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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

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: 26.07.2024 (FRIDAY) from 12:00 PM to 05:00 PM

Branch Name, Union Bank of India, ARB Surat Branch: Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007. Address & Contact No. Authorised Officer: Mr. Sandeep Vijay Kashyap, (M): 8830715653 & Branch Contact: 9949540052 / 7016965509.

Name of the Borrower & Guarantor/s :- M/s. Amar Agencies (A Proprietorship Firm) (Borrower), Amount due :- Rs. 27,00,970.28 as per demand notice dated Mr. Nirmalbhai Shivrambhai Wanwani (Prop. of Amar Agencies) & Mr. Govind Mohanlal Kotwani (Guarantor) 31.12.2021 with further interest, cost & expenses.

Property No. 1 :- All peace or parcels of the immovable property bearing Basement floor, admeasuring about 102.1 Sq. Mtrs. and its Built up area admeasuring about 122.628 sq. mtrs. with proportionate undivided inchoate share in Undermath Land of Chintamani Residency/Apartment situated and consturctuion the land bearing City Survey nondh no.1325 and 1326 of Ward No. 10 situated at Gopipura, Subhash Chowk area Surat belonging in the name of Mr. Nirmalkumar Shivram Wanwani.

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

 Reserve Price - Rs. 17,50,000/-· Earnest money to be deposited - Rs. 1,75,000/-

Amount due :- Rs. 4,86,07,734.92 as per demand notice dated Name of the Borrower & Guarantor/s :- Mr. Biren Govindlal Shah (Borrower & Mortgagor) & Mrs. Deepa Biren Shah (Borrower & Mortgagor) 03.11.2022 with further interest, cost & expenses.

Property No. 2 :- All the piece and parcel of immovable property Open Flat No. C/19 on Eighteenth Floor admeasuring total carpet area 4509.17 sq.ft. i.e. 419.07 sq.mtrs. and built up area 4555.14 sq.ft. i.e. 423.340 sq.mtrs, and servant area 154.33 sq.ft. i.e. 14.3429 sq.mtrs, and service area 901.00 sq.ft. i.e. 83.74 sq. mtr., total built up area 5610.47 sq.ft. i.e. 521.4229 sq. mtrs. with an undivided share of 116.2 sq.mtr, in the underneath land of "FEELINGS" building known as "EXPRESSION" constructed on 5878 sq.mtrs. non-agricultural land of R.S. No. 6/4, Block No. 14/A total area 3845 sq.mtr. and under T.P. Scheme No. 13 (Bharthana-Vesu) allotted Final Plot No. 20 admeasuring 2692 sq.mtrs, and RS No. 5/1 + 6/3, Block No. 14/B total area 8397 sq.mtr. and under T.P. Scheme 13 (Bharthana-Vesu) allotted Final Plot No. 21 admeasuring 5878 sq.mtr. situated at Village — Bharthana-Vesu, Sub-District — Taluka - Majura, District - Surat in the name of Mr. Biren Govindlal Shah & Mrs. Deepa Biren Shah.

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

Reserve Price - Rs. 3,60,00,000/ Earnest money to be deposited - Rs. 36,00,000/-

Name of the Borrower & Guarantor/s :- Mr. Hirenkumar Rajeshbhai Hirpara, Amount due :- Rs. 28,80,038/- as on 04.04.2018 Mrs. Arunaben Rajeshbhai Hirpara & Mr. Alpeshbhai Dhirubhai Timbadiya with further interest, cost & expenses

Property No. 3:- All the piece and parcel of the immovable property i.e. Plot No. 07, admeasuring 70.76 sq.meter together with undivided proportionate share admeasuring 34.24 sq.mtrs. in the common road and COP (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2) of Moje Village Mulad, Taluka - Olpad, District - Surat in the name of Mr. Hirenkumar Rajeshbhai Hirpara. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,50,000/ Earnest money to be deposited - Rs. 85,000/-

Name of the Borrower & Guarantor/s :- M/s Kalpeshbhai Jewellers (Prop. Mr. Kalpeshbhai Sureshchandra Soni) (Borrower), Mr. Sureshchand Ramohanlal Soni (Guarantor) S/o Shri Mohalal Soni, Mrs. Mamtaben Kalpeshbhai Soni (Guarantor) W/o Mr. Kalpeshbhai Sureshchandra Soni, Mrs. Bhavnaben Manishkumar Soni (being The Legal Heir and Mother Guardian of Other Minor Legal Heirs of Deceased Guarantor Namely Manish Kumarsoni)

Rs. 5,75,88,026.41 as on 30.09.2021 with further interest, cost & expenses.

Property No. 4 :- Shop/Office No.: M-19[On Mezzanine Floor] admeasuring 1452 Sq.Ft. palke Back Side Separate portion adm. 1254 Sq. Ft. with proportionate undivided inchoate share adm. 51.59 Sq.Mts. in land below in building known as Bhagwati Ashish Apartment- 1 of With all appurtenances pertaining thereto, standing on land bearing R.S.No. 144/1, T.P. Scheme No. 4, F.P. No. 149, Village: Umra, Dist: Surat. And ii)Shop/Office No.: M-22 and M-23[On Mezzanine Floor] admeasuring 1546 Sq.Ft. [Total area] with proportionate undivided inchoate share admeasuring 62.60Sq.Mts, in land below in building known as Bhagwati Ashish Apartment- 1 of With all appurtenances pertaining thereto, standing on land bearing R.S. No. 144/1, T.P. Scheme No. 4, F.P. No. 149, Village: Umra, Dist: Surat.jointly owned by Mr. Sureshchandra Mohanlal Soni, Mr. Kalpeshbhai Sureshchandra Soni and Mr. Manishkumar Sureshchandra Soni. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,05,00,000/ Earnest money to be deposited - Rs. 10,50,000/-

Name of the Borrower & Guarantor/s :- M/s Gopinathji Fashion (Borrower), Rs 59,44,229/- as on 28.02.2021 Mr. Dharmesh Hakubhai Patel, (Prop. of M/s Gopinathji Fashion), Mr.Bhaveshkumar Lalitbhai Thakkar (Guarantor) with further interest, cost & expenses.

Property No. 5 :- All that piece and parcel of Simple mortgage of immovable property bearing. Unit No. J-849 & J-850, admeasuring Super Built-up area 2 x 258.00 sq ft in the name of Mr. Dharmesh Hakubhai Patel. (Property description as specified in the (Unit No J-849, 1176/2014 dated 11-02-2014 & Unit No J-850: 1174/2014 Deed dated 11-02-2014). On the North: By part of Niranjan Mill, On the South: By part of Niranjan Mill, On the East: By ring Road, On the West: By part of Niranjan Mill.

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

Reserve Price - Rs. 14,50,000/- • Earnest money to be deposited - Rs. 1,45,000/-

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

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

Property No. 6:- All that piece and parcels of the open land bearing Rev.S.No.24, Block No.28 admeasuring about 6302 sq.mtrs. of Village: Kareli, Sub Dist: Palsana Dist: Surat.(owned

by Manoikumar K Navanariya). Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,90,00,000/ Earnest money to be deposited - Rs. 19,00,000/-

Property No. 7:- All right title and interest in 1. Shop No.L-26 Super built up admeasuring 750.00 sq.fts equivalent to 69.67 sq.mtrs and its carpet area 36.27sq.mtrs, 2. Shop No.L-25 Super built up admeasuring 750.00sq.fts i.e 69.67 sq.mtrs and its carpet area 36.27sq.mtrs and 3. Hall situated beside Shop No.L-25 Super built up admeasuring 1250.00sq.fts i.e 116.17sq.mtrs and its carpet area 52.85sq.mtrs on Lower Level floor of Podium Block, together with undivided proportionate share in underneath land of " Megh Mayur Plaza", constructed on the land bearing Sub Plot No."A" of City Survey Nondh No.237/1+2 of Village/Ward Umara, T.P. Scheme No.5 [Athwa-Umara] F.P.No.79 of village: Umara, City Surat, Taluka: Choryasi, District Surat Its Municipal Tenement No.13A-19-4111-0-001 (owned by Manoikumar K Navapariya)

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

Reserve Price - Rs. 1,75,00,000/ Earnest money to be deposited - Rs. 17,50,000/-

Property No. 8 :- All right title and interest in 1. Shop No.L-27 Super built up admeasuring 1009.00 sq.fts and its carpert area 45.36sq.mtrs and 2. Shop No.L-28 Super built up admeasuring 750.00 sq.fts i.e 69.67 sq.mtrs and its carpet area 36.27sq.mtrs on Lower Level floor of Podium Block, together with undivided proportionate share in underneath land of "Megh Mayur Plaza", constructed on the land bearing Sub Plot No."A" of City Survey Nondh No.237/1 + 2 of Village/Ward Umara, T.P.Scheme No.5 [Athwa-Umara] F.P.No.79 of village:

Umara, City Surat, Taluka: Choryasi, District Surat Its Municipal Tenement No.13A-19-4111-0-001 (owned by Manojkumar K Navapariya) Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,05,00,000/ Earnest money to be deposited - Rs. 10,50,000/-

Name of the Borrower & Guarantor/s :- Mr. Nandlal Shamjibhai Sangani & Amount due :- Rs. 24,80,846.34 as per demand notice dated Mr. Hareshbhai Jivanbhai Suha 30.05.2022 with further interest, cost & expenses.

