

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 in public 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) and 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, Address & Contact No.	Union Bank of India, ARB Surat Branch : Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007. Authorized 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), Mr. Nirmalbhai Shivrambhai Wanwani (Prop. of Amar Agencies) & Mr. Govind Mohanlal Kotwani (Guarantor)	Amount due :- Rs. 27,00,970.28 as per demand notice dated 31.12.2021 with further interest, cost & expenses.
Property No. 1 :- All piece or parcels of the immovable property bearing Basement floor, measuring about 102.1 Sq. Mtrs. and its Built up area measuring about 122.628 sq. mtrs. with proportionate undivided inchoate share in Undermath Land of Chintamani Residency/Apartment situated and constructed in the land bearing City Survey North No. 1325 and 1326 of Ward No. 10 situated at Gopipura, Subhash Chowk area Surat belonging in the name of Mr. Nirmal Kumar 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/-	
Name of the Borrower & Guarantor/s :- Mr. Biren Govindlal Shah (Borrower & Mortgagor) & Mrs. Deepa Biren Shah (Borrower & Mortgagor)	Amount due :- Rs. 4,86,07,734.92 as per demand notice dated 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 measuring 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 undermath 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 measuring 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 measuring 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. Hiren Kumar Rajeshbhai Hirpara, Mrs. Arunaben Rajeshbhai Hirpara & Mr. Alpeshbhai Dhirubhai Timbadiya	Amount due :- Rs. 28,80,038/- as on 04.04.2018 with further interest, cost & expenses
Property No. 3 :- All the piece and parcel of the immovable property i.e. Plot No. 07, measuring 70.76 sq.meter together with undivided proportionate share measuring 34.24 sq.mtrs. in the common road and COP (aggregating measuring 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 & 234/2) of Moje Village Mulad, Taluka - Olpad, District - Surat in the name of Mr. Hiren Kumar 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. Sureshchandra Ramohani Soni (Guarantor) S/o Shri Mohalal Soni, Mrs. Mantaben 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. 575,88,026.41 as on 30.09.2021 with further interest, cost & expenses.
Property No. 4 :- Shop/Office No. M-19(On Mezzanine Floor) measuring 1452 Sq.Ft. paika Back Side Separate portion adm. 1254 Sq. Ft. with proportionate undivided inchoate share adm. 51.59 Sq.Mts. in land below 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) measuring 1546 Sq.Ft. [Total area] with proportionate undivided inchoate share measuring 62.60Sq.Mts. in land below 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 Mohalal 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), Mr. Dharmesh Hakubhai Patel, (Prop. of M/s Gopinathji Fashion), Mr. Bhaveshkumar Lalitbhai Thakkar (Guarantor)	Rs 59,44,229/- as on 28.02.2021 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, measuring 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, 11/76/2014 dated 11-02-2014 & Unit No. J-850: 11/74/2014 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 measuring about 6302 sq.mtrs. of Village: Kareli, Sub Dist: Palsana Dist: Surat.(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. 1,90,00,000/- ● 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 measuring 750.00 sq.fts and its carpet area 69.67 sq.mtrs and its carpet area 36.27sq.mtrs. 2. Shop No. L-25 Super built up measuring 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 measuring 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 undermath land of "Megh Mayur Plaza", constructed on the land bearing Sub Plot No. "A" of City Survey North 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. 1,75,00,000/- ● 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 measuring 1009.00 sq.fts and its carpet area 45.36sq.mtrs and 2. Shop No.L-28 Super built up measuring 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 undermath land of "Megh Mayur Plaza", constructed on the land bearing Sub Plot No. "A" of City Survey North 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 & Mr. Hareshbhai Jivanbhai Saha	Amount due :- Rs. 24,80,846.34 as per demand notice dated 30.05.2022 with further interest, cost & expenses.
