

ARB Surat, Add : Shop No.432 - 439, Prime Shoppers, Fourth Floor, Udhna - Magdalla Road, Vesu, Surat, Gujarat - 395007, Authorised Officer - Sandeep Kashyap - Mo. 8830715653, Branch : 9949540052, 7016965509, 9176860781, Email ID - arb.surat@unionbankofindia.bank
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 – 26-06-2024 (Wednesday) from 12 : 00 p.m. to 05 : 00 p.m.

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.
Name Of The Borrower & Guarantor/s :- Mrs. Prili Ramkumar Yadav (Borrower), Mr. Ramkumar Shyamal Yadav (Co-Applicant) & Mr. Sunil Kumar Vijay Kumar Goud (Guarantor)	Rs. 44,42,761.18 as per demand notice dated 11-06-2021 with further interest, cost & expenses.
Property No. 1 : All that piece and parcel of the immovable property bearing Plot No. 198 admeasuring about 164.00 sq. yds. i.e. 137.12 sq. mtrs. (as per the KJP Block no. 88/B/198 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 Prili 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. 23,50,000.00 Earnest money to be deposited - Rs. 2,35,000.00
Name of the Borrower & Guarantor/s :- Mr. Sardhara Vajubhai Samjibhai, Mrs. Sardhara Ranjanben Vajubhai, Mr. Amit Panchabhai Vadi	Amount due :- Rs. 30,75,462.00 as on 10-01-2018 with further interest, cost & expenses.
Property No. 2 : 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 - Oplad, 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. 8,50,000.00 Earnest money to be deposited - Rs. 85,000.00
Name of the Borrower & Guarantor/s :- Mr. Hirenkumar Rajeshbhai Hirpara, Mrs. Arunaben Rajeshbhai Hirpara, Mr. Alpeshbhai Dhirubhai Timbadiya	Amount due :- Rs. 28,80,038.00 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, 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 – Oplad, 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. 8,50,000.00 Earnest money to be deposited - Rs. 85,000.00
Name of the Borrower & Guarantor/s :- Mrs. Rashilaben Rajeshbhai Savani (borrower) (proprietor Of M/s. Rusli Fashion), Mr. Rajeshbhai Mahadevbhai Savsani (guarantor Cum Mortgagor), Mr. Kirankumar Mahadevbhai Savsani (Guarantor Cum Mortgagor)	Amount due :- Rs. 93,42,340.06 as on 31.08.2021 with further interest, cost & expenses.
Property No. 4 : All the right title and interest in Plot No.36-D/3 admeasuring about 124.84 sq.mtrs. together with construction of Ground Floor admeasuring about 124.84 sq.mtrs and first floor admeasuring about 124.84 sq.mtrs situated on the revenue Survey No. 36 Paikae of Village Singnapora, Taluka Choryasi (Surat City) District Surat in the name of Mr. Rajeshbhai Mahadevbhai Savsani & Mr. Kirankumar Mahadevbhai Savsani Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	Reserve Price - Rs. 58,00,000.00 Earnest money to be deposited - Rs. 5,80,000.00
Name of the Borrower & Guarantor/s :- Mr. Nandlal Shamjibhai Sangani, Mr. Hareshbhai Jivanbhai Suha	Amount due :- Rs.24,80,846.34 as per Demand Notice Dated 30-05-2022 plus further interest, cost & expenses
Property No. 5 : Plot No. 59 admeasuring 67.69 square 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. 111 lying being and situated at Village Sayan, Taluka Oplad, 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.15,50,000.00 Earnest money to be deposited - Rs.1,55,000.00
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.21,99,538.39 as per demand notice dated 29-10-2021 with further interest, cost & expenses.
Property No. 6 : Plot No. 3 admeasuring about 40.16 sq.mtrs. Of Kasturba Nagar, Beside Shaktivilas 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. 25,00,000.00 Earnest money to be deposited - Rs. 2,50,000.00
