FE SUNDAY

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 F-AUCTION : 26 07 2024 (Friday) from 12:00 Noon to 05:00 PM

Branch Name, Address & Contact No.	Union Bank of India, Athwalines Branch, BSNL Door Sanchar Bhavan, Karimabad, Ghod Dod Road, Surat - 395002. Authorised Officer- Mr. Ramvtar Meena, Mobile Number : 8827433132.	
Name of the Borrower & Guarantor/s :- Mr. Ambaliya Dharmesh Mulajibhai		Amount due :- Rs. 15,00,126.36 as on 02.08.2019 with further interest, cost & expenses
sq.mtrs. in the residential p District - Surat in the name		dmeasuring 40.00 sq.mtrs. along-with ground Floor, construction area admeasuring 40.00 ation thereon at R.S. No. 395, Block No. 385 of Village Moje Kamrej, Sub-District – Kamrej, erty, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,90,000/ Earnest money to be deposited - Rs. 1,09,000/-

Name of the Borrower & Guarantor/s :- Mr. Devendra Prashad Bhagwat Prasad Trivedi (Borrower), Amount due :- Rs. 11,78,572.19 as per Mrs Samta Devendra Prashad Trivedi (Borrower) & demand notice dated 27.01.2022 with further interest, Mr. Pandit Navalkishor Shriram Sugarat (Guarantor) cost & expenses.

Property No. 2 :- Plot No. 33, Rahi Township Vibhag-1, Near Gangadhara Railway Station, Kadodara-Bardoli Road, Kareli Gam, Surat - 394310 in the name of Devendra Prashad Bhagwat Prasad Trivedi & Samta Devendra Prashad Trivedi.

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

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

Name of the Borrower & Guarantor/s :- Mr. Hanuman S Sharma & Amount due :- Rs. 15,70,877.42 as on 01.11.2018 Mr. Lokendra Kumar Sharma with further interest, cost & expenses Property No. 3 :- Immovable property bearing Plot No. 143, adm. 69.99 sq.mtrs. (As per Approved Plan) and 61.43 sq.mtrs. (as per Booking Plan) with proportionate undivided inchoate

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

Amount due :- Rs. 15,89,913.53 as on 01.06.2019

Name of the Borrower & Guarantor/s :- Mr. Khunt Sanjaybhai Bhayabhai &

Reserve Price - Rs. 10,20,000/ Earnest money to be deposited - Rs. 1,02,000/-

Mrs. Setalben Sanjaybhai Khunt with further interest, cost & expenses Property No. 4:- Plot No. 61 of 60 sq.yards i.e. 50.17 sq.mt. (Block No. 144/A/61 of 47.43 sq.mt as per KJP) in Shivpuja Residency in land of R.S. No. 142, Block No. 144/A at Village - Mankana, Ta-Kamrej, District - Surat in the name of Mr. Khunt Sanjaybhai Bhayabhai.

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

Reserve Price - Rs. 9,10,000/- • Earnest money to be deposited - Rs. 91,000/-

Name of the Borrower & Guarantor/s :- Mr. Tushal H Kachhadiya Amount due: - Rs. 9,93,138.20 as on 01.11.2018 with further interest, cost & expenses. (Borrower) & Mr. Ghusabhai Zhalavadiya (Guarantor)

Property No. 5 :- All that piece and parcel of Flat No. 305, 3" Floor, Simandhar Nagar Paiki Hare Krushna Residency, Nr. Dada Bhagwan Temple, Nansad Koli Bharthana Road, Kamrej, Surat - 394180 In The Name Of Mr. Tushal H Kachhadiya. Boundaries:- North: Shree Hari Residency, South: Entry & Passage, East: Internal Road & West: Flat No 306. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 6,90,000/ Earnest money to be deposited - Rs. 69,000/-

Name of the Borrower & Guarantor/s :- Mr. Jeevansingh Jorvarsingh Chundawat & Amount due :- Rs. 14,38,308.50 as on 08.12.2021 Mr. Vikramsingh Jorvarsingh Chundawat with further interest, cost & expenses

Property No. 6:- Plot No. 90, Garden City Vibhag-1, Near Aradhna Dream, Moje - Jolva, Tal - Palsana, Surat - 394310 in the name of Jeevansingh Jorvarsingh Chundawat & Vikramsingh Joravarsingh Chundawat.

