FINANCIAL EXPRESS



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

FOR SALE OF IMMOVABLE PROPERTIES

SALE NOTICE 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: 16.04.2024 (TUESDAY) from 12:00 Noon to 05:00 PM

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

Name of the Borrower & Guarantor/s :- Mrs. Geetaben Shambhubhai Nada (Borrower) & Amount due :- Rs. 29,31,506.51 Mr. Chaturbhai Babubhai Gajera (Guarantor)

as on 05.01.2023 with further interest, cost & expenses. Property No. 1:- All that piece and parcel of Plot No. 20, admeasuring 61.78 sq.mtrs together with undivided proportionate share into the land of non-agricultural residential society "Kailash Row House" that lying and being situated in revenue Block No. 123, 124, 125, 126, 127, 135, 136, after consolidation Block No: 123 of Village: Velania, Sub-District: Kamrei, District: Surat in the name of Mrs. Geetaben Shambhubhai Nada.

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

Reserve Price - Rs. 16,50,000/ Earnest money to be deposited - Rs. 1,65,000/-

Name of the Borrower & Guarantor/s :-Mr. Rathod Mahendra Singh & Mr. Nenaram Ghanchi Amount due :- Rs. 14,14,383.92

as on 31.12.2021 with further interest, cost & expenses. Property No. 2:- All that piece and parcel of Property situated at Plot No 153, Type A, Adm Area 59.05 Sq. Mtrs., Shiv Shakti Township, Village: Sanki, Taluka: Palsana, Surat-395210 in the name of Mr. Rathod Mahendra Singh

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

Reserve Price - Rs. 8,20,000/ Earnest money to be deposited - Rs. 82,000/-

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

Amount due :- Rs. 25.91.210/- as on 05.01.2018 with further interest, cost & expenses

Property No. 3 :- All that piece and parcel of the immovable property bearing Plot No. 22 admeasuring 71.26 sq.mtrs. (As per Village Form No. 7/12 Old Block/R.S. No. 92/22, New Block/R.S. No. 799, admeasuring 71.00 sq.mtrs. with proportionate undivided inchoate share of road and COP admeasuring 23.52 sq.mtrs. land in Amrut Residency Vibhag-3 with all appurtenances pertaining thereto standing on land bearing RS No. 83/Paikee + 85 Paikee Block No. 92 lying, being and situated at Village Antroli Tal Kamrej, District – Surat, Sub-District – Kamrej in the name of 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. 11,50,000/ Earnest money to be deposited - Rs. 1,15,000/-

Name of the Borrower & Guarantor/s :- M/S D M Jewels (Partnership Firm), Mr. Mehul Sumatilal Shah (Guarantor), Mrs. Shilpaben Chetanbhai Butani (Guarantor)

Amount due :- Rs. 59,61,465,95/as on 11.04.2019 with further interest, cost & expenses.

Property No. 4:- All that piece and parcel of Plot no. 46, 47, 48 & 49, "C' Type, Sahajanand Lake City, Nr. Swami Narayan School, Kamrej Bardoli Road, Koli Bharthana, Surat, R.S. No. 130, 131, 134 & 135, Block No. 118, 119 & 123 inclusive Block No. 118, Moje: Koli Bharthana, Sub-Dist: Kamrej, 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. 42,50,000/ Earnest money to be deposited - Rs. 4,25,000/-

Name of the Borrower & Guarantor/s :- Mr. Sandeepkumar Mansukhbhai Sakhreliya (Borrower), Amount due :- Rs. 24.70.574/- as on 23.11.2016 Mrs. Rinaben Sandiphhai Sakhreliya (Co-Borrower) & Mr. Pankaikumar Maganbhai Padsala (Guarantor) with further interest, cost & expenses.

Property No. 5 :- All that piece and parcel of Property situated at Plot No. 179, 'B' Type, " Sahajanand Residency ", Nr. Atmiya Vidhya Mandir, Kamrej - Bardoli Road, KoliBharthana, Kamrej, Surat, Block No. 110(Old Block No. 110, 128, 129, 144 & 437), Moje: Koli Bharthana, SubDist: Kamrej, Dist Surat, Name of the owner of the property: Mr. Sandeepkumar Mansukhbhai Sakhreliya. Boundary of the property:- East: Society Road, West: Plot No. 188, North: Plot No. 178, South: Plot No. 180. 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 :- Mr. Fenil Jiten Jariwala Sole Proprietor of M/s. J.B Group of Companies & Guarantor in M/s. J.B Creation), Mr. Jiten Bhoginder Jariwala (Guarantor in M/s. J.B Group of Companies & Sole Proprietor of M/s. J.B Creation)

Amount due :- Rs. 30,29,178.26 as per Demand Notice dated 26.04.2021 (M/s. J.B Group of Companies) & Rs. 30,27,457.27 as per Demand notice dated 03.07.2021 (M/s. J.B Creation) with further interest, cost & expenses.