Name Of The Borrower & Guarantor/s :- Mr. Batakubhai Vallabhkhai Satani, Mrs. Satani Sangliaben Batakubhai & Mr. Dilipbhai Vallabhkhai Kabariya	Amount due :-Rs.10,70,146.00 as per demand notice dated 05-12-2017 & Rs. 12,86,807.16 as per demand notice dated 09-04-2019 with further interest, cost & expenses.
Property No. 7 : Residential Belonging to Mr. Batakubhai Vallabhkhai Satani, situated at Plot No. 96 (B-Type), admeasuring 41.80 sq.mtrs. with undivided share of Road and COP admeasuring 29.73 sq.mtrs. total admeasuring 71.53 sq.mtrs of Sahajanand Vatika Society situated at Survey No. 11, Block No. 19 at Village-Velanja, Taluka- Karrej, District-Surat. & Residential Belonging to Mr. Batakubhai Vallabhkhai Satani, situated at Plot No. 97 (B-Type), admeasuring 41.80 sq.mtrs. with undivided share of Road and COP admeasuring 29.73 sq.mtrs. total admeasuring 71.53 sq.mtrs of Sahajanand Vatika Society situated at Survey No. 11, Block No. 19 at Village-Velanja, Taluka-Karrej, 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. 17,00,000.00 Earnest money to be deposited - Rs. 1,70,000.00
Name of the Borrower & Guarantor/s :- M/s. R.J. Technical Fiber, a partnership concern of (1) Mr. Jigneshbhai Bhavanbhai Jasolia and (2) Mr. Hirenbhai Jamanbhai Ranpriya, Mr. Jigneshbhai Bhavanbhai Jasolia, Mrs. Amishaben Jigneshbhai Jasolia, Mr. Hirabhai Gordhanbhai Kakadiya, Mrs. Shobhaben Hirenbhai Ranpriya, Master Riyan Hirenbhai Ranpriya, Kumari Mahi Hirenbhai Ranpriya,	Amount due :- Rs. 1,44,05,975.96 as per demand notice dated 29-08-2022 with further interest, cost & expenses.
Property No.8 : 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. The said plot is bounded as follows:- North by:- Adj C.O.P. South by:- Adj Plot No. 117, East by:- 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. 34,00,000.00 Earnest money to be deposited - Rs. 3,40,000.00
Property No. 9 : 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. The said plot is bounded as follows:- North by:- Adj Plot No. 116, South by:- Adj Plot No. 118, East by:- Adj Block No. 1495 & West by:- 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. 30,00,000.00 Earnest money to be deposited - Rs. 3,00,000.00
Property No. 10 : All that piece and parcel of the land bearing Plot No.114 admeasuring 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 the name of Mr. Hirabhai Gordhanbhai Kakadiya. The said plot is bounded as follows :- North by:- Adj Plot No. 115, South by:- Adj Plot No. 113, East by:- Adj Road of Society & West by:- 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. 39,00,000.00 Earnest money to be deposited - Rs. 3,90,000.00
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. Amishiben Jigneshbhai Jasolia, Mr. Jigneshbhai Bhavanbhai Jasolia, Mr. Hirabhai Gordhanbhai Kakadiya, Mrs. Shobhaben Hirenbhai Ranpriya, Master Riyan Hirenbhai Ranpriya, Kumari Mahi Hirenbhai Ranpriya,	Amount due :- Rs. 1, 98,60,144. 97 as per demand notice dated 24-05-2022 with further interest, cost & expenses.
Property No. 11 : All that piece and parcel of the land and building bearing Plot No. 3, admeasuring 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 Karrej, District Surat. Together with all building and structures which may be erected / constructed thereon in the name of Mr. Pareshbhai Bhavanbhai Jasolia. The said plot is bounded as follows:- North by:- Adj internal Road of Society, South by:- Block No.236, East by:- Block No.243, West by:- 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. 1,00,00,000.00 Earnest money to be deposited - Rs. 10,00,000.00
