interest, cost & expenses less recovery effected (if any)



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 / charges 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: 26.06.2024 (Wednesday) from 12:00 Noon to 05:00 PM

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/Co-borrower & Guarantor:- Mr. Shravan Kumar Mali (borrower & Rs 16,24,683.75 as per demand notice dated 29.09.2023 with further Mortgagor), Mrs. Lila Ram (co-borrower), Mr. Yagnik Kumar Pravinbhai (guarantor) interest, cost & expenses less recovery effected (if any)

Property No. 1:- 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" alongwith 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 Suratin the name of Mr. Shravan Kumar Mali. • Type of Possession : Symbolic • 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, Athwalines Branch, BSNL Door Sanchar Bhavan, Karimabad, Ghod Dod Road, Surat-395002 Branch Name. Address & Contact No. | Authorised Officer- Mr. Ramvtar Meena, Mobile Number : 8827433132. Name of the Borrower/Co-borrower & Guarantor:-Rs 15,00,126.36 as per demand notice dated 02.08.2019 with furthe

Mr. Ambaliya Dharmesh Mulajibhai (Borrower) interest, cost & expenses less recovery effected (if any) Property No. 2:- All that piece and parcel of immovable property bearing Plot No. 58, admeasuring 40.00 sq.mtrs. along-with Ground Floor, construction area admeasuring 40.00 sq.mtrs. in the residential project known as "SAIDHAM RESIDENCY" lying and being situation thereon at R.S. No. 395, Block No. 385 of Village Moje Kamrej, Sub-District - Kamrej, District - Surat in the name of Mr. Ambaliya Dharmesh Mulajibhai • Type of Possession : Physical • Details of encumbrances over the property, 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/Co-borrower & Guarantor:- Mr. Devendra Prashad Bhagwat Prasad Trivedi (borrower) Rs 11,78,572.19 as per demand notice dated 27.01.2022 with furthe Mrs Samta Devendra Prashad Trivedi (borrower), Mr. Pandit Navalkishor Shriram Sugarat (guarantor) interest, cost & expenses less recovery effected (if any)

Property No. 3:- 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 • 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/Co-borrower & Guarantor :- Mr. Hanuman S Sharma, Rs 15,70,877.42 as per demand notice dated 01.11.2018 with further Mr. Lokendra Kumar Sharma interest, cost & expenses less recovery effected (if any)

Property No. 4:- 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, Taluka - Palsana, District - Surat, Sub-District - Palsana in the name of Mr. Hanuman Shantilal Sharma. • Type of Possession Physical • Details of encumbrances over the property, as known to the secured creditor, if any: None

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

Name of the Borrower/Co-borrower & Guarantor :- Mr. Jeevansingh jorvarsingh Rs 14,38,308.50 as per demand notice dated 01.11.2018 with furthe Chundawat, Mr. Vikramsingh jorvarsingh Chundawat interest, cost & expenses less recovery effected (if any) Property No. 5 :- Plot No. 90, Garden City Vibhag-1, Near Aradhna Dream, Moie - Jolva, Tal - Palsana, Surat - 394310 in the name of Jeevansingh Jorvarsingh Chundawat &

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

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

Name of the Borrower/Co-borrower & Guarantor :- Mr. Khunt Sanjaybhai Bhayabhai Rs 15,89,913.93 as per demand notice dated 01.06.2019 with further Mrs. Setalben Sanjaybhai Khunt interest, cost & expenses less recovery effected (if any)

Property No. 6:- Plot No. 61 admeasuring 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 lo. 144/A at Village — Mankana, Ta-Kamrej, District - Suratin the name of Mr. Khunt Sanjaybhai Bhayabhai. • Type of Possession : Physical • 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/Co-borrower & Guarantor :- Mr. Mukesh Nanjibhai Katariya (borrower) Rs 9,93,233.65 as per demand notice dated 01.03,2023 with further Mrs. Vilasben Mukeshbhai Katariya (co-borrower), Mrs. Ashvinkumar M Katariya (guarantor) interest, cost & expenses less recovery effected (if any)

