.2019

Union Bank of India, Surat Branch: Swati Apartments, Ground Floor, Ward 1, Timalaiwad, Nanpura - 395001.

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

No. 27/1 + 28/1P 26, situated village Chharwada Tal: Vapi Dist: Valsad and with all other rights and easements in the name of Jagdish Jethabhai Patel. Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

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

Reserve Price - Rs. 12,00,000/- ● Earnest money to be deposited - Rs. 1,20,000/-

Name of the Borrower & Guarantor/s :- Shri. Laiesh Patil & Mrs. Rekha Gorakh Lagad

Reserve Price - Rs. 10,35,000/ Earnest money to be deposited - Rs. 1,03,500/-

Name of the Borrower & Guarantor/s :- Ashok Kalubhai Sohaliya & Mr. Jitendra J Dobariya

Branch Name,

Address & Contact No.

Property No. 18:- All those pieces and parcels of Flat N 402, admeasuring superbuiltup area abount925.00 sqfts, equivalent85.93 sqmtrs with undivided share in land 4.71 sqmtrs on

the 4th floor, property known as "Shreeji Apartment" constructed on NA land bearing survey 27/1 paikee and 28/11 paikee where in Plot No 27 adm 324,00 sqmtrsis computerized survey

Property No. 19 :- All the part & parcel of the property bearing Plot No. 198, admeasuring 44.59 sq.mtrs after KJP Durasti Block No. 130/A/198 in Sai Kutir Residency with all

appurtenaces pertaining thereto standing on land bearing R.S. No. 99 and 100/1, Block No. 130/A lying, being and situated at Village - Bagumara, Sub-District - Palsana, Surat in the

Name of the Borrower & Guarantor/s :- Mr. Naresh Chandulal Thakor (Applicant), Mr. Dhaval Nareshkumar Thakor Amount due :- Rs. 14,25,012.19 as per demand notice dated 07.08.2019 with further interest, cost & expenses. (Co-Applicant), Mr. BharatKumar Bhagvandas Mistry (Guarantor) & Mr. Arvindbhai Limbabhai Pagdar (Guarantor)

Property No. 21:- All that piece and parcel of Flat No. C-203, Sai Residency, Sayan Road, Amroli, Surat. 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, Rampura Branch: Jhanvi Complex, 1st Floor, Rughanathpura Main Road, Mahidharpura - 395003. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Hinaben sandipbhai Butani (Borrower) & Amount due :- Rs. 15,89,837/- as per demand notice dated Janakhhai Dineshhhai Koladiya (Guarantor) 09.04.2021 with further interest, cost & expenses.

Property No. 22: All that piece & parcel of the immovable property bearing Plot No. 39, admeasuring 76.00 sq. yards and as per KJP Block No. 216/39 admeasuring 63.52 sq.mtrs. in the Residency which is known as "Harikrushna Residency" along-with undivided proportionate share admeasuring 40.33 sq.mtrs, in the land of Road/Rasta, COP of said residency at Block No. 216 admeasuring He.O-80 are 86 sq.mtrs. i.e. 8086 sq.mtrs. of Loje Village-Velanja, Taluka - Kamrej, District - Surat in the name of Hinaben Sandipbhai Butani. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12,71,000/ Earnest money to be deposited - Rs. 1,27,100/-

Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Mr. Rajdeepsinh Manubhai Baldaniya, Amount due :- Rs. 20,81,961/- as on 27.04.2021 Mr. Mahipatbhai Manubhai Baldaniya & Mrs. Baldaniya Pragna Hasmukhbhai with further interest, cost & expenses

Union Bank of India, RING ROAD Branch, Tulsi Market, B/s Rishabh Petrol Pump, Ring Road, Surat - 395002.

Property No. 23:- All that pieces and parcel of the immovable property bearing Plot No. 14, adm. 73.39 Sq. Mtrs., As per Spot (As per K.J.P. Block No. 188/14/D, adm. 107.54 Sq. Mtrs.) with proportionate undivided inchoate share of Road and C.O.P. adm. 39.36 Sq. Mtrs, in Shiv Samarthal Residency with all appurtenances pertaining thereto, standing on land bearing. Block no. 188, 189, 231, 232, 233 Consolidated New Block No. 188, lying, being and situated at Village: Mankana, Sub. Dist. Kamrej, Dist. Surat standing in the name of Mr. Baldaniya Rajdeepsinh Manubhai & Mr. Baldaniya Mahipatbhai Manubhai.

 Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 18,90,000/ Earnest money to be deposited - Rs. 1,89,000/-

Name of the Borrower & Guarantor/s :- Mr. Rajni P Vaghamshi, Mrs. Rangunaben Vasawa Amount due :- Rs. 11,55,531.50 as on 03.09.2019 & Mr. Baldaniya Rameshbhai S with further interest, cost & expenses Property No. 24 :- All that piece and parcel of the immovable property bearing Plot No. 44, admeasuring 40.62 sg.mtrs, with proportionate undivided incheate share of Road and COP

adm. 36.20 sq.mtrs. in Shree Ganesh Bunglows with all appurtenances pertaining thereto, standing on land bearing RS No. 24, Block No. 28, RS No. 21, Block No. 44, New Consolidated Block No. 28, lying, being and situated at Village - Mankana, Sub-District - Kamrej, District - Surat in the name of Mr. Rajnibhai Punjabhai Vaghamshi. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,93,000/ Earnest money to be deposited - Rs. 1,09,300/-

Name of the Borrower & Guarantor/s :- Mr. Singanporiya Dhaval N (Applicant), Amount due :- Rs. 18,93,370/- as on 08.06.2021 Mrs. Gohil Manishakumari (Co-applicant), Mr. Dharmesh R Singanporiya with further interest, cost & expenses Property No. 25:- All the right and interest in Flat No A 102 admeasuring 1020 sqfts equivalent to 94.80 sq.mtrs. its built up area 88.18 sq.mtrs. on 1st floor, together with undivided proportionate share in undernaeth land measuring 17.76 sqmtrs and 7.10 sqmtrs of SIDDHI TOWER OF SAMARTH PARK situatd on land bearing rev survey no 625/1+2. T.P. Scheme np 12, FP no 85, at Village Adajan Tal: Choryasi, Dist surat in the name of Singaporiya Dhaval N & Manisha Dhaval Singaporiya.

Reserve Price - Rs. 26,00,000/ Earnest money to be deposited - Rs. 2,60,000/-

Union Bank of India, Vapi Branch, Ground Floor, Dharti Chambers, CM 8/13, N.H.No.8, GIDC, Vapi - 396195, District Valsad. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- M/s. Sai Plastic, Mrs. Nilam V Kotadiya, Amount due :- Rs. 14,26,952/- as on 02.03.2020 Mr. Vitthal Madhubhai Kotadiya with further interest, cost & expenses.

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

Property No. 26 :- Office no 305 third Floor adm. 475sq feet (44.14 sq mts) super built up area constructed on NA land bearing survey no 55/Paiki 5, adm. 681 Sq mts of the building known as Rushirai Complex Village Balitha Tal Vapi. Dist: Valsad in the name of Vitthal Madhubhai Koladiva. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 13,80,000/- Earnest money to be deposited - Rs. 1,38,000/-Name of the Borrower & Guarantor/s :- Mr. Vitthalbhai Madhubhai Koladiya, Mrs. Nilam V Kotadiya

Address & Contact No.

with further interest, cost & expenses Property No. 27 :- Flat No B-408,adm 705 sq feet(65.52 q mts) super built up area on the fourth Floor of the "B" Building of Pushpak Apartment "B" constructed on NA land bearing

survey no 88/1, plot no -15 adm 1668.00sq mts (computerised survey n 88/1 paiki 14 khata no -1555) within the limits of Umergaon Nagarpalika Tal, Tal:Umergaon, Distt:Valsad in the name of Mr. Vitthal Madhubhai Kotadiya • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 10.80,000/-Earnest money to be deposited - Rs. 1,08,000/-

Union Bank of India, Kamrej Branch: No. 36, 37,38, First Floor, Dada Bhagwan Complex, Kamrej Char Rasta, Kamrej - 394185, District - Surat.