Name of the Borrower & Guarantor/s :- Mr. Viralbhai Valjibhai Goti, Mr. Bharatbhai Valjibhai Goti	Amount due :- Rs. 25,76,670.00 as per demand notice dated 11-04-2017 with further interest, cost & expenses.
Property No. 12 : 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 – Oplad, 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.12,00,000.00 Earnest money to be deposited - Rs.1,20,000.00
Name of the Borrower & Guarantor/s :- Mrs. Khakhriya Madhuben Zaverbhai (Borrower), Mr. Rahul Zaverbhai Khakhriya (Co-Borrower), Mr. Jayantibhai Baghabhai Shetiya (Guarantor)	Amount due :- Rs 36,42,703.00 as on 08.08.2017 with further interest, cost & expenses
Property No. 13 : 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 Oplad Dist Surat. Bounded as under: North: Society Road, South by: Plot No. 99/B, East: Plot No. 83/B, West by: 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.10,50,000.00 Earnest money to be deposited - Rs.1,05,000.00
Name of the Borrower & Guarantor/s :- Mr. Ghanshyambhai Bhikhubhai Suhagiya (Borrower), Mrs. Rinaben Ghanshyambhai Suhagiya (Co-Borrower)	Amount due :- Rs. 23,39,765.00 as on 16.01.2018 with further interest, cost & expenses
Property No. 14 : 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 Oplad, Dist. Surat. Bounded as below:East: Society Road, North: Adiacent Plot No. 104, West: Plot No. 110, South: Adiacent 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.7,00,000.00 Earnest money to be deposited - Rs.70,000.00
Name of the Borrower & Guarantor/s :- Mr. Dharmendrabhai Arjanbhai Navapariya (Borrower), Mrs. Rasilaben Arjanbhai Navapariya (Co-Borrower), Mr. Atul Rajabhai Ghadshiya (Guarantor)	Amount due :- Rs. 24,08,978.00 on 11-04-2018 with further interest, cost & expenses
Property No. 15 : Plot No. 77, Admeasuring 74.11 sq. Meter with margin land adm 41.31 sq.mtrs (Aggregating adm 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 Oplad, Dist Surat. Bounded as EAST: Plot No. 76, WEST: 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.12,00,000.00 Earnest money to be deposited - Rs.1,20,000.00
Name of the Borrower & Guarantor/s :- Mr. Ashokbhai Lakhbhai Chhodvadiya, Mrs. Drashanaben Ashokbhai Chhodvadiya, Mr. Jignesh Chandubhai Vaghasiya	Amount due :- Rs. 40,21,220.00 as per demand notice dated 11-04-2018 with further interest, cost & expenses. (Subject to Subsequent Recovery, if any)
Property No. 16 : 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 – Oplad, District – Surat in the name of Mr. Ashokbhai Lakhbhai Chhodvadiya. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	Reserve Price - Rs.10,50,000.00 Earnest money to be deposited - Rs.1,05,000.00
Name of the Borrower & Guarantor/s :- Mr. Jignesh Chandubhai Vaghasiya (Borrower), Mrs. Shilpaben 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. 17 : 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 Oplad Dist Surat. Bounded as: North: Plot No. 48/B, South by: Society Road, East by: Plot No. 72/A West by: 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.10,50,000.00 Earnest money to be deposited - Rs.1,05,000.00
Name of the Borrower & Guarantor/s :- Mr. Himmatbhai Dhanjibhai Kukadiya, Mrs. Ushaben Himmatbhai Kukadiya, Mr. Dineshbhai Veljibhai Godhani	Amount due :- Rs. 29,00,625.00 as per demand notice dated 04-05-2018 with further interest, cost & expenses. (Subject to Subsequent Recovery if any)
Property No. 18 : 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, 212/1 & 213) Moje - Village - Mulad, Taluka - Oplad, 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.10,50,000.00 Earnest money to be deposited - Rs.1,05,000.00