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 * 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/Co-borrower & Guarantor :- Mr. Tushal H Kachhadiya (borrower), Rs 9,93,138.20 as per demand notice dated 01.11.2008 with further Mr. Ghusabhai Zhalavadiya S/o. Popat Bhai M Zhalavadiya (Guarantor) interest, cost & expenses less recovery effected (if any)

Property No. 8: All that piece and parcel of Flat no. 305, 3" floor, Simandhar Nagar paiki Hare Krushna Residency, Near Dada Bhagwan Temple, Nansad , Koli Bharthana Road, Kamrej, Surat-394180 in the name of Mr. Tushal H. Kachhadiya. • Bounded by: • North: Shree Hari Residency, • South: Entry & Passage, • East: Internal Road, • West: Flat No 306. • Type of Possession: Physical • 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 Berrower/Co-borrower & Guaranter :- Mrs. Vasanthen Mansukhbhai Katakiya (borrower) | Rs 14,58,658.19 as per demand notice dated 27.01.2022 with further Mr. Rahul Mansukhbhai Katakiya (borrower), Mr. Shaileshkumar H Katakiya (guarantor) interest, cost & expenses less recovery effected (if any) Property No. 9:- Plot No. 494 (Type -B), Vraj Nandini Residency-1, Block No. 273, Kamrej, Surat - 394180 in the name of Vasantben Mansukhbhai Katariya & Rahul

Mansukhbhai Katariya. • Type of Possession: Physical • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 10,50,000/ Earnest money to be deposited - Rs. 1,05,000/-

Name of the Borrower/Co-borrower & Guarantor :- Mr. Vallabhbhai jadavbhai jalandhara (Borrower) | Rs 15,65,518,33 as per demand notice dated 02.04.2021 with furthe Mr. Batukbhai jalonghara (co-borrower), Mr. Baldaniya Manubhai Ukabhai (Co-obligant) interest, cost & expenses less recovery effected (if any)

Property No. 10:- All piece and parcel of the immovable property known as Plot No. A/31, Shree Veer VinayakResidency, (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-Kamrej, District-Surat. • Bounded by: • North: Plot No. B-30, • South: Plot No. A-32, • East: Adj. Society's Internal Road, • West: Plot No. A-18.

Type of Possession: Physical • 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, BARDOLI Branch, Kashyap Chamber, Station Road, Opp:Mudit Palace, Bardoli-394601, District Surat. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower/Co-borrower & Guarantor:- Borse Bhattubhai Gulabbhai (Borrower), Rs 13,16,532.15 as per demand notice dated 28.02.2022 with further Hasmukhbhai C Kapadiya (Guarantor) interest, cost & expenses less recovery effected (if any)

Property No. 11 :- 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 ● 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 :- Mr. Madanial S/o Mangilal (borrower) Rs 13,24,074,79 as per demand notice dated 31,01,2022 with further Mrs. Vimala Devi Madanlal (co-borrower), Mr. Rajesh Gopilal Mali (guarantor) interest, cost & expenses less recovery effected (if any) Property No. 12: Surat District, Sub District, Taluka Palsana Moje Gam TantithaiyaBlock 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. Madanial Mangilal.

Type of Possession: Physical • 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/Co-borrower & Guarantor :- Mr. Nara Ram (borrower) Rs 13.40.482.41 as per demand notice dated 13.12.2022 with furthe interest, cost & expenses less recovery effected (if any) Mr. Ramlal Sogaramji Kumawat (Guarantor) Property No. 13:- 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 :- Pankaj Shivmurtibhai Shrivas, Rs. 7,96,973.38 as per demand notice dated 08.04.2022 with further Mr. Prashant Sureshbhai Soni interest, cost & expenses less recovery effected (if any)

Property No. 14 :- 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 atVILLAGE -TEN , Taluka Bardoli, Dist: Surat and said Flat no 408 Registered as property No 1832/408 before Gram Panchayat Ten, Taluka Bardoli District: Surat in the name of Pankai Shivmurtibhai Shrivas.