Property No. 10:- Plot No. 59, adm. 67.69 sg. metres (As per Plan passed) with proportionate undivided inchoate share of Road and COP admeasuring 34.21 square metres in "Ever Villa Row House" with all appurtenances pertaining thereto standing on land bearing Block No. 211 lying being and situated at Village Sayan, Taluka Olpad, District - Surat in the name of Mr. Nandlal Shamjibhai Sangani. • Type of Possession - Symbolic 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. Sardhara Vajubhai Samjibhai, Mrs. Sardhara Ranjanben Vajubhai & Amount due :- Rs. 30,75,462/- as on 10.01.2018 Mr. Amit Panchabhai Vadi with further interest, cost & expenses

Property No. 11: All the piece and parcel of the immovable property i.e. Plot No. 08, admeasuring 70.76 sq.mtrs together with undivided proportionate share admeasuring 34.24 sq.mtrs. (aggregating admeasuring 105.00 sq.mtrs.) of the society known and named as "KAVYA RESIDENCY VIBHAG-B" situated on the land bearing Revenue Block No. 302/B (Old

Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2 of Moje Village, Mulad - Taluka - Olpad, District - Surat in the name of Mr. Vjubhai Samjibhai Sardhara. Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None.

Reserve Price - Rs. 8,50,000/- Earnest money to be deposited - Rs. 85,000/-

Amount due :- Rs. 22,00,289.39 as per demand notice dated Name of the Borrower & Guarantor/s :- M/s. Shree Hari Creation Prop Mr., Hareshbhai Gordhanbhai Sitapara (Borrower), Mrs. Urmilaben Harishbhai Sitapara (Co- Borrower) | 18.11,2021 with further interest, cost & expenses.

Property No. 12:- Plot No. 3 admeasuring about 40.16 sq. mtrs. of Kasturba Nagar, Beside Shaktivijay Society, Opp. - Urmi Society, Nr. Baroda Pristage, Varachha Main Road, Varachha, Surat, in the name of Hareshbhai Gordhanbhai Sitapara & Urmilaben Harishbhai Sitapara.

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

 Reserve Price - Rs. 25,00,000/-Earnest money to be deposited - Rs. 2,50,000/-

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

Property No. 13:- All that right, title and interest in Unit/Shop No. J/108 admeasuring Super Built-up area 599.00 sq.ft. i.e 55.66 sq.mts. and Carpet area 26.01 sq.mts. on the 1st floor along with undivided share of the land admeasuring about 6.50 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 27.00.000/-Earnest money to be deposited - Rs. 2,70,000/-

Property No. 14:- All that right, title and interest in Unit/Shop No. J/107 admeasuring Super Built-up area 655.00 sq. ft. i.e 60.87 sq.mts. and Carpet area 26.01 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 7.11 sq.mts. in underneath land of building known as Japan Market of Silver PlazaComplex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist, Surat, owned by Mrs. Rekha Ankur Narang. Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 29,00,000/-Earnest money to be deposited - Rs. 2,90,000/-

Property No. 15:- All that right, title and interest in Unit/Shop No. J/106 admeasuring Super Built-up area 1104.00 sq. ft. i.e 102.60 sq.mts. and Carpet area 751.00 sq.ft. i.e. 69.79 sg.mts. on the 1st floor alongwith undivided share of the land admeasuring about 12.00 sg.mts. in underneath land of building known as. Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Neeru Deepak Narang. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 50,00,000/-Earnest money to be deposited - Rs. 5.00,000/-

Property No. 16:- All that right, title and interest in Unit/Shop No. J/109 admeasuring Super Built-up area 738.00 sq. ft. i.e 68.58 sq.mts, on the 1st floor alongwith undivided share of the land admeasuring about 8.00 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang.

 Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Earnest money to be deposited - Rs. 3.30,000/-Reserve Price - Rs. 33,00,000/-

Name of the Borrower & Guarantor/s :- Mrs. Priti Ramkumar Yadav (Borrower), Amount due :- Rs. 44,42,761.18 as per demand notice dated Mr. Ramkumar Shyamlal Yadav (Co-Applicant) & Mr. Sunil Kumar Vijay Kumar Goud (Guarantor) 11.06.2021 with further interest, cost & expenses.

adm. 119.68 sq. mtrs. of "Saideep Residency" situated at land bearing Block no.88/B (as per consolidation of Block no. 88 paiki, 101, 102) of Village: Jolva, Sub-District: Palsana, District: Surat in the name of Priti Ramkumar Yadav & Ramkumar Shyamlal Yadav.

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

 Earnest money to be deposited - Rs. 2,35,000/- Reserve Price - Rs. 23,50,000/-Name of the Borrower & Guarantor/s :- Mr. Ashokbhai Lakhabhai Chhodvadiva. Amount due :- Rs. 40,21,220/- as per demand notice dated 11.04.2018 with further interest, cost & expenses. Mrs. Drashanaben Ashokbhai Chhodvadiya & Mr. Jignesh Chandubhai Vaghasiya

Property No. 18:- All that piece and parcel of the property Plot No. 72/B admeasuring 70.52 sq.mtrs. along-with undivided proportionate share each admeasuring 45.17 sq.mtrs. in the common road and COP (aggregating admeasuring 115.69 sq.mtrs.) of housing society known as "SAKAR RESIDENCY" situated on the land bearing Block No. 286/B/2 (Old Survey No. 207/1, 212 & 213) Moje -Village - Mulad, Taluka - Olpad, District - Surat in the name of Mr. Ashokbhai Lakhabhai Chhodvadiya.

Type of Possession – Physical Possession
 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 & Guarantor/s :- Mr. Ghanshyambhai Bhikhubhai Suhagiya (Borrower), Amount due :- Rs. 23,39,765/- as on 16.01.2018

with further interest, cost & expenses Mrs. Rinaben Ghanshyambhai Suhagiya (Co- Borrower) Property No. 19:- All that piece and parcel of Plot No. 103 Admeasuring 66.81 sq. Meter with margin land admeasuring 39.01 sq. Mtrs (Aggregating adm. 105.82 sq. Meters) of "Swastik Row House" along with undivided proportionate share in the land and common Road and COP of the said Society; situated on the land bearing Block No. 288; Revenue Survey No. 208, 209, 210 and 214/1 Moje Village Mulad Ta Olpad, Dist - Surat. Bounded by :- East : Society Road, North : Adjacent Plot No. 104, West : Plot No. 110, South : Adjacent Plot No. Type of Possession – Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 7,00,000/ Earnest money to be deposited - Rs. 70,000/-

Name of the Borrower & Guarantor/s :- Mr. HiteshKumar Vrajlal Sardhara (Borrower), Amount due :- Rs. 30.88.998/- as on 11.01.2018 with further interest, cost & expenses Mrs. Ankitaben Hiteshbhai Sardhara (Co-Borrower), Mr. Mahendrabhai Virjibhai Sutariya (Guarantor)

Property No. 20 :- Plot No. 12, admeasuring area 98.50 sq. meters together with undivided proportionate share Admeasuring 34.24 sq. meters in the common roads and COP (Aggregating admeasuring 132.74 sq. meters) of society known and named as' Kavya Residency, Vibhag - B' Situated on the land bearing Revenue Block No. 302/B and Rev. Survey No. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2 of Moje Village Mulad, Ta Olpad, Dist-Surat. Bounded as below :- EAST : Society Road, WEST: Block No. 302/B, NORTH : Block No. 301, SOUTH : Plot No. 11. • 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. Jignesh Chandubhai Vaghasiya (Borrower),