Name of the Borrower & Guarantor/s :- Mr. Hiteshkumar Vrajil Sardhara (Borrower), Mrs. Ankitaben Hiteshbhai Sardhara (Co-Borrower), Mr. Mahendrabhai Virjibhai Satariya (Guarantor)	Amount due :- Rs. 30,88,998.00 as on 11.01.2018 with further interest, cost & expenses
Property No. 19 : 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, Tal Oplad, 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.12,50,000.00 Earnest money to be deposited - Rs.1,25,000.00
Name of the Borrower & Guarantor/s :- M/s Shreenthali Villa (A Partnership Firm), Mr. Arpitkumar Bhagvanbhai Saliya, Mr. Hardik Maheshbhai Parakhia, Vishalbhai D. Merulia, Ravi Chandubhai Monapara, Vijay Labhubhai Navadia, Mayuriben Bhaveshbhai Saliya, 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. 20 : 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 sq.mtrs paikki 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 a situated at, Village - Kanbhi, Taluka - Oplad, District - Surat, Sub-Dist-Oplad belonging to Shreenthali 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.1,45,00,000.00 Earnest money to be deposited - Rs.14,50,000.00
Property No.21 : All that piece and parcel of the property Known land bearing, R.S.No 10/2-B paikki and 10/2-A paikki, Block no. 51, Admeasuring-5564 sq.mtrs with all appurtenances pertaining thereto, lying, being & Situated at, Village- Tankarna, Taluka- Oplad, Dist - Surat, Sub-Dist - Oplad, 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. 2,20,00,000.00 Earnest money to be deposited - Rs. 22,00,000.00
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 Kotwal (Guarantor)	Amount due :- Rs.27,00,970.28/- as on 31-12-2021 with further interest, cost & expenses.
Property No. 22 : All piece 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 Chintarnani Residency/Apartment situated and construction the land bearing City Survey Nondh no.1325 and 1326 of ward no.10 situated at Goppipura, 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. 17,50,000.00, Earnest money to be deposited - Rs. 1,75,000.00
Name of the Borrower & Guarantor/s :- M/s Kalpeshbhai Jewellers (Borrower), Mr. Sureshchandra Mohanlal Soni (Guarantor), Mrs. Mamtaben Kalpeshbhai Soni (Guarantor), Mrs. Bhavaben Manish kumar Soni (Being the legal heir and mother guardian of other minor legal heirs of deceased guarantor namely Manish kumar Soni)	Amount due :- Rs.5,75,88,026.41 as on 30.09.2021 with further interest, cost & expenses (Subject to subsequent recovery)
Property No. 23.1 : Shop/Office No. : M-19 (On Mezzanine Floor) admeasuring 1452 Sq.Ft. paikae Back Side Separate portion admeasuring 1254 Sq. Ft. with proportionate undivided inchoate share admeasuring 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) 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. 1,05,00,000.00 Earnest money to be deposited - 10,50,000.00
Name of the Borrower & Guarantor/s :- M/s P and T Tex Feb (Borrower) (A Partnership firm of Mr. Navapariya Manojbhai Kalubhai & Mrs. Navapariya Suritben M) Mr. Navapariya Manojbhai Kalubhai (Guarantor) Mrs. Navapariya Suritben M (Guarantor)	Amount due :- Rs. 14,13,77,050/- as on 30-09-2021 with further interest, cost & expenses
Property No. 24 : 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 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. 1,90,00,000.00 Earnest money to be deposited - Rs. 19,00,000.00
Property No. 25 : All right title and interest in 1. Shop No.L-26 Super built up admeasuring 750.00 sq.ft.s equivalent to 69.67 sq.mtrs and its carpet area 36.27sq.mtrs. 2. Shop No.L-25 Super built up admeasuring 750.00sq.ft.s i.e 69.67 sq.mtrs and its carpet area 36.27sq.mtrs 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 Umra, T.P Scheme No.5 [Athwa-Umra] F.PNo.79 of village : Umra, 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. 1,75,00,000.00 Earnest money to be deposited - Rs. 17,50,000.00
Property No. 26 : All right title and interest in 1. Shop No.L-27 Super built up admeasuring 1009.00 sq.ft.s and its carpet area 45.36sq.mtrs and 2. Shop No.L-28 Super built up admeasuring 750.00sq.ft.s 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 Umra, T.P Scheme No.5 [Athwa-Umra] F.PNo.79 of village : Umra, 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. 1,05,00,000.00 Earnest money to be deposited - 10,50,000.00
Name Of The Borrower & Guarantor/s :- M/s Singer Impex (Prop. Mrs. Rekha Ankur Narang) (Borrower), Mr. Ankur Balraj Narang (Guarantor), Mrs. Neeru Deepak Narang (Guarantor) & Mr. Deepak Balraj Narang (Guarantor)	Amount due :- Rs.17,18,34,648.30 as on 30.09.2021 with further interest, cost & expenses (Subject to subsequent recovery)
Property No. 27 : 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. mtrs. and Carpet area 26.01 sq. mtrs. on the 1st floor along with undivided share of the land admeasuring about 6.50 sq. mtrs. 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. 27,00,000.00 Earnest money to be deposited - Rs. 2,70,000.00
Property No. 28 : 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. mtrs. and Carpet area 26.01 sq. mtrs. on the 1st floor along with undivided share of the land admeasuring about 7.11 sq. mtrs. 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. 29,00,000.00 Earnest money to be deposited - Rs. 2,90,000.00
Property No. 29 : 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. mtrs. and Carpet area 751.00 sq. ft. i.e. 69.79 sq. mtrs. on the 1st floor along with undivided share of the land admeasuring about 12.00 sq. mtrs. 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. 50,00,000.00 Earnest money to be deposited - Rs. 5,00,000.00
Property No. 30 : 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. mtrs. on the 1st floor along with undivided share of the land admeasuring about 8.00 sq. mtrs. 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. 33,00,000.00 Earnest money to be deposited - Rs. 3,30,000.00
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. 31 : 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. 423.34 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 – Majora, 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. 3,60,00,000.00 Earnest money to be deposited - Rs. 36,00,000