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

Reserve Price - Rs. 13.40,000/ Earnest money to be deposited - Rs. 1,34,000/-

Amount due :- Rs. 9.93.233.65 as on 01.03.2023 Name of the Borrower & Guarantor/s :- Mr. Mukesh Nanjibhai Katariya (Borrower), Mrs. Vilasben Mukeshbhai Katariya (Co-borrower) & Mr. Ashvinkumar M Katariya (Guarantor) with further interest, cost & expenses

Property No. 7:- All that piece and parcel of plot no. 172 admeasuring 54.00 sq. yards i.e., 45.15 sq. mtrs with margin (As per KJP Block No. 154/A/172 admeasuring 42.41 sq. mtrs, and revised survey new block no. 1595 ad measuring about 42.00 sq. mtrs)and with undivided share of road and COP admeasuring 22.50 sq. mtrs of "Shiv Dhareshwar Residency" Situated on land bearing Block no. 154/A admeasuring 21651 sq. mtrs at village: Mankana, Taluka: Kamrej, Distrcit: Surat and with all the present and future construction on the said plot owned by Mukesh Nanjibhai Katariya.

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

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

Name of the Borrower & Guarantor/s :- Mr. Vallabhbhai Jadavbhai Jalandhara (Borrower), Mr. Batukhhai Jalonghara (Co-borrower) & Mr. Baldaniya Manubhai Ukabhai (Co-obligant)

Amount due :- Rs. 15.65.518.33 as on 02.04.2021 with further interest, cost & expenses

Property No. 8 :- All piece and parcel of the immovable property known as Plot No. A/31, Shree Veer Vinayak Residency, (As per passing plot no. A31) Admeasuring 68.62 Sq. m. as per Village form no. 7/12, Khata no. 512, RS No. 116/2, Block no. 118, lying, being and situated at, Village-Mankana, SubDist-Kamrei, District-Surat and Bounded by :- East: Adj. Society's Internal Road, West: Plot No. A-18, North: Plot No. B-30, South: Plot No. A-32

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

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

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 Mr. Pankaj Karshanbhai Chauhan (Co-Borrower) & Ms. Ramaben Vinodbhai Chauhan (Co-Borrower) dated 12.05.2021 with further interest, cost & expenses. Property No. 9:- 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 2, Plot No 52, Plot No 53 &

adjoining land of plot no 53 of Gokul Nagar situated on land bearing Rev Sy No 455 i.e Block No 466 of Village Kholwad Taluka Kamrej 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. 10,60,000/-Earnest money to be deposited - Rs. 1,06,000/-

Name of the Borrower & Guarantor/s :- Mr. Rohithhai Thakarshibhai Bhuva, Amount due :- Rs. 12,63,292.49 as on 15.05.2021 Mr. Hareshbhai Thakarshibhai Bhuva, Mr. Thakarshibhai Devarajbhai Bhuva with further interest, cost & expenses

Property No. 10: - All that piece and parcel of immoveable property bearing Plot No. 706, adm. 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 "Vrainandini Residency" Vibhaq-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. 10,60,000/ Earnest money to be deposited - Rs. 1,06,000/-

Branch Name. Union Bank of India, KATHOR Branch, Kathor, Taluka - Kamrej, Dist Surat-394150. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mr. Anilkumar Laljibhai Senjaliya (Applicant), Amount due :- Rs. 14,86,971.69 as per Demand Notice Dated

Mr. Kishorbhai Nagjibhai Barvaliya (Guarantor) 31.07.2023 and accrued interest plus charges thereafter. Property No. 11:- All piece and parcel of immovable property known as PLOT NO. 255 of the society known as "KAMDHENU RESIDENCY" situated at Velanja bearing RS no. 172,173 & 174 of block no. 213/A admeasuring 23800.00 sq. mt. of Village Velanja Taluka Kamrej District Surat admeasuring about 44.61 sq. mt. along with undivided share of underneath i.e. 27.23 sq. mts.