Type of Possession: Physical • 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/-

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

Property No. 15:- 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/-

Name of the Borrower/Co-borrower & Guarantor :- Mr. Shailendra Mansinghh (Borrower). Rs. 9.92.960.32 as per demand notice dated 31.01.2022 with further Mr. Mangal Devi Mansinghh (co-borrower), Mr. Arun Kalu Prasad (Guarantor) interest, cost & expenses less recovery effected (if any)

Property No. 16: Surat District, Sub District, Taluka Palsana Moje Gam Tantithaiya 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 . Details of encumbrances over the property, as known to the secured creditor, if any: None

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

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

Name of the Borrower/Co-borrower & Guarantor:- Mr. Balubhai Nathabhai Dolar (borrower), Rs 18,85,254.30 with further interest, cost & expenses

Mr. Ghanshvambhai Nathabhai Dolar(co-borrower) less recovery effected (if any) Property No. 17:- 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 ● Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 17.10.000/ Earnest money to be deposited - Rs. 1.71.000/-

Name of the Borrower/Co-borrower & Guarantor :- Patel Daxesh Kumar Babubhai (borrower), Patel Piyush Kumar Babubhai Rs 14,58,842,26 as on 01,12,2021 with further interest (co-borrower), Patel Bhartibendaxeshbhai (co-borrower), Patel Sarojbenpiyush Kumar (co-borrower) cost & expenses less recovery effected (if any)

Property No. 18 :- 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 - Kamrei, Taluka-Kamrei, District - Surat.

. Type of Possession: Physical . 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/-

To be continued...

Union Bank of India, Kanpith Branch, 9 Kanpith Chowk, Bazar Road, Lal Gate Shahpore, Gopipura, Surat Gujarat 395003. Branch Name. Address & Contact No. Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132

Name of the Borrower/Co-borrower & Guarantor:- M/s Feni Ceramics Proprietor Mr. Paritosh Rs 41,32,098.79 as on 30.11.2023 with further interest, cost Dilipbhi Patel (borrower), Mrs Sukeshi D Patel (guarantor) & expenses less recovery effected (if any)

Property No. 19 :- All that piece and parcel of the immovable property known as residential Flat type property bearing Flatno. B/701, 7"Floor, Wing - B in "Shakuntala" Complex" at Moje Adajan bearing R. S. No 539, T P No 10 (Adajan), F.P. No 89 Paiki Sub Plot No A, B/S Sanghvi Tower Adajan 395009 Taluka- Surat City, District-Suratin the name of Mrs. Sukeshi Dilipbhai Patel &Mr. Paritosh Dilipbhai Patel • Type of Possession : Symbolic • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 43,00,000/- Earnest money to be deposited - Rs. 4,30,000/-

Branch Name, 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/Co-borrower & Guarantor:- Mrs. Gudia Nandubhai Paswan (borrower), Rs 17,50,937.90 as on 30.11.2023 with further Mr. Paswan Nandubhai Jagatram (co-borrower), Mr. Sunilkumar S Dubey (gurrantor)

Property No. 20:- All that piece and parcel of Immoveable property situated at Flat no. 178 on First flooradmeasuring 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 • 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/-

Branch Name, Union Bank of India, Kathor Branch, Kathor, Taluka - Kamrej, Dist Surat-394150. Name of the Borrower/Co-borrower & Guarantor:- Mr. Anilkumar Laljibhai Senjaliya (applicant). Rs. 14,86,971.69 as per demand notice dated 31.07.2023 with Mr. Kishorbhai Nagjibhai Barvaliya (gurrantor) further interest, cost & expenses less recovery effected (if any)