Amount due :- Rs. 36.19.450.97 as on 08.08.2017

Mrs. Shilpaben Jignesh Vaghasiya (Co-Borrower), Mr. Patoliya Sagarbhai Mathurbhai (Guarantor) with further interest, cost & expenses Property No. 21 :- All that piece and parcel of Plot No. 73/B adm. Area 70.52 sq. meters of housing society known and named as 'Sakar Residency' situated on land bearing Rev. Block No. 286/B/2 (Old Survey Nos. 207/1,212 and 213) of moje village Mulad; Taluka Olpad Dist Surat. Bounded as under: North: Plot No. 48/8, South: Society Road, East: Plot No. 72/A, West: Plot No. 74/B... • Type of Possession - Physical Possession • 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 & Guarantor/s :- Mrs. Khakhriya Madhuben Zaverbhai (Borrower), Amount due :- Rs. 36,42,703/- as on 08.08.2017 Mr. Rahul Zaverbhai Khakhriya (Co-Borrower), Mr. Jayantibhai Baghabhai Sheliya (Guarantor) with further interest, cost & expenses

Property No. 22:- All that piece and parcel of Plot No. 82/B adm. Area 70.52 sq. meters of housing society known and named as 'Sakar Residency' situated on land bearing Rev. Block No. 286/B/2 (Old Survey Nos. 207/1,212 and 213) of moje village Mulad; Taluka Olpad Dist Surat. Bounded as under:- North: Society Road, South: Plot No. 99/B, East; Plot No. 83/B, West: Plot No. 81/B. • Type of Possession - Physical Possession • 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 & Guarantor/s :- Mr. Dharmendrabhai Arjanbhai Navapariya (Borrower), Amount due :- Rs. 24.08.978/- as on 11.04.2018 Mrs. Rasilaben Arjanbhai Navapariya (Co-Borrower), Mr. Atul Rajabhai Ghadshiya (Guarantor) with further interest, cost & expenses

Property No. 23:- Plot No. 77, Admeasuring 74.11 sq. Meter with margin land adm 41.31 sq. mtrs (Aggragating am 115.42 sq. Meters) of 'Karmyog Residency -1' along with undivided Proportionate share in the land common Road and COP of the said society; situated on the land bearing Block No. 296 (Old Revenue Survey No. 182) Moje village Mulad Ta Olpad, Dist Surat. Bounded as below: - EAST: Plot No. 76, WEST: Plot No. 78, NORTH: Plot No. 80, SOUTH: Society Road.

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. Viralbhai Valjibhai Goti, Mr. Bharatbhai Valjibhai Goti

Amount due :- Rs. 25,76,670/- as per demand notice dated 11.04.2017 with further interest, cost & expenses.

Property No. 24:- All that piece and parcel of the property Plot No. 73 admeasuring 74.11 sq.mtrs with margin land admeasuring 41.31 sq.mtrs. (aggregating admeasuring 115.42 sq.mtrs) of "Karmyog Residency-1" along-with undivided proportionate share in the lan, common road and COP of the society, situated on the land bearing Block No. 296 (Old Revenue Survey No. 182), Moje Village - Mulad, Taluka - Olpad, District - Surat in the name of Mr. Viral Valjibhai Goti.

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 :- M/s K. D. Star Private Limited, Mr. Mohammad Yunus Abdulrahim Moriswala | Amount due :- Rs. 42.25.452.07 as per demand notice Mr. Mahmadilyas Abdulrahim Moriswala, Mrs. Anishabibi Mohmadilyas Moriswala, Mrs. Halimabibi Yunus Moriswala dated 11.07.2022 with further interest, cost & expenses. Property No. 25 :- All that piece of parcel of the immovable property bearing Plot and Survey No. 3321/A/1 and 3556, Admeasuring 303 Sq. Feet, in the Building which is known as "Super Yarn Market" situated on the land bearing Survey Nos. 3321/A/1 and 3556, Block No. 93/A, 93/B & 93/C [before KJP Block No. 93, Admeasuring 28429.00 sq. mtrs.] paikee

Block No. 93/C, admeasuring 17503.00 sq.mtrs. T.P. Scheme No. 69 (Godadara-Dindoli), Original Plot No. 24, Final Plot No. 24, admeasuring 11377.00 sq.mtrs. of Village - Godadara,

Sub-District - Udhna, District - Surat. Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 21,00,000/-Earnest money to be deposited - Rs. 2,10,000/-

Name of the Borrower & Guarantor/s :- M/s. R.J. Bobbin (A Sole Proprietorship Concern of Mr. Pareshbhai Bhavanbhai Jasolia), Mr. Pareshbhai Bhavanbhai Jasolia, Mrs. Amishaben Jigneshbhai Jasoliya, Mr. Jigneshbhai Bhavanbhai Jasoliya, Mrs. Shobhaben Hirenbhai Ranpriya, (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) Master Riyan Hirenbhai Ranpriya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya), Kumari Mahi Hirenbhai Ranpriya, (minor daughter and legal heir of

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

Property No. 26:- All that piece and parcel of the land and building bearing Plot No. 3, adm. about 763.04 sq. mtrs. of "ROYAL VILLA" which is forming part of the non-agricultural land bearing Revenue Survey No. 272, 435/2 + 3 + 4, i.e. New Revenue Survey No. 208 of Block No. 238 of Village - Morthana, Taluka - Kamrej, District - Surat. Together with all building and structures which may be erected / constructed thereon in the name of Mr. Pareshbhai Bhavanbhai Jasolia. Bounded by :- North : Adj internal Road of Society, South : Block No. 236, East: Block No. 243, West: Plot No. 4.

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

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

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

late Mr. Hirenbhai Jamanbhai Ranpriya) through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya

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

Amount due :- Rs. 3,28,70,379.14 as per demand notice dated 11.05.2021 with further interest, cost & expenses.

Property No. 27 :- All that piece and parcel of immovable property Land bearing R.S.No.41,64/2, Block no.57,admeasuring Hector-Are-1-59-85 sg.mtrs paikki 4856 sg.mtrs (as per Village From no. 7/12 Block/Surevy no. 57/2, Admeasuring 4856 sq.mtrs.) with all appurtenances pertaining thereto, lying, being & situated at, Village - Kanbhi, Taluka - Olapad, District -Surat, Sub-Dist-Olpad belonging to Shreenath Villa- a partnership firm

 Reserve Price - Rs. 1,45,00,000/-Earnest money to be deposited - Rs. 14,50,000/-

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

Property No. 28: - All that piece and parcel of the property Known land bearing, R.S.No 10/2-B paikki, Block no. 51, Admeasuring-5564 sq.mtrs with all appurtenances pertaining thereto, lying, being & Situated at, Village-Tankarma, Taluka-Olpad, Dist - Surat, Sub-Dist - Olpad, belonging to Maheshkumar Mohanbhai Parakhiya. Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 2,20,00,000/-Earnest money to be deposited - Rs. 22,00,000/-

Name of the Borrower & Guarantor/s :- M/s. R.J. Technical Fiber, a partnership concern of (1) Mr. Jigneshbhai Bhavanbhai Jasolia, (2) Mr. Hirenbhai Jamanbhai Ranpariya, Mr. Jigneshbhai Bhavanbhai Jasoliya, Mrs. Amishaben Jigneshbhai Jasoliya, Mr. Hirabhai Gordhanbhai Kakadiya, Mrs. Shobhaben Hirenbhai Ranpriya (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya), Master Riyan Hirenbhai Ranpriya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpriya) through his mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpriya) Kumari Mahi Hirenbhai Ranpriya, (minor daughter and legal heir of late

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

Property No. 29:- All that piece and parcel of the land bearing Plot No. 116, admeasuring about 688.76 sq. yrds. i.e. 571.70 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No. 937/2/8 i.e. Block No.1493 of Village - Mota, Taluka - Bardoli, District - Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mr. Jigneshbhai Bhavanbhai Jasolia. Bounded by :- North : Adj C.O.P., South : Adj Plot No. 117, East: Adj Block No. 1465 & West: Adj. Road of Society.

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

Reserve Price - Rs. 34,00,000/ Earnest money to be deposited - Rs. 3,40,000/-

Property No. 30:- All that piece and parcel of the land bearing Plot No. 117, admeasuring about 586.84 sq.yrds, i.e. 490.67 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No 937/2/8 i.e. Block no. 1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mrs. Amishaben Jigneshbhai Jasolia. Bounded by :- North : Adj Plot No. 116, South : Adj Plot No. 118, East: Adj Block No. 1465 & West: Adj. Road of Society.