यूनियन बैंक ऑफ इंडिया

ARB Surat, Add : Shop No.432 - 439, Prime Shoppers, Fourth Floor, Udhana - Magdalla Road, Vesu, Surat, Gujarat - 395007, Authorised Officer - Sandeep Kashyap - Mo. 8830715653, Branch : 9949540052, 7016965509, 9176860781, Email ID - arb.surat@unionbankofindia.bank

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 – 26-06-2024 (Wednesday) from 12 : 00 p.m. to 05 : 00 p.m.

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.

Property No. 40 : 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 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. 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. 1,00,00,000.00 | Earnest money to be deposited - Rs. 10,00,000.00

Name of the Borrower & Guarantor/s : Hukumsingh Jogasingh Rajput **Amount due :- Rs. 21,94,819.55 as per demand notice dated 10-04-2023 with further interest, cost & expenses.**

Property No. 41 : 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. Sumalkar 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. 19,00,000.00, Earnest money to be deposited - Rs. 1,90,000.00

Name of the Borrower & Guarantor/s : Balu Sripatraw Ghodke **Rs. 29,59,312.46 as on 31-07-2023 with further interest, cost & expenses.**

Property No. 42 : All the right title and interest of immovable property bearing Plot No.202 admeasuring 80.68 sq.mtrs.(After Durasti) Block No.130/A/202 adm. 72.60 sq.mtrs.) in "SAI KUTIR RESIDENCY" with all appurtenances pertaining thereto, standing on land bearing Revenue Survey No.99 and 100/1, Block No. 130/A, lying being and situated at Village: Bagumara, District: Surat, Sub-District:Palsana. **Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None**
Reserve Price - Rs. 14,50,000.00, Earnest money to be deposited - Rs. 1,45,000.00

Name of the Borrower & Guarantor/s : M/s Swastika Impex **Rs. 1,02,18,116.75 as on 29-08-2023 with further interest, cost & expenses.**

Property No. 43 : 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 appurtenance 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-903, adm. Super Built Up area 135.68 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 appurtenance thereto of the building known as Vaibhav 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. 85,00,000.00, Earnest money to be deposited - Rs. 8,50,000.00