Name of the Borrower & Guarantor/s :- Rajput Sunil Kumar (Borrower) & Amount due :- Rs. 8,95,969.37 as per demand notice dated 05.04.2021 with further interest, cost & expenses. Mr. Rajput Anilkumar Nandkumar (Guarantor) Property No. 28 :- All the piece and parcel of the immovable property known as Plot No. 77 admeasuring 60.22 sq.mtrs. of Paradise Park situated on the land bearing Revenue Survey

No. 107, Block No. 119 Paikee of Moje Village - Palod, Tal - Mangrol, District - Surat in the name of Rajput Sunilkumar. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12,15,000/- Earnest money to be deposited - Rs. 1,21,500/-Name of the Borrower & Guarantor/s :- Mr. Kalpeshbhai Kiritbhai Bhalala (Borrower),

Amount due :- Rs. 17,99,782/- as on 15.01.2019 with Mr. Sohil Kirithhai Bhalala (Co-Borrower), Mrs. Neeruben Kalpeshbhai Bhalala (Co-Borrower) further interest, cost & expenses Property No. 29:- EMG Of Plot No. 183, Adm 64.72 Sq. Mts., in Society Known As 'Ram VatikaVibhag-4' Situated On The Land Bearing Revenue Survey Nos. 225 paiki and 226 paiki, Its Block No. 217 of Vill-Velanja, Tal-Kamrej, Dist-Surat in the name of Mr. Kalpeshbhai Kirtibhai Bhalala. Bounded By:-North: Plot No. 184, South: Plot No. 182, East: Society's Road, West: Society's Boundary Wall. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 15,50,000/ Earnest money to be deposited - Rs. 1,55,000/-Name of the Borrower & Guarantor/s :- Mr. Mayurbhai Kishorbhai Bhanderi, Mr. Vishalbhai Kishorbhai Bhanderi &

Amount due :- Rs. 19,96,947.38 as per demand notice dated 08.07.2021 with further interest, cost & expenses. Mrs. Ranjnaben Jagdishbhai Moradiya Property No. 30 :- All the piece & parcel of the immovable property bearing Plot No. 162 admeasuring area 70.88 sq.mtrs. along-with proportional undivided inchoate share of roads and COP admeasuring 51.52 sq.mtrs in "RAM VATIKA VIBHAG-4" situated on the land bearing Revenue Survey No. 226 paikee, 225 paikee, Block No. 217 of Moje Village - Velenja, Sub-District - Kamrej, District - Surat in the name of Mr. Mayurbhai Kishorbhai Bhanderi & Mr. Vishalbhai Kishorbhai Bhanderi.

 Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 18,10,000/ Earnest money to be deposited - Rs. 1,81,000/-

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

Nimuben Bharat Hadiya (Co-Borrower)

Name of the Borrower & Guarantor/s :- Bharat Jivabhai Hadiya (Borrower) &

Property No. 31:- All that piece and parcel of immovable property known as Plot No. 101, adm 40.13 sqmtr, along-with proportionate undivided share of road in residential society known as Aradhana Lake Town Vibhag -1 situated on the land bearing Revenue Survey NO 2/2 its block No No 2 of moje village Jolva Taluka Palsana District Surat in the name of Mr. Bharat Jivabhai Hadiya.

Type of Possession - Physical Possession

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

Reserve Price - Rs. 9,05,000/ Earnest money to be deposited - Rs. 90,500/-

Name of the Borrower & Guarantor/s :- Nareshbhai Manasukhbhai Dudhat (Borrower) & Amount due :- Rs. 8,67,691.22 as per demand notice dated Mukeshbhai Mansukhbhai Dudhat (Co-borrower) 28.10.2021 with further interest, cost & expenses. Property No. 32 :- All the piece and parcel of the immovable property known as Plot No. 160 admeasuring 40.18 sq.mtr. of Dhara Residency Vibhag-2 situated on the land bearing Revenue Survey No. 47/A, Block No. 54, Paikee of Moje Village - Velanja, Tal - Kamrej, District - Surat in the name of Nareshbhai Mansukhbhai Dudhat. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 9,05,000/ Earnest money to be deposited - Rs. 90,500/-Name of the Borrower & Guarantor/s :- Mr. Alpeshbhai Kantibhai Kanani (Borrower)