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

 Reserve Price - Rs. 30,00,000/ Earnest money to be deposited - Rs. 3,00,000/-Property No. 31 :- All that piece and parcel of the land bearing Plot No. 114, adm. about 783.58 sq.yrds. i.e. 655.17 sq. mtrs. of 'Gokulam Farm & Resort' situated at land bearing Revenue

Survey No 937/2/8 i.e. Block no 1493 of village Mota, Taluka Bardoli, District Surat, together with all building and structures constructed thereon together with the building and structures. which may hereafter be erected/constructed thereon in Mr. Hirabhai Gordhanbhai Kakdiya. Bounded by :- North : Adj Plot No. 115, South : Adj Plot No. 113, East : Adj Road of Society & West: Adj. Block No. 1492. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 39,00,000/ Earnest money to be deposited - Rs. 3,90,000/-

Name of the Borrower & Guarantor/s :- Mr. Jagdish Laljibhai Kotadiya (Borrower), Mr. Vinodbhai Laljibhai Kotadiya (Co-Borrower) & Mrs. Brijesh Vinubhai Kathitia (Guarantor)

16.01.2018 and accrued interest plus charges thereafter. Property No. 32:- All that piece of parcel of: Plot No. 9, adme. area 70.76 sq. meters together with undivided proportionate share adm. area 34.244 sq. meters in the common road and

Amount due :- Rs. 27,12,710/- as on 05.01.2018 with

further interest, cost & expenses.

Amount due :- Rs. 23,39,765/- as per Demand Notice Dated

COP (Aggregating adm. 105.00 sq. meters) of society known and named as "Kavya Residency" Vibhag-B Situated on the land bearing Revenue Block No. 302/B and Revenue Survey no. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2 of Moje Village Mulad, Taluka Olpad District-Surat. Bounded as: North-Plot no. 10 and Block No. 301, South-Plot no. 8 and Plot No. 11, East-Society Road, West-Block No. 310/A. • 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/-

Property No. 33:- All that right and title and interest in the residency, Vibhag - 3, Type - B, Plot No. 28, Nr. Sukhdarshan Row House, Antroli - Velanja Road, Taluka - Kamrej, Dist. Surat - 394150, Gujarat, owned by Mr. Virani Bipinbhai Devshibhai.

Name of the Borrower & Guarantor/s :- Mr. Virani Bipinbhai Devshibhai,

Mrs. Manisha Bipinbhai Virani & Mr. Ramani Kishor Dhirubhai

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/-

Amount due :- Rs. 23.69,244.50 as on 30.12.2014 with Name of the Borrower & Guarantor/s :- M/s. Yash Fashion Prop. Rajesh J Kachhadiya, Mr. Rajesh J Kachhadiya, Mrs. Shital R. Kachhadiya & Mr. Darshak R Desai further interest, cost & expenses. Property No. 34: - All that right and title and interest in the residential house type property adm. about 56.46 sq. mtrs. i.e. 67.50 sq. yards. at Plot No. 166, Punitdham Society, Nr. Maruti Chowk, Stellite Road, Mota Varachha, Surat, situated on the land bearing RS No. 130/1 its Block No. 124, 129/4 its Block No. 125, 129/3, Block No. 126, 129/1 + 2, Block No. 127,

Taluka - Choryasi, 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. 40,00,000/ Earnest money to be deposited - Rs. 4,00,000/-

Name of the Borrower & Guarantor/s :- M/s. Anupam Textile, (A Partnership firm of Mrs. Jayaben Mathurbhai Gondaliya & Mrs. Truptiben Bharatbhai Gondaliya), Mrs. Jayaben Mathurbhai Gondaloya (also Proprietor of M/s. Maruti Polytex) W/o Mr. Mathurbhai Gondaliya, Mrs. Truptiben B Gondaliya (Also Proprietor M/s. Avira Industry) W/o Mr. Bharatbhai Gondaliya, Mrs. Shobhaben Rambhai Gondaliya (Also Proprietor of M/s. Anjani Fabrics) W/o. Mr. Rambhai Gondaliya, Mr. Rambhai Mathurbhai Gondaliya alias Ramjibhai Mathurbhai Gondaliya S/o Mr. Virjibhai Gondaliya, Mr. Bharatbhai Mathurbhai Gondaliya (Also Proprietor of Mrs. Anupam Textile) S/o Mr. Mathurbhai Gondaliya, Mrs. Guru Tex Fax (A Partnership Firm of Mrs. Jayaben Gondaliya, Mrs. Truptiben B

135/1, Block No. 131, 135/2, Block No. 132 and 133, Block No. 128, TP Scheme No. 18 (Mota Varachha), OP No. 73 to 77, FP No. 74 to 78 and 81 and 82 of Village - Mota Varachha,

Gondaliya & Mrs. Shobaben R Gondaliya), M/s. Hindva Synthetics (A Partnership firm of Mrs. Truptiben B Gondaliya & Mrs. Shobaben R Gondaliya) Amount due :- M/s. Anupam Textile (Partnership Firm) : Rs. 1,06,02,433.71 as per demand notice dated 09.03.2022 with further interest, cost & expenses

M/s. Guru Tex Fab : Rs. 1,11,87,113.69 as per demand notice dated 09.03.2022 with further interest, cost & expenses M/s, Arijali Fabrics: Rs. 84,23,550.01 as per demand notice dated 09.03,2022 with further interest, cost & expenses

M/s. Hindva Synthetics: Rs. 1,10,86,014.08 as per demand notice dated 09.03.2022 with further interest, cost & expenses M/s, Avira Industry: Rs. 96,50,206.31 as per demand notice dated 09.03.2022 with further interest, cost & expenses

M/s. Shivam Corporation: Rs. 86,85,784.80 as per demand notice dated 09.03.2022 with further interest, cost & expenses M/s. Anupam Textile (Proprietary Firm): Rs. 90,83,440.60 as per demand notice dated 09.03.2022 with further interest, cost & expenses

M/s, Maruti Ploy Tex : Rs. 82,97,963.78 as per demand notice dated 09.03.2022 with further interest, cost & expenses Property No. 35 :- All that piece and parcel of Immovable Property bearing Shop No. 205, carpet area admeasuring about 529.10 square feet equivalent to 49.17 square meters and its super built up area is 926.00 square feet on 2nd Floor, together with undivided proportionate share in the land undermeath land of "Anugam Square". Constructed on the land bearing Plot Nos.1.2.3.4.5.6.82 (as per approved plan Plot No.70 with adjoining margin land), Plot No.83 (asper approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan Plot No.69 with adjoining margin) total admeasuring 1035.37 Sq. Mtrs of Block No.157 (Revenue Survey No.148/2), TP Scheme No.24 (Mota Varachha), Final Plot

No. 20/B of Village Mota Varachha, Sub-District Surat City, Adajan, District Surat owned by Mrs. Shobhaben Rambhai Gondaliya. Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 27,00,000/- Earnest money to be deposited - Rs. 2,70,000/-

Property No. 36:- All that piece and parcel of Immovable Property bearing Shop No.303, carpet area admeasuring about 537.35 square feet equivalent to 49.94 square meters and its super built up area is 977.00 square feet on 3rd Floor together with undivided proportionate share in the land underneath land of "Anupam Square", Constructed on the land bearing Plot Nos.1,2,3,4,5,6,82 (as per approved plan Plot No.70 with adjoining margin land), Plot No.83 (asper approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan Plot No.69 with adjoining margin) total admeasuring 1035.37 Sq. Mtrs of Block No.157 (Revenue Survey No.148/2), TP Scheme No.24 (MotaVarachha), Final Plot

No.20/B of Village MotaVarachha, Sub-District Surat City (Adajan), District Surat. Owned by Mrs. Shobhaben Rambhai Gondaliya. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 25,00,000/ Earnest money to be deposited - Rs. 2,50,000/-

Property No. 37 :- All that piece and parcel of Immovable Property bearing Shop No.301, carpet area admeasuring about 602.25 square feet equivalent to 55.97 square meters and its super built up area is 1095.00 square feet on 3rd Floor together with undivided proportionate share in the land underneath land of "Anupam Square", Constructed on the land bearing Plot Property No. 17:- All that peace and parcels of the immovable property bearing Plot no. 198 admeasuring about 164.00 sq. yrds. i.e. 137.12 sq. mtrs. (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin land), Plot No.83 (asper approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan plot No.70 with adjoining margin), Plot Nos.84 and 85 (as per approved plan pl approved plan Plot No.69 with adjoining margin) total admeasuring 1035.37 Sq. Mtrs Block No.157 (Revenue Survey No.148/2), TP Scheme No.24 (Mota Varachha), Final Plot No.20/B, of Village Mota Varachha, Sub-District Surat City (Adajan), District Surat, Owned by Mrs. Jayaben Mathurbhai Gondaliya.