Name of the Borrower & Guarantor/s : Umesh Dhurchand Karnani **Rs.66,57,776.00 as per demand notice dated 30-05-2022 with further interest, cost & expenses less recovery (if any)**

Property No. 44 : All the piece & parcel of the immovable property bearing Flat No.203 on 2nd Floor, Super Built 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, TP 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. 71,00,000.00, Earnest money to be deposited - Rs. 7,10,000.00

Name of the Borrower & Guarantor/s : Ramani Hareesh Dhirajal **Rs. 27,16,429.00 as per demand notice dated 05-01-2018 with further interest, cost & expenses.**

Property No. 45 : All that piece and parcel of the immovable property bearing Plot No. 120 admeasuring 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 Antrolli Tal Kamrej, District – Surat, Sub-District – Kamrej in the name of Ramani Hareesh Dhirajal. **Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None**
Reserve Price - Rs. 11,50,000.00, Earnest money to be deposited - Rs. 1,15,000.00

Name of the Borrower & Guarantor/s : Savaj Bharatbhai Bhupatbhai **Rs. 25,36,406.00 as per demand notice dated 02-08-2018 with further interest, cost & expenses.**

Property No. 46 : All that piece and parcel of the immovable property bearing Plot No. 121, RS No. 81, 86, 81/1, 85 Block No. 94, Amrut Residency Vibhag-2, Antrolli, Kamrej, Surat in the name of Mr. Savaj Bharatbhai Bhupatbhai. **Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None**
Reserve Price - Rs. 11,50,000.00, Earnest money to be deposited - Rs. 1,15,000.00

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 Gondaliya (Also Proprietor Of M/s Maruli Polytext), Mrs. Truptiben B Gondaliya (Also Proprietor Of M/s Avira Industry), Mrs. Shobhaben Rambhai Gondaliya (Also Proprietor Of M/s Anjani Fabrics), Mr. Rambhai Mathurbhai Gondaliya Alias Ramjibhai Mathurbhai Gondaliya, Mr. Mathurbhai Virjibhai Gondaliya (Also Proprietor Of M/s Shivam Corporation), Mr. Bharatbhai Mathurbhai Gondaliya (also Proprietor Of M/s Anupam Textile), M/s Guru Tex Fab (A Partnership Firm Of Mrs. Jayaben Gondaliya, Mrs. Truptiben B Gondaliya & Mrs. Shobhaben R Gondaliya) & M/s Hindva Synthetics (A Partnership Firm Of Mrs. Truptiben B. Gondaliya & Mrs. Shobaben R Gondaliya)	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 (Subject to subsequent recovery)
	M/s. Guru Tex Fab	Rs. 1,11,87,113.69 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery)
	M/s. Anjani Fabrics	Rs. 84,23,550.01 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery)
	M/s. Hindva Synthetics	Rs. 1,10,96,014.08 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery)
	M/s. Avira Industry	96,50,206.31 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery)
	M/s. Shivam Corporation	Rs. 86,85,784.80 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery)
	M/s. Anupam Textile (Proprietary Firm)	Rs. 90,83,440.60 as per demand notice dated 09-03-2022 with further interest, cost & expenses (Subject to subsequent recovery)

Property No. 47 : 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 underneath land of "Anupam Square", Constructed on the land bearing Plot Nos. 1,2,3,4,5,6,8,2 (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 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. 27,00,000.00 | Earnest money to be deposited - Rs. 2,70,000.00

Property No. 48 : 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.1,2,3,4,5,6,8,2 (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 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. 25,00,000.00 | Earnest money to be deposited - Rs. 2,50,000.00

Property No. 49 : 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 Nos.1,2,3,4,5,6,8,2 (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 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. 28,00,000.00 | Earnest money to be deposited - Rs. 2,80,000.00

Property No. 50 : 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 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. 33,00,000.00 | Earnest money to be deposited - Rs. 3,30,000.00

Property No. 51 : 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 MotaVarachha, 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. 41,00,000.00 | Earnest money to be deposited - Rs. 4,10,000.00