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

 Reserve Price - Rs. 10,00,000/ Earnest money to be deposited - Rs. 1,00,000/-Name of the Borrower & Guarantor/s :- Mr. Prafulbhai Laljibhai Senjaliya (Applicant), Amount due :- Rs. 15,39,219.21 as on 31.07.2023 Mr. Pravinbhai Dhirubhai Thummar (Guarantor) with further interest, cost & expenses Property No. 12:- All piece and parcel of immovable property known as PLOT NO. 254 of the society known as "KAMDHENU RESIDENCY" situated at Velania bearing RS no. 172,173 & 174 of block no. 213/A admeasuring 23800.00 sq. mt. of Village Velanja Taluka Kamrej District Surat admeasuring about 44.61 sq. mt. along with

undivided share of underneath i.e. 27.23 sq. mts. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

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

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

Property No. 13:- All that right, title and interest in the "C" type Plot No 84, admeasuring 63.88 sqmtrs: along with undivided proportionate share admeasuring 38.67 sq.mtrs. in the common roads and COP (aggregating 102.55 sq.mtrs.) of 'Sahajanand Residency' of the land bearing New Block No. 110 (Old Block No. 110,128,129,144 and 437 of Moje: village: Koli Bharthana, Taluka: Kamrej, District Surat. Boundaries :- North - Plot No. 85, South - Plot No. 83, Plot No. 97 & West - Society Road in the name of Rasikbhai Mukeshbhai Sabhadiya, . Type of Possession - Physical Possession . Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,60,000/ Earnest money to be deposited - Rs. 1,06,000/-

Name of the Borrower & Guarantor/s :- Mr. Bharat Mathurbhai Hadiya (Borrower), | Amount due :- Rs. 15,68,682.76 as per Demand Notice dated 16.04.2021 Mrs. Bhupathhai Mathurbhai Hadiya (Co-borrower) & Mr. Prabhakarbhai V Ladumor | plus further interest, cost and expenses. Property No. 14:- All that piece and parcel of the property bearing Plot No. 60 "C" Type (as per Passing Plant Plot No. C/60) as per Village Form No. 7/12 admeasuring 76.25 sq.mtrs equivalent to 91.19 sq.yards at "Shree Veer Vinayak Residency" situated on the land bearing Block No. 118 (Rev. S. No. 116/2), situated at Village -

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

Reserve Price - Rs. 9.32,000/ Earnest money to be deposited - Rs. 93,200/-

Union Bank of India, BARDOLI Main Branch, Kashyap Chamber, Station Road, Opp. Mudit Palace, Bardoli - 394601, District - Surat. Address & Contact No. | Authorised Officer- Mr. Ramvtar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Borse Bhattubhai Gulabbhai (Borrower) Rs. 13,16,532.15 as on 28.02.2022 Hasmukhbhai C Kapadiya (Guarantor) with further interest, cost & expenses.

Property No. 15: In District Surat, Sub District Taluka Palsana, Moje Gam Kadodara's Survey Number 132/2a. Block Number 121 Registered For Residential Purpose As Shree Balaji Nagar Society, In This Society Open Plot 386/A In The Name Of Borse Bhattubhai Gulabbhai.

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

 Reserve Price - Rs. 7,80,000/ Earnest money to be deposited - Rs. 78,000/-Name of the Borrower & Guarantor/s :- Mr. Shailendra Mansinghh (Borrower), Amount due :- Rs. 10,03,601/-,

as on 31/01/2022 with further interest, cost & expenses Mr. Mangal Devi Mansinghh (Co-borrower) & Mr. Arun Kalu Prasad (Guarantor)

Property No. 16:- Surat District, Sub District, Taluka Palsana's Moje Gam Tantithaiya's Block No. 273/A Of Survey No. 341/2, Block No. 274 Of Survey No. 341/3, Block No. 275 Of Survey No. of Survey No. 341/4 By Consolidating of All Formed Block No. 273a Which Is Non Agricultural Land Created For Residential Purpose And Site Named As Neelkanth Residency Plot No. 119 in the name of Mr. Shailendra Mansinghh.