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

 Reserve Price - Rs. 28.00.000/ Earnest money to be deposited - Rs. 2.80.000/-Property No. 38 :- All that piece and parcel of Immovable Property bearing Shop No.302, admeasuring about 1287 square feet super built up area and 707.85 square feet i.e. 65.79 square meters

Name of the Borrower & Guarantor/s :- Mr. Umesh Dhurchand Karnani (Borrower),

carpet area situated on 3rd Floor of Commercial Building known as Anupam Square, along with undivided proportionate share in the land underneath the said building situated and lying on land bearing Revenue Survey No. 148/2, Block No. 157, TP Scheme No. 24 (MotaVarachha), Final Plot No. 20/B Paiki, Sub Plot No. 1 admeasuring about 1035, 20 square meters of Village MotaVarachha, Sub-District Surat City (Adajan, District Surat, Owned by Mr. Rambhai alias Ramjibhai Mathurbhai Gondaliya. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 33,00,000/ Earnest money to be deposited - Rs. 3,30,000/-

Property No. 39 :- All that piece and parcel of Immovable Property bearing Shop No. 206, admeasuring about 1453 square feet super built up area and 799.15 square feet i.e. 74.27 square meters carpet area situated on 2nd. Floor of Commercial Building known as Anupam Square, along with undivided proportionate share in the land underneath the said building situated and lying on land

bearing Revenue Survey No.148/2, Block No.157, TP Scheme No.24 (Mota Varachha), Final Plot No.20/B Paiki, Sub Plot No.1 admeasuring about 1035.20 square meters of Village Mota Varachha; Sub-District Surat City (Adajan), District Surat, Owned by Mr. Mathurbhai Virjibhai Gondaliya. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 41,00,000/ Earnest money to be deposited - Rs. 4,10,000/-

30.05.2022 with further interest, cost & expenses. Mrs. Vijya Karnani (Co-Applicant) & Mr. Dhurchand Karnani (Co-Applicant) Property No. 40:- All the piece & parcel of the immovable property bearing Flat No. 203 on 2" Floor, Super Build up Admeasuring 1750.00 Sq. Ft. i.e. 162.80 Sq. Mtrs and Built up admeasuring 1224.93 Sq. Ft. i.e. 113.80 Sq. Mtr in the Residential building which is known as Falcon Avenue along with undivided proportionate share admeasuring 24.61 Sq. Mtr underneath in land of the said building situated at land bearing RS No.57/2 and 58, T.P. Scheme No. 5, Final Plot No.95/B, City Survey No.266,

Hissa No.21 Paiki 266 Hissa No.23 Paiki and Nondh No.291 Paiki Total admeasuring 1080.606 Sq. Mtr of Moje Umara, Sub Dist. City Surat. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 71,00,000/-Earnest money to be deposited - Rs. 7,10,000/-

Name of the Borrower & Guarantor/s :- M/s. Balmukund Enterprises (Proprietorship firm Mrs. Asmitaben Alpesh Savaliya) Amount due :- Rs. 71,52,210/- as on 02.06.2017 (Borrower), Mrs. Asmitaben Alpesh Savaliya (Proprietor & Co-obligant) Mr. Alpeshbhai Ramjibhai Savaliya (Co-obligant)

with further interest, cost & expenses Property No. 41 :- All that piece and parcel of the property bearing Plot No. 140 and 141 admeasuring 104.05 sq.mtrs. equivalent to 1120.00 sq.fts, each total admeasuring 208.10 sq.mtrs. at "Dattanand Industrial Estate" situated on the land bearing Block No. 13/Part-1 (Rev. S.No. 14) of Village - Bolay, Sub-District-Olpad, District - Surat in the name of Mrs. Asmitaben Alpesh Savaliya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 17,00,000/ Earnest money to be deposited - Rs. 1,70,000/-

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Amount due :- Rs. 66,57,776/- as per demand notice dated

FINANCIAL EXPRESS



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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Name of the Borrower & Guarantor/s :- Mr. Himmatbhai Dhanjibhai Kukadiya, Amount due :- Rs. 29,00,625/- as on 04.05.2018 Mrs. Ushaben Himmatbhai Kukadiya & Mr. Dineshbhai Veljibhai Godhani with further interest, cost & expenses

Property No. 42:- All that piece and parcel of the property Plot No. 80/A admeasuring 70.52 sq.mtrs, along-with undivided proportionate share each admeasuring 45.17 sq.mtrs. in the common road and COP (aggregating admeasuring 115.69 sq.mtrs.) of housing society known as "SAKAR RESIDENCY" situated on the land bearing Block No. 286/B/2 (Old Survey No. 207/1, 212 & 213) Moje - Village - Mulad, Taluka - Olpad, District - Surat in the name of Mr. Himmatbhai Dhanjibhai Kukadiya.

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

Reserve Price - Rs. 10,50,000/ Earnest money to be deposited - Rs. 1,05,000/-

Name of the Borrower & Guarantor/s :- Mr. Ramani Haresh Dhirajlal, Mr. Ramani Kishorbhai Dhirubhai & Mr. Virani Bipinbhai Devshibhai

Amount due :- Rs. 27,16,429/- as on 05.01.2018 with further interest, cost & expenses

Property No. 43:- All that piece and parcel of the immovable property bearing Plot No. 120, adm. 70.27 sq. mtrs. land in Amrut Residency, Vibhag -2 with all appurtenances pertaining thereto standing on land bearing RS No. 81, 86, 81/1, 85 Paikee, Block No. 94 lying, being and situated at Village - Antroli, Tal. Kamrej, District - Surat, Sub District - Kamrej in the name of Ramani Haresh Dhirailal. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,50,000/- Earnest money to be deposited - Rs. 1,15,000/-

Name of the Borrower & Guarantor/s :- Mr. Savaj Bharatbhai Bhupatbhai, Niraliben B Savaj & MR. Rajesh C Radadiya

Amount due :- Rs. 25,36,406/- as on 02.08.2018 with further interest, cost & expenses

Property No. 44:- All that piece and parcel of the immovable property bearing Plot No. 121, RS No. 81, 86, 81/1, 85 Block No. 94, Amruth Residency Vibhag-2, Antroli, Kamrej, Surat in the name of Mr. Savaj Bharatbhai Bhugatbhai. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 11,50,000/ Earnest money to be deposited - Rs. 1,15,000/-

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

Amount due :- Rs. 3,24,26,640.83 as on 29.08.2023 with further interest, cost & expenses

Property No. 45 :- All that right, title & interest in the Office No. F-16, adm. about 17.68 sq. mts. built-up on 2" Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing revenue Survey No. 156/2 of Village Rander Taluka Adajan District - Surat and FP No. 63 of TP Scheme

All right, title & interest in the Office No. F-17 admeasuring about 17.42 sq.mts. built-up on 2" Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs, of Village: Rander, Sub-District -Adajan, District - Surat &

All right, title & interest in the Office No. F-18 admeasuring about 49.84 sq.mts. built-up on 2" Floor of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs. of Village: Rander, Sub-District - Adajan, District - Surat. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 76,50,000/-Earnest money to be deposited - Rs. 7,65,000/-

Ms. Jigisha Amitkumar Mali, Ms. Bhumiben Dhavalkumar Jariwala, Ms. Renukben Mahendrabhai Jariwala

Property No. 46 :- All right, title and interest in the immovable property bearing Office No. S-2 built up admeasuring 82.29 sq.mtrs. on 3" Floor (as per SMC Plan) of the building known as "Veon Plaza" along-with undivided proportionate share in the land underneath the said building situated on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander),

Final Plot No. 63 admeasuring 905.00 sq. mtrs. of Village - Rander, Sub-District - Adajan, District - Surat Type of Possession - Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 68,00,000/-Earnest money to be deposited - Rs. 6,80,000/-

Property No. 47 :- All that right, title and interest in the Office No. T-2 admeasuring 82.29 sq.mtrs. built-up on 4" Floor (As per SMC Plan) of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2 of Village Rander Taluka Adajan District - Surat and FP No. 63 of TP

All that right, title and interest in the Office No. T-3 admeasuring 82.29 sq.mtrs. built-up on 4° Floor (As per SMC Plan) of building known as Veon Plaza together with undivided proportionate land underneath the said building constructed on the land bearing Revenue Survey No. 156/2 of Village Rander Taluka Adajan District - Surat and FP No. 63 of TP Scheme No. 29 (Rander) • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,27,50,000/ Earnest money to be deposited - Rs. 12,75,000/-

Property No. 48:- All right, title and interest in the immovable property bearing Office No. S-1 built up admeasuring 64.53 sq.mtrs. on 3" Floor (as per SMC Plan) of the building known as "Veon Plaza" along-with undivided proportionate share in the land underneath the said building situated on the land bearing Revenue Survey No. 156/2, TP Scheme No. 29 (Rander), Final Plot No. 63 admeasuring 905.00 sq.mtrs. of Village – Rander, Sub-District – Adajan, District – Surat.