Property No. 10 :- Plot No. 59, adm. 67.69 sq. metres (As per Plan passed) with proportionate undivided inchoate share of Road and COP measuring 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. 1,50,000/-	
Name of the Borrower & Guarantor/s :- Mr. Sardhara Vajubhai Samjibhai, Mrs. Sardhara Ranjanben Vajubhai & Mr. Amit Panchabhai Vadi	Amount due :- Rs. 30,75,462/- as on 10.01.2018 with further interest, cost & expenses
Property No. 11 :- All the piece and parcel of the immovable property i.e. Plot No. 08, measuring 70.76 sq.mtrs together with undivided proportionate share measuring 34.24 sq.mtrs. (aggregating measuring 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. Vajubhai 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/-	
Name of the Borrower & Guarantor/s :- M/s. Shree Hari Creation Prop Mr. Hareshbhai Gordhanbhai Sitapara (Borrower), Mrs. Urmilaben Harishbhai Sitapara (Co-Borrower)	Amount due :- Rs. 22,00,289.39 as per demand notice dated 18.11.2021 with further interest, cost & expenses.
Property No. 12 :- Plot No. 3 measuring about 40.16 sq. mtrs. of Kasturba Nagar, Beside Shaktiway Society, Opp - Urm 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 measuring 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 alongwith undivided share of the land measuring about 6.50 sq.mts. in undermath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey North 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 measuring 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 measuring about 7.11 sq.mts. in undermath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey North 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 measuring 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 sq.mts. on the 1st floor alongwith undivided share of the land measuring about 12.00 sq.mts. in undermath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey North 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 measuring Super Built-up area 738.00 sq. ft. i.e 68.58 sq.mts. on the 1st floor alongwith undivided share of the land measuring about 8.00 sq.mts. in undermath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey North 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. 33,00,000/- ● Earnest money to be deposited - Rs. 3,30,000/-	
Name of the Borrower & Guarantor/s :- Mrs. Priti Ramkumar Yadav (Borrower), Mr. Ramkumar Shyamal Yadav (Co-Applicant) & Mr. Sunil Kumar Vijay Kumar Goud (Guarantor)	Amount due :- Rs. 44,42,761.18 as per demand notice dated 11.06.2021 with further interest, cost & expenses.
Property No. 17 :- All that piece and parcels of the immovable property bearing Plot No. 198 measuring about 164.00 sq. yds. i.e. 137.12 sq.mts. (as per the KJP Block No. 88/B/98 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 Shyamal Yadav.	● Type of Possession - Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 23,50,000/- ● Earnest money to be deposited - Rs. 2,35,000/-	
Name of the Borrower & Guarantor/s :- Mr. Ashokbhai Lakshabhai Chhodvadiya, Mrs. Drashanaben Ashokbhai Chhodvadiya & Mr. Jignesh Chandubhai Vaghasiya	Amount due :- Rs. 40,21,220/- as per demand notice dated 11.04.2018 with further interest, cost & expenses.
Property No. 18 :- All that piece and parcel of the property Plot No. 72/B measuring 70.52 sq.mtrs. along with undivided proportionate share each measuring 45.17 sq.mtrs. in the common road and COP (aggregating measuring 115.69 sq.mtrs.) of the 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 Lakshabhai 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 Bhikubhai Suhagiya (Borrower), Mrs. Rinaben Ghanshyambhai Suhagiya (Co-Borrower)	Amount due :- Rs. 23,39,765/- as on 16.01.2018 with further interest, cost & expenses
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 Tal Olpad, Dist - Surat. Bounded by :- East : Society Road, North : Adjacent Plot No. 104, West : Plot No. 110, South : Adjacent Plot No. 102.	● 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. Hitesh Kumar Vrajilal Sardhara (Borrower), Mrs. Ankitaben Hiteshbhai Sardhara (Co-Borrower), Mr. Mahendrabhai Virjibhai Sutarjiya (Guarantor)	Amount due :- Rs. 30,88,998/- as on 11.01.2018 with further interest, cost & expenses