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

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

Name of the Borrower & Guarantor/s :- Mr. Madanial S/O Mangilal (Borrower), Amount due :- Rs. 14,05,857/- as on 31/01/2022 Mrs. Vimala Devi Madanial (Co-Borrower) & Mr. Rajesh Gopilal Mali (Guarantor) with further interest, cost & expenses

Property No. 17: Surat District, Sub District, Taluka Palsana's Moje Gam Tantithaiya's Block No. 273/A Of Survey No. 341/2, Block No. 274 Of Survey No. 341/3, Block No. 275 Of Survey No. Of Survey No. 341/4 By Consolidating Of All Formed Block No. 273a Which Is Non Agricultural Land Created For Residential Purpose And Site Named As Neelkanth Residency Plot No 124 in the name of Mr. Madanlal Mangilal.

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

Reserve Price - Rs. 7,15,000/ Earnest money to be deposited - Rs. 71,500/-

Name of the Borrower & Guarantor/s :- Pankaj Shivmurtibhai Shrivas & Mr. Prashant Sureshbhai Soni

Amount due :- Rs. 7.96.973.38 as per demand notice dated 08.04.2021 with further interest, cost & expenses.

Amount due :- Rs. 3,05,609.63 as on 05.07.2021

Property No. 18:- FLAT No. 408-A1, on Fourth Floor of Building A "RAJ KESHAR HEIGHTS", upon Plot No. B/24to B/37 upon land Block No 329/Paikee 1 which is situated at VILLAGE -TEN, Taluka - Bardoli, Dist: Surat and said Flat no 408 Registered as property No 1832/408 before Gram Panchayat Ten, Taluka Bardoli Dist: Surat in the name of Pankai Shivmurtibhai Shrivas.

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

Reserve Price - Rs. 4,01,000/ Earnest money to be deposited - Rs. 40,100/-

Name of the Borrower/Co-borrower & Guarantor:- Mr. Nara Ram (borrower), Rs.13,40,482.41 as per demand notice dated 13.12.2022 with further interest, Mr. Ramlal Sogaramji Kumawat (guarantor) cost & expenses less recovery effected (if any)

Property No. 19 :- All that piece and parcel of Plot no. 277 admeasuring 40,19 sq. mtrs. i.e. 48.06 sq. yards with margin and individual share of common plot. Road margin admeasuring sq. mtrs. i.e. sq. yards total admeasuring i.e. sq. yards of "Nilkanth Residency" Moje; Tantithaiya RS no. /Block/ no. 273/A, Khata no. 1485, Plot no. 277 "Nilkanth Residency" near Chalthan Railway Crossing, Tantithaiya, Taluka-Palsana, District-Surat owned by Nara Ram. • Type of Possession: Physical • Details of encumbrances over the property, as known to the secured creditor, if any: None

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

Name of the Borrower/Co-borrower & Guarantor:- Pappu Ramchandra Sah (Borrower) Rs. 9,83,052.08 as per demand notice dated 07.07.2023 with further Shayamlal Pandit(Co-Borrower) interest, cost & expenses

Property No. 20: All that piece and parcel of immoveable property bearing Plot no. 255 admeasuring about 40.15 sq.mts with undivided inchoate share of road and COP admeasuring about 31.16 sq. mtrs. in "Aradhana Palace" with all the appurtenances pertaining thereto, standing on land bearing Block no. 29 lying, being and situated at village-Jolwa, Tauka-Palsana, District-Suratowned by Pappu Ramchandra Sah. . Type of Possession: Physical . Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 8,10,000/ Earnest money to be deposited - Rs. 81,000/-Union Bank of India, Vapi Main Branch, Ground Floor, Dharti Chambers, CM 8/13, N.H.No.8, GIDC, Vapi - 396195, District Valsad. Branch Name. 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. Property No. 21: 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 Rushiraj Complex Village Balitha Tal Vapi, Dist: Valsad in the name of Vitthal Madhubhai Koladiya. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