 Type of Possession – Symbolic Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 53.50.000/-Earnest money to be deposited - Rs. 5,35,000/-

Name of the Borrower & Guarantor/s :- Mr. Mukesh Govindbhai Sabhadiya, Amount due :- Rs. 41,72,284/- as on 07.06.2018 Mr. Dwarkeshbhai Bholabhai Vadodriya & Mr. Govindbhai Kurjibhai Sabhadiya with further interest, cost & expenses

Property No. 49 :- All that piece and parcels of Flat bearing Room No. 5, admeasuring 46.44 sq.mtrs. area on the 3rd Floor of Apartment named & Known as "MODI VIHAR" along-with undivided proportional share in the land underneath the said building which is constructed on the land city survey Nondh No. 802 ward Navagam adm. 317.60 sq.mtrs. (F.P. No. 214 adm 2230.00 sq.mtrs. of T.P. No. 4) situated in the Varachha Road area within City - Surat, Sub-District - Surat, District - Surat belongs to Mr. Govindbhai Kurjibhai Sabhadiya. Type of Possession – Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 32,00,000/- ■ Earnest money to be deposited - Rs. 3,20,000/-

Name of the Borrower & Guarantor/s :- M/s. Soham Chem Care (A sole proprietorship firm). Amount due :- Rs. 46,98,944.40 as per demand notice dated 28.02.2023 with further interest, cost & expenses. Mrs. Hemali Priyankbhai Barvaliya

Property No. 50 :- All those pieces and parcel of the immovable property being (1) "A" type Plot no- 28 (As per KJP, Block no- 535/28) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 square metres in the common roads and COP (2) "A" type Plot no- 29 (As per KJP, Block no- 535/29) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) along with undivided proportionate share admeasuring 40.25 square metres in the common roads and COP, (3) "A" type Plot no- 30 (As per KJP, Block no- 535/30) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) alongwith undivided proportionate share admeasuring 40.25 sq. metres in the common roads and CDP, (4). "A" type Plot no- 31 (As per KJP, Block no- 535/31) Admeasuring area 69.68 square metres (as per sanctioned plan 54.60 square metres) alongwith undivided proportionate share admeasuring 40.25 square metres in the common roads and COP, (5). "A" type Plot no-32 (As per KJP, Block no- 535/28) Adm, area 99.76 sq. metres (as per sanctioned plan 97.20 square metres) alongwith undivided proportionate share admeasuring 74.11 square metres in the common roads and COP, All of "Swarnabhumi" of the said society of the land bearing Block no- 535 of mouje- Village- Kamrei, Taluka- Kamrei, District- Surat in the name of Mrs. Hemali Priyankbhai Barvaliya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 73,80,000/ Earnest money to be deposited - Rs. 7,38,000/-

Name of the Borrower & Guarantor/s :- M/s. Nilkanth Knitting (Business Concern), Mrs. Devikaben Mohanbhai Kahodariya (Proprietor & Mortgagor), Mr. Mohanbhai Muljibhai Kahodariya (Guarantor), with further interest, cost & expenses

Amount due :- Rs. 2,40,71,599.08 as on 26.07.2023

Mr. Mansukhbhai Muljibhai Kahodariya (Guarantor) & Mr. Hirabhai Muljibhai Kahodariya (Guarantor) Property No. 51:- All that part and parcel of the property situated at Plot No. A4 Paiki (1) sub Plot no. 4 adm area 176.40 sq. m. (2) sub Plot no. 5 adm area 176.40 sq. m. with adjoining margin land adm. 184.77 sq.m. and (3) sub plot no. 10 admeasuring area 176.40 sq.m. with adjoining margin land admeasuring 219.54 Sq. Mtrs. total admeasuring about 933.51 sq.m. together with all appurtenances pertaining thereto situated on the land bearing revenue block no. 68 (old survey no. 80) and as per re-survey new block no. 113 of moje village: Mota Borsara Taluka Mangrol dist. Surat. Plot No. A4 Paiki Sub Plot No. 9 adm area 192.98 sq.yd. i.e. equivalent to 176.40 sq. m. together with all appurtenances pertaining thereto situated on the land bearing revenue block no. 68 (old survey no. 80) and as per re-survey new block no. 113 of moje village: Mota Borsara Taluka Mangrol dist. Surat.

 Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 69,00,000/ Earnest money to be deposited - Rs. 6,90,000/-

Property No. 52:- All that part and parcel of the property situated at Plot No. A4 paiki sub Plot No. 6 adm area 369.540 sq.yd. i.e. equivalent to 308,98 sq.m. with construction made thereon together with all appurtenance pertaining thereto situated on the land bearing revenue block no. 68 (old survey no. 80) and as per re-survey new block no. 113 of moje village: Mota Borsara Taluka Mangrol dist. Surat. & All that part and parcel of the property situated at Plot No. A4 paiki Sub Plot No. 8 adm area 308.98 Sq. Mtrs. with construction made thereon together with all appurtenances pertaining thereto situated on the land bearing revenue block no. 68 (Old Survey No. 80) and as per re-survey new block no. 113 of moje village: Mota Borsara, Taluka Mangrol, Dist. Surat. & All that part and parcel of the property situated at Plot No. A/4 paiki sub Plot No. 7 adm area 308.98 Sq. Mtrs. together with construction made thereon together with all appurtenances pertaining thereto situated on the land bearing revenue block no. 68 (old survey no. 80) and as per re-survey new block no. 113 of moje village;

Mota Borsara Taluka Mangrol dist. Surat... • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 1,00,00,000/ Earnest money to be deposited - Rs. 10,00,000/-

Name of the Borrower & Guarantor/s :- Mr. Hukumsingh Jogasingh Rajput (Borrower), Mrs. Sumalkanvar Hukumsingh Rajput (Co-Borrower) & Mr. Rajput Chottusingh Shetan Singh (Guarantor)

Amount due :- Rs. 21,94,819.55 as on 10.04.2023 with further interest, cost & expenses

Property No. 53:- All that piece and parcel of immovable property bearing Plot no.70 situated in new "Rajmandir Residency" R.S. no.127/3, Block no. 157 Village- Bagumara, Sub District-Palsana, District-Surat, Pincode-394310 owned by Mr. Hukumsingh Jogasingh Rajput and Mrs. Sumalkanvar Hukumsingh Rajput.