Name of the Borrower & Guarantor/s : Mr. Mukesh Govindbhai Sabhadiya, Mr. Dwarkeshbhai Bholabhai Vadodiyra, Mr. Govindbhai Kurjibhai Sabhadiya **Rs.41,72,284.00 as per demand notice dated 07-06-2018 with further interest, cost & expenses.**

Property No. 52 : All that piece and parcel of Flat Bearing Room No 5 and 6, admeasuring 92.88 sq mt area on the 3rd Floor of Apartment named "Modi Vihar" alongwith undivided proportionate 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 mt (FP No 214 adm 2230.00 sq mt of TP No 4) situated in the Varachha Road area within City Surat, Sub-Dist-Surat, Dist-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. 32,00,000.00, Earnest money to be deposited - Rs. 3,20,000.00

Name Of The Borrower & Guarantor/s : M/s Friends Developer, (A Partnership Firm Of Mr. Dhavalkumar Mahendrabhai Jarwala, Mr. Amitkumar Chandrakant Mali & Ms. Khyati Snehal Boghwala), Mr. Amitkumar Chandrakant Mali (partner), Mr. Dhavalkumar M Jarwala (partner), Ms. Khyati Snehalbhai Boghwala (partner), Mr. Snehal Vasantlal Boghwala, Ms. Jigisha Amitkumar Mali, Ms. Bhumbiben Dhavalkumar Jarwala, Ms. Renuken Mahendrabhai Jarwala **Rs. 3,24,26,640.83 as on 29-08-2023 with further interest, cost & expenses.**

Property No. 53 : All that right, title & interest in the Office No. F-16 admeasuring about 17.68 sq. mtrs. built-up on 2nd 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 No. 29 (Rander). All right, title & interest in the Office No. F-17 admeasuring about 17.42 sq. mtrs. built-up on 2nd 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. mtrs. built-up on 2nd 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. 76,50,000.00, Earnest money to be deposited - Rs. 7,65,000.00

Property No. 54 : All right, title and interest in the immovable property bearing Office No. S-2 built up admeasuring 82.29 sq.mtrs. on 3rd 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. 68,00,000.00, Earnest money to be deposited - Rs. 6,80,000.00

Property No. 55 : All that right, title and interest in the Office No. T-2 admeasuring 82.29 sq.mtrs. built-up on 4th 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). All that right, title and interest in the Office No. T-3 admeasuring 82.29 sq.mtrs. built-up on 4th 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. 1,27,50,000.00, Earnest money to be deposited - Rs. 12,75,000.00

Property No. 56 : All right, title and interest in the immovable property bearing Office No. S-1 built up admeasuring 64.53 sq.mtrs. on 3rd 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. 53,50,000.00, Earnest money to be deposited - Rs. 5,35,000.00

Name Of The Borrower & Guarantor/s : Mrs. Pooja Kewalchand Solanki (BORROWER), Mr. Kewalchand Solanki (Co-Borrower), Mr. Chandaram D Solanki (Guarantor) **Amount due :- Rs. 25,07,341.69 as on 05-08-2023 with further interest, cost & expenses.**

Property No. 57 : All that piece and parcel of Plot no. 110 admeasuring 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. 23,00,000.00 | Earnest money to be deposited - Rs. 2,30,000.00

Name Of The Borrower & Guarantor/s : M/s Sai Traders (Prop. Mr. Dhanesh K. Patel), Mr. Dhanesh K. Patel, Mr. Dhirubhai Khalpabhai Patel (Co-Obigant/ Guarantor) **Amount due :- Rs. 33,66,935.59 as per demand notice dated 11-03-2020 with further interest, cost & expenses.**

Property No. 58 : All that piece and parcel of Plot no. 110 admeasuring 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 – Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None**
Reserve Price - Rs. 1,02,00,000.00 | Earnest money to be deposited - Rs. 10,20,000.00

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

Date : 08-06-2024
Place: SURAT, GUJARAT

Authorised Officer, Union Bank of India





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