Amount due :- Rs. 10,99,393/- as per demand notice dated Mr. Chetanbhai Kantibhai Kanani (Co-borrower) & Mr. Kantibhai Kalubhai Kanani (Co-Borrower) 01.12.2018 with further interest, cost & expenses. Property No. 33 :- All the piece and parcel of the Immovable Property bearing Plot no. 166 admeasuring Area 48.00 Sq. Yards i.e. 40.18 Sq. Mtrs. along with proportionate undivided Share admeasuring 22.91 Sq. Mtrs. in the Common Road and COP of Society known as "Dhara Residency Vibhaq-2" Land bearing Revenue block No. 47/A of Moie Village - Velania. Taluka - Kamrej, Dist-Surat, Bounded By:- North: Plot No. 165, South: Plot No. 167, East: Society Internal Road, West: Plot No. 181, Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 9,27,000/ Earnest money to be deposited - Rs. 92,700/-Name of the Borrower & Guarantor/s :- Mr. Chandubhai Vitthalbhai Gondaliya (Borrower), Amount due :- Rs. 14,81,707.16/- as per demand notice dated 13.11.2019 with further interest, cost & expenses.

Mr. Vithal Madhubhai Gondaliya (Co-borrower)

Property No. 34:- All that piece and parcel of immovable property known as Plot No 58 as per passing plan plot no A/58, adm 74.42 sq. mts., as per revenue record 7/12 adm 74.42 sq. mtr, in Rudra Residency standing on land bearing R.S. No 287,291/1,288 ,292, 293, 294, Block 242 lying and situated at Shekhpur, Kamrej Surat in the name of Mr. Chandubhai Vitthalbhai Gondaliya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 14,35,000/ Earnest money to be deposited - Rs. 1,43,500/-

Name of the Borrower & Guarantor/s :- Mr. Chetan G Nasit (Borrower).

Mrs. Miraben Chetanbhai Nasit (Co-borrower) & Mr. Dineshbhai Gordchanbhai Ramani (Guarantor)

"Haridarshan Residency" situated on the Land bearing Revenue Block no. 25 of Moje Village - Velanja, Taluka - Kamrej, District - Surat. Bounded By :- North : Society Road, South : Plot No. C-150, East: Plot No. C-140, West: Plot No. C-138. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Property No. 35 :- All the piece and parcel of the Immovable Property bearing Plot No. 139 ('C' type) Adm 60.28 Sq. Mtrs. along with proportionate undivided Share of Road in

Reserve Price - Rs. 11,82,000/ Earnest money to be deposited - Rs. 1,18,200/-

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

Amount due :- Rs. 9.85,396/- as per demand notice dated Name of the Borrower & Guarantor/s :- Mr. Shambhu Ashok Tejani (Borrower), Mr. Vitthalbhai Ashokbhai Tejani (Co-borrower) & Mr. Laljibhai Nathubhai Viradiya 07.07.2018 with further interest, cost & expenses. Property No. 36:- All that piece and parcel of: EMG Of Plot No. 101, Adm 40.18 Sq. Mts., along with Proportional Undivided Share of Society known as 'Dhara Residency Vibhag-2' Situated On The Land Bearing Revenue Block No. 47/A of Moje Vill-Velanja , Tal-Kamrej, Dist-Surat in the name of Mr. Mr. Shambhu Ashok Tejani.

 Reserve Price - Rs. 8,50,000/ Earnest money to be deposited - Rs. 85,000/-Name of the Borrower & Guarantor/s :- Patel Daxeshkumar Babubhai (Borrower), Patel Piyushkumar Babubhai | Amount due :- Rs. 14,58,842.26 as per demand notice

(Co-Borrower), Patel Bhartiben Daxeshbhai (Co-Borrower) & Patel Sarojben Piyushkumar (Co-Borrower) dated 01.12.2021 with further interest, cost & expenses. Property No. 37 :- All piece & Parcel of Immovable Property bearing Plot no. 141-B, admeasuring area 48.30 sq. Meters along with Proportional Undivided Share admeasuring area 25.88 sq. meters in the common roads and COP of the society known as Krishna Park situated on the land bearing R.S. no. 390, Block no. 382,of moje Village - Kamrej, Taluka—Kamrej, 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. 13,01,000/ Earnest money to be deposited - Rs. 1,30,100/-

For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in and https://ibapi.in.

Amount due :- Rs. 16,53,068/- as per demand notice dated

11.01.2019 with further interest, cost & expenses.

financialexp.epapr.in

Date: 22.02.2024

Place : Surat (Gujarat)

Amount due :- Rs. 13,07,064.24 as per demand notice dated