 Type of Possession — Physical Possession
 Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 19.00,000/ Earnest money to be deposited - Rs. 1,90,000/-

Name of the Borrower & Guarantor/s :- M/s. Swastika Impex (Borrower), Mrs. Kirti Ajaykumar Mittal

(Proprietor), Mr. Ajaykumar Rameshchand Mittal (Guarantor), Mr. Pranshu Ajaykumar Mittal (Guarantor)

Amount due :- Rs. 1,02,116.75 as on 29.08.2023 with further interest, cost & expenses

Property No. 54: The Immovable Property Bearing Flat No. B-804, adm. Super Built Up area 108.788 sq.mtrs; and built up area 98.15 sq.mtrs on the 8th Floor, together with undivided proportionate share in the Land underneath the building with all kinds appurtenant thereto of the building known as Vaibhav Apartment organized by Vikas Co-operative Housing Society Limited; situated on the land bearing final Plot No.34 paikee portion adm. 1906.60 sq.mtrs of T.P.Scheme NO.6 (majura katodara); Revenue survey Nos. 42 and 42/B of moje village Moje Majura, which constituted City survey No.833/1 to 833/11 of ward Majura; city surat, Old Taluka Surat City (Choryasi), and New taluka Majura; District Surat & The Immovable Property Bearing Flat No.B-803, adm. Super Built Up area 135.68 sg.mtrs; and built up area 98.15 sg.mtrs on the 8th Floor, together with undivided proportionate share in the Land underneath the building with all kinds appurtenant thereto of the building known as Vaibhay Apartment-B organized by Vikas Co-operative Housing Society Limited; situated on the land bearing final Plot No.34 paikee portion adm. 1906.60 sq.mtrs of T.P.Scheme NO.6 (majura katodara); Revenue survey Nos. 42 and 42/B of village moje Majura, which constituted City survey No.833/1 to 833/11 of ward Majura; Old Taluka Surat city (Choryasi), and New taluka Majura; 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. 85,00,000/ Earnest money to be deposited - Rs. 8,50,000/-

Name of the Borrower & Guarantor/s :- Mrs. Pooja Kewalchand Solanki (Borrower), Amount due :- Rs. 25.07,341.69 as on 05.08.2023 Mr. Kewalchand Solanki (Co-Borrower), Mr. Chandaram D Solanki (Guarantor) with further interest, cost & expenses Property No. 55 :- All that piece and parcel of Plot no. 110, adm. 87.27 sq. mtrs (As per KJP Durasti form no 7/12 RS/Block No-222/110, adm 87.27 sq mt) with proportionate undivided inchoate share of road & COP land in V K Avenue, with all appurtenances pertaining thereto, standing on land bearing R S No 198, Block no-222, lying, being & situated at village Kareli,

Tal Palsana, Dist Surat, Palsana. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 23,00,000/ Earnest money to be deposited - Rs. 2,30,000/-

Name of the Borrower & Guarantor/s :- M/s. Sai Traders (Prop. Mr. Dhanesh K. Patel), Mr. Dhanesh K. Patel & Mr. Dhirubhai Kalabhai Patel (Co-Obligant / Guarantor)

Amount due :- Rs. 33,66,935.59 as on 11,03.2020 with further interest, cost & expenses

Property No. 56:- Land & Building standing over Land bearing Survey no. 161, Plot No. 1, 2, 3, 4, admeasuring 666.57 Sq. Mtrs, total build up area of 800.00 Sq. Mtrs, Situated at Heera Nagar, Near Ram Nagar, Vapi - Koparli Road, Mouje: Chharwada, Vapi, Dist: Valsad in the name of Dhanesh K. Patel & Dhirubhai Kalabhai Patel.

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

Reserve Price - Rs. 1,02,00,000/ Earnest money to be deposited - Rs. 10,20,000/-

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

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.

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.)

Date: 03.07.2024 Place : Surat (Gujarat)

Authorised Officer, Union Bank of India

इंडियन बॅंक 🛵 Indian Bank

Aadhya Arcade, Near Santvan Hospital, VKV Road, Nadiad, Gujarat.

Email: nadiad@indianbank.co.in Rule-8(1) POSSESSION NOTICE (for immovable property) Notice under Sec.13 (4) of the Securitization and Reconstruction

of Financial Assets and Enforcement of Security Interest Act 2002

Whereas, The undersigned being the Authorized Officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15.04.2024 Calling upon the Borrower & Guarantors M/s Sunlight Pulp & Papers Pvt. Ltd. (Borrower and Mortgagor), Mr. Vasantbhai Laxmanbhai Patel (Director and Guarantor), Mr. Jagdish Patel (Director and Guarantor), Mr. Dhiraj Shantilal Patel (Director and Guarantor), Mr. Amrit Lal Patel (Director cum Guarantor and Mortgagor), Mr. Harilal Patel (Director cum Guarantor and Mortgagor), Mr. Bhavanji Meghaji Patel (Director and Guarantor), Mr. Babulal Dahyabhai Patel (Guarantor and Mortgagor), Mr. Dayabhai Bhanjibhai Patel (Guarantor), Mr. Chhaganlal Virji Patel (Guarantor), Mr. Suresh Popatlal Limbani (Guarantor), Mr. Jitendra Nagjibhai Limbani, Mr. Piyush Manilal Patel (Guarantor), M/s Jagruti Industries (Guarantor and Mortgagor) with our Nadiad Branch to repay the amount mentioned in the notice being for Rs. 19,00,99,592/- (Rupees Nineteen Crores Ninety Nine Thousand Five Hundred Ninety Two Only) as on 14.04.2024 within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him / her under Section 13 (4) of the said Act read with Rule 8 and 9 of the said rules on this 4th of July of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank Nadiad Branch for an amount of Rs. 19,00,99,592/- (Rupees Nineteen Crores Ninety Nine Thousand Five Hundred Ninety Two Only) as on 14.04.2024 with further interest, cost, other charges and expenses thereon from 15.04.2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Mortgaged Assets: The entire piece and parcel of Residential & Commercial Plot situated at Old Kh no. 218/2(P), 226/2(P), PH. No.09, B. No. 112, R. N. M. Korba, Mouza-Korba (as per deed), Khata No. 5956, Kh. No. 218/40, 226/4, P. H. No. 09, Gram-Korba (58) (as per B1), Ward no. 25, Nehru Nagar, at Transport Nagar (towards Neharu Nagar), Kunwa Bhatta, Mourza-Korba, Tehsil & Dist-Korba, Chhatisgarh, admeasuring at 26160 Sq. feet, in the name of Mr. Harilal Patel which is bounded by : East : Others Open Land/Land of Shri Keshavbhai, West: 20' wide W.B.M. Road, North: Others Open Land/Land of Shri Narsing Thakur, South: Others Open Land/Land of Shri Haribhai

DESCRIPTION OF THE MOVABLE PROPERTY

a. Hypothecation of Stock and book Debt and other claims b. Hypothecation of Plant & Machineries

Date: 04.07.2024

Chief Manager/Authorized Officer Indian Bank, Nadiad Branch Place: Nadiad

इंडियन बँक 🔉 Indian Bank

ALLAWARAD

Aadhya Arcade, Near Santvan Hospital, VKV Road, Nadiad, Gujarat. Email: nadiad@indianbank.co.in

Rule-8(1) POSSESSION NOTICE (for immovable property) Notice under Sec.13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Whereas, The undersigned being the Authorized Officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15.04.2024 Calling upon the Borrower & Guarantors M/s Sunlight Pulp & Papers Pvt. Ltd. (Borrower and Mortgagor), Mr. Vasantbhai Laxmanbhai Patel (Director and Guarantor), Mr. Jagdish Patel (Director and Guarantor), Mr. Dhiraj Shantilal Patel (Director and Guarantor), Mr. Amrit Lal Patel (Director cum Guarantor and Mortgagor), Mr. Harilal Patel (Director cum Guarantor and Mortgagor), Mr. Bhavanji Meghaji Patel (Director and Guarantor), Mr. Babulal Dahyabhai Patel (Guarantor and Mortgagor), Mr. Dayabhai Bhanjibhai Patel (Guarantor), Mr. Chhaganlal Virji Patel (Guarantor), Mr. Suresh Popatlal Limbani (Guarantor), Mr. Jitendra Nagjibhai Limbani, Mr. Piyush Manilal Patel (Guarantor), M/s Jagruti Industries (Guarantor and Mortgagor) with our Nadiad Branch to repay the amount mentioned in the notice being for Rs. 19,00,99,592/- (Rupees Nineteen Crores Ninety Nine Thousand Five Hundred Ninety Two Only) as on 14.04.2024 within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him / her under Section 13 (4) of the said Act read with Rule 8 and 9 of the said rules on this 6th of July of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank Nadiad Branch for an amount of Rs. 19,00,99,592/- (Rupees Nineteen Crores Ninety Nine Thousand Five Hundred Ninety Two Only) as on 14.04.2024 with further interest, cost, other charges and expenses thereon from 15.04.2024.