Property No. 20 :- Plot No. 12, measuring 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, Tal. 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), Mrs. Shilpanben Jignesh Vaghasiya (Co-Borrower), Mr. Patoliya Sagarbhai Mathurbhai (Guarantor)	Amount due :- Rs. 36,19,450.97 as on 08.08.2017 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. Khakhiya Madhuben Zaverbhai (Borrower), Mr. Rahul Zaverbhai Khakhiya (Co-Borrower), Mr. Jayantibhai Baghabhai Sheliya (Guarantor)	Amount due :- Rs. 36,42,703/- as on 08.08.2017 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), Mrs. Rasilaben Arjanbhai Navapariya (Co-Borrower), Mr. Atul Rajabhai Ghadhiya (Guarantor)	Amount due :- Rs. 24,08,978/- as on 11.04.2018 with further interest, cost & expenses
Property No. 23 :- Plot No. 77, Admeasuring 74.11 sq. Meter with margin land adm 41.31 sq. mtrs (Aggregating 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 Tal Olpad, Dist Surat. Bounded as below :- EAST : Plot No. 78, 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. Viralbhaj 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 adm. measuring 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 land, 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, Mr. Mahadiyas Abdulrahim Moriswala, Mrs. Anishabhi Mohadiyas Moriswala, Mrs. Haimabhi Yunus Moriswala	Amount due :- Rs. 42,25,452.07 as per demand notice 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 Yam 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. paikae 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. Parashbhai Bhavanbhai Jasoia), Mr. Parashbhai Bhavanbhai Jasoia, Mrs. Amishaben Jigneshbhai Jasoia, Mr. Jigneshbhai Bhavanbhai Jasoia, Mrs. Shobhaben Hirenbhai Ranpiya, (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpiya) Master Viraj Hirenbhai Ranpiya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpiya), Kumari Mahi Hirenbhai Ranpiya, (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpiya) through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpiya	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. 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. Parashbhai Bhavanbhai Jasoia. 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
● Reserve Price - Rs. 1,00,00,000/- ● Earnest money to be deposited - Rs. 10,00,000/-	
Name of the Borrower & Guarantor/s :- M/s. Shreenath Villa (A Partnership firm), Mr. Arpitkumar Bhagyanbhai Saliya, Mr. Hardik Maheshbhai Parakhia, Vishalbhai D Merulia, Ravi Chandubhai Monapara, Vijay Labhubhai Navadia, Mayuriben Bhaveshbhai Salia, Maheshkumar Mohanbhai Parakhia	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 Hecto-Are-1-59-85 sq.mtrs paikae 4856 sq.mtrs (as per Village Form No. 7/12 Block Survey No. 57/2, Admeasuring 4856 sq.mtrs.) with all appurtenances pertaining thereto, lying, being & situated at, Village - Kanbhi, Taluka - Olpad, District - Surat, Sub-Dist. Olpad belonging to Shreenath Villa - a partnership firm.	● Type of Possession - Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● Reserve Price - Rs. 1,45,00,000/- ● Earnest money to be deposited - Rs. 14,50,000/-	
Property No. 28 :- All that piece and parcel of the property known land bearing, R.S.No.10/2-B paikae and 10/2-A paikae, Block no. 51, Admeasuring-5664 sq mtrs with all appurtenances pertaining thereto, lying, being & situated at, Village - Tankarna, Taluka - Olpad, Dist - Surat, Sub-Dist - Olpad, belonging to Maheshkumar Mohanbhai Parakhia.	● 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 Jasoia, (2) Mr. Hirenbhai Jamanbhai Ranpiya, Mr. Jigneshbhai Bhavanbhai Jasoia, Mrs. Amishaben Jigneshbhai Jasoia, Mr. Hirabhai Gordhanbhai Kakadiya, Mrs. Shobhaben Hirenbhai Ranpiya (widow and legal heir of late Mr. Hirenbhai Jamanbhai Ranpiya), Master Viraj Hirenbhai Ranpiya, (minor son and legal heir of late Mr. Hirenbhai Jamanbhai Ranpiya) through his mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpiya, Kumari Mahi Hirenbhai Ranpiya, (minor daughter and legal heir of late Mr. Hirenbhai Jamanbhai Ranpiya) through her mother and natural guardian Mrs. Shobhaben Hirenbhai Ranpiya	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 Jasoia. 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.	