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

Name of the Borrower & Guarantor/s :- Mr. Vitthalbhai Madhubhai Koladiya, Mrs. Nilam V Kotadiya

with further interest, cost & expenses Property No. 22: - 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 No. 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. 9,80,000/-Earnest money to be deposited - Rs. 98,000/-

Union Bank of India, Palod Branch: Shop No. G-3, G-4, Ground Floor, JB Raw-House, Kim Station Rd, PO Palod Address & Contact No. | (Kim Char Rastha) - 394111, Authorised Officer: Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Mr. Kanubhai Savjibhai Dobariya, Amount due :- Rs. 7,26,596.27 as per demand notice dated Mrs. Jayaben Kanubhai Dobariya & Mr. Devchandbhai Punabhai Vaghani 17.08.2021 with further interest, cost & expenses. Property No. 23 :- Plot No. 189 of Society Known as 'Divine Residency' situated at Hathuran, bearing Revenue Survey No. 763, Block No. 744 of Village Hathuran, Taluka -

Mangrol, District - Surat total admeasuring about 44.59 sq.mtr. along with road margin 14.72 sq.mtr. together with all right, title, and interest in the name of Kanubhai Savjibhai Dobariya & Jayaben Kanubhai Dobariya.

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

 Reserve Price - Rs. 7,81,000/ Earnest money to be deposited - Rs. 78,100/-Union Bank Of India Vapi Station Branch, M G market, Bazar Road, Vapi - 396191. Address & Contact No. | Authorised Officer: Mr. Ramytar Meena, Mobile Number: 8827433132. Amount due :- Rs. 4,68,878.38 as per demand notice dated Name of the Borrower & Guarantor/s :- Mr. Arvind Surat Singh (Borrower), 08.08.2018 with further interest, cost & expenses. Mr. Ravindra S Singh (Co-borrower), Mr. Santosh Singh (Guarantor)

Property No. 24: - All that piece and parcel of Residential Flat No. 401, 4th Floor, Om complex, Ranchod Nagar, Chhiri, Vapi-396195 in the name of Aravind S Singh and Ravindra S Singh, North: Flat No. 402, South: Lift, East: Open Space, West: Gallery. Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 5,63,000/ Earnest money to be deposited - Rs. 56,300/-

Branch Name, Union Bank of India, Vesu VIP Road Branch, Shop No 30-35, Gokul Solitaire, VIP Road, Vesu, Surat, Gujarat -395007. Address & Contact No. | Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132 Name of the Borrower & Guarantor/s :-Amount due :- Rs. 15,24,412.16 (Rupees Fifteen Lakh Twenty Four Thousand Four Hundred

Mr. Ashvinbhai Laljibhai Savaliya & Mr. Dharmeshbhai Ghenaiya | Twelve and Paisa Sixteen only) as on 31.12.2021 with further interest, cost & expenses. Property No. 25:- Land & Building residential belonging to Mr. Ashvinbhai Laljibhai Savaliya, situated at Plot No. 244, Admeasuring 44.61 sq.mtrs, Kamdhenu Residency, Velanja, Kamrej, Surat - 394150.

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

Reserve Price - Rs. 9.83,000/ Earnest money to be deposited - Rs. 98,300/-

Name of the Borrower & Guarantor/s :- Mr. Babudhan Ramdev Chaudhari (Applicant), Amount due :- Rs. 12,93,858.97 as per demand notice Mrs. Ramavatidevi Babudhan Chaudhari (Co-Applicant), Mr. Mantubhai S Kurmi (Co-Obligant) dated 28.07.2021 with further interest, cost & expenses. Property No. 26:- Land & Building (Residential House) situated at RS No. 284, 285, 286, Block No. 210, Plot No. 393, VK Park, Near Omkar Residency & Mahadev Nagar,

Moje Tantithaiya, Taluka - Palsana, Surat - 394129 in the name of Babudhan Ramdey Chaudhari & Ramavatidevi Babudhan Chaudhari. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 12,68,000/ Earnest money to be deposited - Rs. 1,26,800/-