DESCRIPTION OF THE IMMOVABLE PROPERTY

 The entire piece and parcel of Residential Plot situated at Khata No. 150/1. Ph No. 108, R. N. M. Raipur-1 (as per deed), Khata No. 1753, Kh. No. 150/1, P. H. No. 108/38, R. N. M. Raipur-6 (as per B1) at Mouza- Khamtarai, Yati Yatanlal Ward No. 04, RIC Raipur-1, Ta Dist Raipur, Chhatisgarh, admeasuring at 26577 Sq. feet, in the name of Mr. Amritial Patel & Mr. Babulal Patel which is bounded by : East: Others Open Land/Land of Shri Keshavbhai, West: 20' wide W.B.M. Road, North: Others Open Land/Land of Shri Narsing Thakur, South: Others Open

Land/Land of Shri Haribhai. DESCRIPTION OF THE MOVABLE PROPERTY

a. Hypothecation of Stock and book Debt and other claims

b. Hypothecation of Plant & Machineries Chief Manager/Authorized Officer

Date: 06.07.2024 Place: Nadiad

Mortgaged Assets:

Indian Bank, Nadiad Branch

सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India Regional Office Gandhinagar 9th Floor, Central Bank Building Lal Darwaja, Ahmedabad-380001

SALE NOTICE

APPENDIX- IV-A [See proviso to Rule 8 (6)] Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 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 / charge to the secured creditor, the Possession of which have been taken by the authorized officer of Central Bank of India, Secured creditors, will be sold on "As is where is", "As is what is" and "whatever is there is" on date 26.07.2024 for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties & Type of Possession	Reserve Price 10% EMD	Name of Authorized Officer & Contact No.
Mr Mangalbhai Kachrabhai Harijan & Ms. Jayaben Mangalbhai Harijan Name of BH : Mr Kailash Das Contact : 7016700591 Branch : Inst of Agri, Anand	30.07.2018 Rs. 7,88,187.00/- + int + other exp	Revenue Survey No. 116/3, Ptot No. 8, Panchayat Property No. 3455, Amit Nagar Society, Tal Hadgud (Physical Possession)	Rs. 6,10,000/- Rs. 61,000/-	Mr Mukesh Khare M.: 9399607699
1. Hariom Rambabu Gupta (Borrower) Sangita Hariom Gupta (Co- Borrower) (Housing Loan) & 2. Jay Dwarkadhish Int LLP (Partners Hariom Rambabu Gupta & Sangeeta Hariom Gupta) Name of BH: Mr Mamraj Meena Contact: 7359110474 Branch: Unjha	24.04.2023 1. Rs. 22,26,648.00 + int + legal exp. + other expense & 2. Rs. 3,89,83,561.82 + int + legal exp. + other expense	All the pieces and parcels of land situated at Flat No 3/l/301 on 3rd Floor situated in the scheme known as Shree Balaji status, RS No 485 & 486/2, admeasuring 173.91 sq m super built up area, at Nagalpur, Ta & Dist Mehsana together the building sheds standing thereon. Property in name of Hariom Rambabu Gupta (Physical Possession)	Rs.42,00,000/- Rs. 4,20,000/-	Mr. Santosh Kumar M.: 9681721083

Date of Inspection & Time: 24.07.2024 between 12.00 PM to 4.00 PM Last Date & Time of Submission of EMD and Documents (Online) On or Before: 25.07.2024 Up to 4.00 PM

E - Auction Date: 26.07.2024 Time: 10.00 Noon to 6.00 PM with Auto Extension of 10 Minutes The auction will be conducted through the Bank's approved service provider https://www.mstcecommerce.com. Bidder will register on website

https://www.mstcecommerce.com and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in Global EMD Wallet through NEFT/RTGS/transfer (after generation of challan from https://www.mstcecommerce.com). For detailed terms and conditions please refer to the link provided in www.cantralbankofindia.co.in or auction platform https://www.mstcecommerce.com, Helpline No. 033-22901004 or Respective Branch or Respective Authorised Officer or Regional Office, Lal Darwaja, Gandhinagar, Authorized Officer during the office hours on any working days.

> STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002 Borrowers / Guarantors / Mortgagors are hereby notified for sale of immovable Sd/- Authorized Officer,

secured assets towards realization of outstanding dues of secured creditor.

Date: 09.07.2024 Place: Ahmedabad

सेन्ट्रल बैंक ऑफ़ इंडिया

Central Bank of India

19 1 । से आपने जिए "मेरिक" "CENTRAL" TO YOU SINCE 1911

Regional Office Gandhinagar 9th Floor, Central Bank Building Lal Darwaja, Ahmedabad-380001

SALE NOTICE APPENDIX- IV-A [See proviso to Rule 8 (6)]

Central Bank of India

Sale Notice for Sale of Immovable Properties E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of

Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 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 have been taken by the authorized officer of Central Bank of India, Secured creditors, will be sold on "As is where is", "As is what is" and "whatever is there is" on date 13.08.2024 for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties & Type of Possession	Reserve Price 10% EMD	Name of Authorized Officer & Contact No.
Mrs Meetaben Ashokbhai Hindocha and Mr Ashokbhai Prabhudas Hindocha Name of BH : Mr Nikirajsinh Parmar Contact : 8980044986 Branch : NRI, Anand	02.03.2023	Mortgage of property in Name of Mrs. Meeta Ashokbhai Hindocha & Mr Ashokkumar Prabhudas Hindocha consisiting of Residential Flat on RS no. 583/2, TP Scheme No.7, Final Plot No.100, Paiki Second Floor, Flat No 204, Measuring 100.37 Sq m, with undevided Share of land 37.11 Sq m, Known as "Siddhi Darshan", At Anand, Ta & Dist Anand, Pin 388001 (Physical Possession)	Rs. 17,51,000/-	Mr Mukesh Khare M.: 9399607699
	Rs. 10,32,753.41/- + int + other exp		Rs. 1,75,100/-	
Mr. Pareshbhai Bhailalbhai Patel and Mrs. Nitaben Pareshbhai Patel Name of BH : Mr Manish Kumar Chaudhary Contact : 8980015866 Branch : Boriavi	13.09.2023 Rs. 21,46,854.17/-	Mortgage of property in Name of Mr. Pareshbhai Bhailalbhai Patel at R S No. 130/1, Total Area 16693 Sq Mt, paiki 12978 Sq Mt, paiki 4452 Sq Mt, NA Land Paiki, Sub Plot No. 23, Area 127.01 Sq Mt and Superstructure on It, Abhishek 31 Society, Near Boriavi Over Bridge, Lambhvel Road, Tal & Dist: Anand – 388001. (Physical Possession)	Rs. 31,00,000/-	Mr Mukesh Khare M.: 9399607699
	+ Int. + Other Charges		Rs. 3,10,000/-	
Mr. Mahesh Omkarlal Verma and Mrs Radhabai Mahesh Varma Branch: Kalol Name of BH: Mr Rajesh Meena Contact: 7567883855	02.03.2022 Rs. 12,58,328/- + Int. + Other Charges	Mortgage of Property in the name of Mahesh Omkarlal Verma & Radhabai Mahesh verma at Flat No H/302, Second Floor, Consolidated Survey Block No. 980, Old Survey Block No. 1185 & 1186 of Scheme Known As Galaxy Flats in the SIM of Chhatral, Sub Dist Kalol, Dist Gandhinagar (Physical Possession)	Rs. 9,67,000/- Rs. 96,700/-	Mr Sanjay Lochab M.: 9909922986

Date of Inspection & Time: 09.08.2024 between 10.00 AM to 6.00 PM

Last Date & Time of Submission of EMD and Documents (Online) On or Before: 12.08.2024 Up to 4.00 PM

E - Auction Date: 13.08.2024 Time: 10.00 Noon to 6.00 PM with Auto Extension of 10 Minutes The auction will be conducted through the Bank's approved service provider https://www.mstcecommerce.com. Bidder will register on website https://www.mstcecommerce.com and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in Global

EMD Wallet through NEFT/RTGS/transfer (after generation of challan from https://www.mstcecommerce.com). For detailed terms and conditions please refer to

the link provided in www.cantralbankofindia.co.in or auction platform https://www.mstcecommerce.com. Helpline No. 033-22901004 or Respective Branch or Respective Authorised Officer or Regional Office, Lal Darwaja, Gandhinagar, Authorized Officer during the office hours on any working days.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Borrowers / Guarantors / Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditor.

Sd/- Authorized Officer, Central Bank of India

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I arrive at a conclusion not an assumption.

Inform your opinion detailed analysis.

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financialexp.epapr.in

Date: 09.07.2024

Place: Ahmedabad

Ahmedabad