Property No. 21:- 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 ● 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/Co-borrower & Guarantor:- Mr. Prafulbhai Laljibhai Senjaliya (applicant), Rs 15,39,219.21 as per demand notice dated 31.07.2023 with further Mr. Pravinbhai Dhirubhai Thummar (guarantor) interest, cost & expenses less recovery effected (if any) Property No. 22:- All piece and parcel of immovable property known as PLOT NO.254 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 Velania Taluka Kamrei District Surat admeasuring about 44.61 sq. mt. along with undivided

share of underneath i.e. 27.23 sq. mts. • Type of Possession : Physical • 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/-

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

Union Bank of India, Surat Nanpura Branch, UG 1,2/3, Tirupati Plaza, Opp. Family Court, Near Athwa Gate Circle, Nanpura, Address & Contact No. | Surat - 395001 • Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower/Co-borrower & Guarantor:- Mrs. Udhiben Kababhai Hadiya (legal Heir Of Deceased Borrower Namely | Rs. 13,91,694 as per demand notice dated Late Mr. Kababhai R. Hadiya) W/o: Late Kababhai R. Hadiya, Mr. MayurKababhai Hadiya, (legal Heir Of Deceased Borrower Namely | 12.03.2020 with further interest, cost & Late Mr. Kababhai R. Hadiya) S/o: Late Kababhai R. Hadiya, Mr. Mitesh Kababhai Hadiya (legal Heir Deceased Borrower Namely expenses less recovery effected (if any) Late Mr. Kababhai R. Hadiya) S/o; Late Kababhai R. Hadiya Mr. Vijay Bijalbhai Sisara (co-obligant)

Property No. 23: 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), PaikiPlot (House) No. 238, Shiv Samarthal Residency, Village-Mankana, Taluka-Kamrej, District-Surat. Bounded by: • East: Adj. Internal Road, . West: Adj. Society Boundary, . North: Adj. Plot No. 239, . South: Plot No. 237

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

Rs. 12,08,591.37 as per demand notice dated 03.07.2018 with further Name of the Borrower/Co-borrower & Guarantor:- Mr. Kishan Ghanshyam Tiwari Mr. Nilesh Pukhraj Tiwari interest, cost & expenses less recovery effected (if any)

Property No. 24:- 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 • 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/Co-borrower & Guarantor:- Mr. Nagocha Lalji M. Rs. 15,02,203.39 as per demand notice dated 14.09.2021 with further Mr. Nilesh M Nagocha. interest, cost & expenses less recovery effected (if any)

Property No. 25 :- All that piece and parcel of immovable property bearing Plot No. 44 (B Type) with construction (As per passing Plot No. 8-44) 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 . 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, Palod Branch, Shop No. G-3, G-4, Ground Floor, JB Raw-House, Kim Station Rd , Address & Contact No. PO Palod (Kim Char Rastha)- 394111. • Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower/Co-borrower & Guarantor:- Mr. Kanubhai Savjibhai Dobariya, Rs. 7,26,596,27 as per demand notice dated 17,08,2022 with Mrs. Jayaben Kanubhai Dobariya, Mr. Devchandbhai Punabhai Vaghani further interest, cost & expenses less recovery effected (if any)

Property No. 26: 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 interestin the name of Mr. Kanubhai Savjibhai Dobariya & Jayaben Kanubhai Dobariya.

■ Type of Possession: Physical ■ 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/-

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

Union Bank of India, Pandesara Branch, G 23-24, Isana Business Hub, Althan Pandesara Bridge, Near D-Mart, Surat - 395 017 Branch Name, Address & Contact No. | • Authorised Officer- Mr. Ramvtar Meena, Mobile Number : 8827433132. Name of the Borrower/Co-borrower & Guarantor:- Mr. Rohitbhai Thakarshibhai Bhuva, Rs. 12,63,292.49 as per demand notice dated 15.05.2021 with

Mr. Hareshbhai Thakarshibhai Bhuva, Mr. Thakarshi Bhaidevarajbhai Bhuva further interest, cost & expenses less recovery effected (if any) Property No. 27: 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 "Vrainandini 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. RohitbhaiThakarshibhaiBhuva&Mr. Hareshbhai Thakarshibhai Bhuva. ● Type of Possession: Physical ● Details of encumbrances over the property, as known to the secured creditor, if any: None