Branch Name, Union Bank of India, Surat Nanpura Branch, UG - 1, 2 & 3, Tirupati Plaza, Beside Bahumali Building, Near Athwagate, Nanpura, Address & Contact No. | Surat - 395001, Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Late Mr. Kababhai R. Hadiya Through his Legal Heirs, Amount due :- Rs. 13,91,694/-Mrs. Udhiben Kababhai Hadiya W/o Late Kababhai R. Hadiya, Mr. Mayur Kababhai Hadiya S/o Late Kababhai R. Hadiya, as on 12.03.2020 Mr. Mitesh Kababhai Hadiya S/o Late Kababhai R. Hadiya, Mr. Vijay Bijalbhai Sisara (Co-obligant) with further interest, cost & expenses.

Property No. 27: - Land and Building - Residential belonging to Mr. Kababhai R. Hadiya, admeasuring 42.64 Sq. Mtrs., situated at Block No.118, 189, 231, 232, 233, New Block No. 188 (as per KJP Block No. 188/238/D), Paiki Plot (House) No. 238, Shiv Samarthal Residency, Village-Mankana, Taluka-Kamrej, Dist-Surat and Bounded by :- East : Adj. Internal Road, West : Adj. Society Boundary, North : Adj. Plot No. 239, South : Plot No. 237.

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

 Reserve Price - Rs. 9,00,000/ Earnest money to be deposited - Rs. 90,000/-Name of the Borrower & Guarantor/s :- Mr. Kishan Ghanshyam Tiwari & Amount due :- Rs. 12,08,591.37 as on 03.07.2018

Name of the Borrower & Guarantor/s :- Mr. Nagocha Lalji M & Mr. Nilesh M Nagocha

with further interest, cost & expenses Mr. Nilesh Pukhraj Tiwari Property No. 28:- All that piece and parcel of immovable property bearing Plot No. 201, admeasuring 44.59 sq.mtrs. Sai Kutir Residency, Block No. 130/A, RS No. 99 & 100/1, Village - Bagumara, Taluka - Palsana, District - Surat 394180 in the name of Mr. Kishan Ghanshyam Tiwari. Type of Possession - Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 9,00,000/ Earnest money to be deposited - Rs. 90,000/-

14.09.2021 with further interest, cost & expenses. Property No. 29:- All that piece and parcel of immovable property bearing Plot No. 44 (B Type) with construction (As per passing Plot No. B-44) adm. 53.37 sq.mtrs as per

Village Form No. 7/12 in Shree Vir Vinayak Residency with all apurtenances pertaining thereto, standing on land bearing R.S. No 116/2, Block No. 118 lying, being and situated at Village - Mankana, Tal - Kamrej, District - Surat, Sub-District - Kamrejin the name of Lalji M Nagochi. Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None

Amount due :- Rs. 15,02,203.38 as per demand notice dated

Amount due :- Rs. 18,85,254.30

with further interest, cost & expenses

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

Union Bank of India, Kamrej Branch: No. 36, 37,38, First Floor, Dada Bhagwan Complex, Kamrej Char Rasta, Kamrej - 394185, Address & Contact No. District - Surat. Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Patel Daxeshkumar Babubhai (Borrower), Amount due :- Rs. 14,58,842.26 as on 01.12.2021 Patel Piyushkumar Babubhai (Co-Borrower), Patel Bhartiben Daxeshbhai (Co-Borrower) & with further interest, cost & expenses Patel Sarojben Piyushkumar (Co-Borrower) Property No. 30 :- All piece & Parcel of Immovable Property bearing Plot no. 141-B, admeasuring area 48.30 sq. Meters alongwith 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. 12,00,000/ Earnest money to be deposited - Rs. 1,20,000/-

Name of the Borrower & Guarantor/s :- Mr. Balubhai Nathabhai Dolar (Borrower) Mr. Ghanshvambhai Nathabhai Dolar (Co-borrower)