Name of the Borrower/Co-borrower & Guarantor:- Mr. Vined Karshanbhai Chauhan (borrower), Rs. 12,31,135.47 as per demand notice dated 12.05.2021 with further

Mr. Pankaj Karshanbhai Chauhan (co-borrower), Ms. Ramaben Vinodbhai Chauhan (co-borrower) interest, cost & expenses less recovery effected (if any) Property No. 28 :- 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 & Pankaj Karshanbhai Chauhan Type of Possession: Symbolic • 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/Co-borrower & Guarantor:- Mr. Mahendra Sudambhai Gurav (borrower) Rs. 12,17,773.79 as per demand notice dated 15.05.2021 with further Mrs. Shilaben M Gurav (Co-borrower), Mr. Bechan Mukhiya (guarantor) interest, cost & expenses less recovery effected (if any) Property No. 29:- 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. Bounded by: • East: Society road, • West: Adj. Plot, • North: Plot no. 98 (Open Land), • South: Plot no. 100 Type of Possession: Physical • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,30,000/- • Earnest money to be deposited - Rs. 1,13,000/-

Rs. 12,30,184.76 as per demand notice dated 15.05.2021 with further Name of the Borrower/Co-borrower & Guarantor:- Mr. Vijaykumar K Verma(borrower) Mrs. Savitadevi Vijaykumar Verma (co-borrower), Mr. Sanjaykumarhorilal Verma (guarantor) interest, cost & expenses less recovery effected (if any) Property No. 30:- Title in respect of the immovable property bearing Plot no. 13 (after k.j.p. the said plot is given separate block no. 223/13) Admeasuring about 64.92 sq.

mtrs of residential society known as Shivdarshan Housing Society, along with undivided proportionate share in road and c.o.p of the said society, situated on land bearing

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

consolidated block no. 223 Village Tantithaiya, sub-district. Palsana, District Surat Type of Possession: Physical • 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/-

Address & Contact No. | • Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower/Co-borrower & Guarantor:- Mr. Kandevadiya Parshotambhai Bhimjibhai Rs. 12,36,754 as per demand notice dated 27.04.2021 with Mrs. Kandevadiya Vimalbhai Parshotam, Mr. Dabhi Rasikbhai Madhubhai further interest, cost & expenses less recovery effected (if any) Property No. 31:- 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 nearing block no. 154/A lying being and Situated at Village Mankana Sub District Kamrej District Surat. • Type of Possession: Physical • 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/-Union Bank of India, Sachin Branch, Laxmi Villa Township I, Shop No.1 To 6, Gidc Road, No.47, Sachin-394210, Taluka Palsana, Branch Name,

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

Name of the Borrower/Co-borrower & Guarantor:- Mr. Bharat Mathurbhai Hadiya (borrower), Rs. 15,68,682.76 as per demand notice dated 16.04.2021 with Mrs. Bhupatbhai Mathurbhai Hadiya (co-borrower), Mr. Prabhakarbhai V Ladumor further interest, cost & expenses less recovery effected (if any) Property No. 32 :- All that piece and parcel of the property bearing Plot No. 60 "C" Type (as per Passing Plant Plot No. C/60) as per Village Form No. 7/12 admeasuring 76.25 sq.mtrs equivalent to 91.19 sq.vards at "Shree Veer Vinavak Residency" situated on the land bearing Block No. 118 (Rev. S. No. 116/2), situated at Village - Mankana. Taluka -- Kamrei, District -- Surat in the name of Mr. Bharat Mathurbhai Hadiya & Mr. Bhupatbhai Mathurbhai Hadiya. Type of Possession: Physical ● 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/-