Property No. 31: - All That Piece and Parcel of Immovable Property of Plot No. 72, Adm Area 85.00 Sq. yards, as per KJP Durasti Block No 54/72 adm. 66.97 Sq Mtrs. With proportionate undivided inchoate share of road and COP 34.85 sq mtrs, in SHIV Vatika Row House with all appurtenances pertaining thereto, standing on land bearing R S No 60, Block No 54 lying, bearing and situated at Village Mankana District Surat Sub District Kamrej in the name of Mr. Balubhai Nathabhai Dolar. Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

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

Union Bank of India, Amroli Branch, 134-135, Jeevan Jyoti Society, New Kosad Road, Surat, Gujarat - 395006. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mr. Shravan Kumar Mali (Borrower & Mortgagor), Amount due :- Rs. 16,24,683.75 as on 29.09.2023 Mrs. Lila Ram (Co-borrower) & Mr. Yagnik Kumar Pravinbhai (Guarantor) with further interest, cost & expenses Property No. 32:- All that piece and parcel of immovable property bearing Plot No. 151 Paiki, admeasuring Super Built-up area 46.82 sq. mts. Admeasuring in the project which is known as "Jolva Residency" along with undivided proportionate share admeasuring 25.91 Sq. Mts. in the land underneath the said building situated on the land

bearing R.S. No. 182; Block No. 223; Village Jolva, Sub-District Palsana, District Surat in the name of Mr. Shravan Kumar Mali. Type of Possession - Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10.43,000/ Earnest money to be deposited - Rs. 1.04,300/-

Union Bank of India, Katargam Branch, Narmada Complex, Opp. Prime Coop Bank Fulpada, Katargam, Main Road near GIDC, Address & Contact No. | Katargam, Surat - 395008, Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mrs. Gudia Nandubhai Paswan (Borrower), Amount due :- Rs. 17,50,937.90 as on 30.11.2023 Mr. Paswan Nandubhai Jagatram (Co-borrower) & Mr. Sunilkumar S Dubey (Guarantor) with further interest, cost & expenses Property No. 33:- All that piece and parcel of Immoveable property situated at Flat no. 178 on First floor, adm. about 1160 sq. ft i.e. 107.80 sq. mt. super built up area, 71.25 sq. mt. built up area of building no. B/13 of "Raj Abhishek City Homes" situated at block no. 14 paiki western side 39427.00 sq. mt. paiki excess land 36310.04 sq.

mt. along undivided share of land 42.30 sq. mt. land at Village Pardi Kande, Sub-District Choryasi, District-Surat in the name of Mr. Gudia Nandubhai Paswan & Mr. Paswan Nandubhai Jagatram. • Type of Possession - Symbolic 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, Ring Road Branch, Tulsi Market, B/s. Rishabh Petrol Pump, Ring Road, Surat - 395002, Address & Contact No. | Authorised Officer: Mr. Ramytar Meena, Mobile Number: 8827433132.

Amount due :- Rs. 12.36.754/- as on 27.04.2021 Name of the Borrower & Guarantor/s :- Mr. Kandevadiya Parshotambhai Bhimjibhai, Mrs. Kandevadiya Vimalbhai Parshotam & Mr. Dabhi Rasikbhai Madhubhai with further interest, cost & expenses

Property No. 34: - All the piece and parcel of immoveable property bearing Plot No. 219 adm. 45.15 sq. mt. with the margin (as per Spot) (as per KJP Block no. 154/A/219 adm. 42.41 sq. mt.) with the proportionate undivided share of road and COP land in "SHIV DHARESHWAR RESIDENCY" with all appurtenances pertaining thereto standing on land bearing block no. 154/A lying being and Situated at Village - Mankana, Sub District - 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. 11,32,000/- ● Earnest money to be deposited - Rs. 1,13,200/-

DATE AND TIME OF E-AUCTION: 26.07.2024 (FRIDAY) from 12:00 PM to 05:00 PM

of the above said loan, about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in For Registration and Login and Bidding Rules visit https://ebkray.in (PSB Alliance Pvt. Ltd.)

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)

Union Bank of India Ahmedabad

Authorised Officer,

financialexp.epapr.in

Date: 04.07.2024

Place : Surat (Gujarat)