Name of the Borrower/Co-borrower & Guarantor:- Rasikbhai Mukeshbhai Sabhadiya (Borrower), Rs. 11,56,732.28 as per demand notice dated 21.05.2021 with further interest, cost & expenses less recovery effected (if any) Yogesh Shabhubhai Butani (Guarantor) Property No. 33 :- All that right, title and interest in the "C" type Plot No 84, admeasuring 63.88 sqmtrs. alongwith 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 Roadin the name of Rasikbhai Mukeshbhai Sabhadiya • Type of Possession: Physical • 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/-

Union Bank of India, Udhna Darwaja Main Branch, Le grand Building, Udhana Darwaja Surat. Gujarat - 395002.

Address & Contact No. Authorised Officer- Mr. Ramvtar Meena, Mobile Number: 8827433132. Name of the Borrower/Co-borrower & Guarantor:- Mr. Dobariya Sagarbhai B. Rs. 12,48,425 as per demand notice dated 16.07.2019 with Mrs. Dayaben Bhanubhai Dobariya, Mr. Pankajbhai V Mangroliya further interest, cost & expenses less recovery effected (if any) Property No. 34: House on Plot No. 68, admeasuring about 45.97 sq.mtrs. along-with undivided proportionate share in Road and COP of the society admeasuring about

24.92 sq.mtrs. totally admeasuring area about 83.49 sq.mtrs. of residential society known as "Shree Residency" situated on land bearing RS No. 85, Block No. 153/B of Village Sanki, Taluka Palsana, District - Surat in the name of Mr. Sagarbhai B Dobariya.

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

Reserve Price - Rs. 9,20,000/ Earnest money to be deposited - Rs. 92,000/-

Union Bank of India, Ten Barodli Branch, Khan Empire, Village TenS.H. 6, Tal. Bardoli, Dist. Surat 394601 Address & Contact No. . Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower/Co-borrower & Guarantor:- Mr. Avaiya Dharmeshbhai Vinubhai Rs. 44,73,658.05 as per demand notice dated 31.08.2023 with (Borrower & Mortgagor), Mr. Avaiya Sanjay Vinubhai (borrower & Mortgagor) further interest, cost & expenses less recovery effected (if any)

Property No. 35 :- All the rights, title and interest in property bearing PLOT NO.5, its admeasuring area 283.20 sq.mtrs. its construction area GROUND FLOOR + 1" FLOOR adm.91.94 sq. mtrs. along with undivided proportionate share in COP adm. 72.1125 sq.mtrs, and Road land adm. 112.095 sq.mtrs, of the said Society Known as "RAJ SURYA VILLA" organized on land bearing Block No.643 situated at VILLAGE: UGAT, TALUKA: NAVSARI DISTRICT NAVSARI. • Type of Possession : Physical • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 26.00,000/ Earnest money to be deposited - Rs. 2.60,000/-

Union Bank of India, Sachin Unn Branch, Ground Floor, 18 To 21, Platinum Plaza, Opp. Sumit Hotel, Sachin, BRTS Bus Stop, Surat-394230 Address & Contact No. Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower/Co-borrower & Guarantor: - Mrs. Kanuben Pravinbhai Sagar (applicant) Rs. 14,58,908.64 as per demand notice dated 18.07.2022 with Mr. Pravinbhai Bhovanbhai Sagar (co- Applicant), Mr. Chandubhai Laxmanbhai Thavani (guarantor) further interest, cost & expenses less recovery effected (if any)

Property No. 36 :- All that piece and parcel of Plot no. 19, (A/19 as per approved plan) admeasuring about 44.65 sq. mts. (44.65 sq. mts. as per passing plan) with proportionate undivided share of 13.395 sq. mts. In road & C.O.P in "BHGWAT RESIDENCY" in land of R.S. no. 262, Block no. 258, Village- Kamrej, Sub-District-Kamrej, District-Surat.in the name of Kanuben Pravinbhai Sagar & Pravinbhai Bhovanbhai Sagar.

 Type of Possession: Physical ● 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/-

To be continued.

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