Property No. 6:- All that piece and parcel of the immovable property being open land bearing Plot No. 140, adm. about 440.80 square meters (as per revenue record survey No.506 pail 2/140 admeasuring about 438 square meters) situated on land bearing Revenue Survey No.506 paiki part A(1) of Village Abhva, Taluka Surat City (Choryasi), District Surat in the name of Mr. Jiten Bhoginder Jariwala,

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

Reserve Price - Rs. 42,00,000/ Earnest money to be deposited - Rs. 4,20,000/-

Name of the Borrower & Guarantor/s :- M/s Greenway Plastic (Proprietor Mr Dilipbhai Jagabhai Karathiya), Mr. Bharatbhai Jagabhai Karathiya & Mr. Ganeshbhai Ramiibhai Dodariva

Amount due :- Rs. 36,77,336.94 as per demand notice dated 04.07.2019 with further interest, cost & expenses.

Property No. 7: Residential open plots at Moje Navi Pardi bearing R S No 372/2 and 383, Block no 47 Sub plot no 02 "Suryoday Residency", Plot no 74,75,76,77 near Relief Hotel N H no 48 Navi Pardi Taluka Kamrej Dist-Surat 394150 in the name of Mr Dilipbhai Jagabhai Karathiya (Plot No. 74) & Mr. Bharatbhai Jagabhai Karathiya (Plot No. 75,76 & 77). • 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/-

Name of the Borrower & Guarantor/s :- M/s Godakiya Brother (Borrower) (A Partnership Firm of Mr. Vallabhbhai Punabhai Godakiya, Mr. Girishbhai G Godakiya & Mr. Bansibhai Ghelabhai Godakiya).

Mr. Vallabhbhai Punabhai Godakiya (Partner & Guarantor) S/o Mr. Punabhai Godakiya, Mr. Girishbhai G Godakiya (Partner & Guarantor) S/o Mr. Gobarbhai Godakiya, Mr. Bansibhai Ghelabhai Godakiya (Partner & Guarantor) S/o Mr. Ghelabhai Mavjibhai Godakiya, Mrs. Nanuben Ghelabhai Godakiya (Guarantor), Mr. Kurjibhai Ravjibhai Parmar (Guarantor), Mrs. Labhuben Gopalbhai Zalavadiya (Guarantor), Mr. Dilipbhai Kanabhai Makwana (Guarantor)

Rs. 4,35,17,912.80 as per demand notice dated 29.03.2022 with further interest, cost & expenses. (Subjected to subsequent Recover)

Property No. 8 :- All that right title and interest in the Room No. 1, admeasuring about 153.28 sq.mtrs. on 2" Floor, Nakrani Estate situated and constructed on the land bearing Plot No. 7/A towards the Western Side portion of sub-Plot No. 7 of land bearing Revenue Survey No. 52 & 53 paikee of Village: Karanj, Taluka: City District Surat and Final PlotNo. 134 of Town Planning Scheme No. 3 (Karanj) of City Survey Nondh No. 4907 of City Survey Ward: Karanj. Owned by Mrs. Nanuben Ghelabhai Godakiya &

All that right title and interest in the Room No. 2, admeasuring about 153.28 sq.mtrs. on 2" Floor, Nakrani Estate situated and constructed on the land bearing Plot No. 7/A towards the Western Side portion of sub-Plot No. 7 of land bearing Revenue Survey No. 52 & 53 paikee of Village: Karanj, Taluka: City District Surat and Final Plot No. 134 of Town Planning Scheme

No. 3 (Karanj) of City Survey Nondh No. 4907 of City Survey Ward: Karanj. Owned by Mrs. Nanuben Ghelabhai Godakiya Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 1,74,00,000/- • Earnest money to be deposited - Rs. 17,40,000/-

Name of the Borrower & Guarantor/s :- Mr. Pravinbhai D Patel, Mr. Ashwinbhai D Patel & Mrs. Hansaben H Vasoia

Amount due :- Rs. 26,01,536/- as on 01.11.2018 with further interest, cost & expenses

Property No. 9 :- All the piece and parcel of immovable property bearing Plot No. 66 as per sanction plan admeasuring 107.05 sq.mtrs. equivalent to 128.00 sq.yards together with undivided proportionate share in road and COP at "Sonal Park" situated on the land bearing Block No. 35 (Rev. S. No. 56/a/A) admeasuring 10421,00 sq.mtrs. situated at Village Atodara, Sub-District – Olpad, District – Surat stands in the name of Mr. Pravinbhai D Patel & Ashwinbhai D Patel

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/-

Name of the Borrower & Guarantor/s :- M/s Sahajanand Interior (A Partnership firm), Mr. Chetankumar Maganbhai Butani, Mrs. Shilpaben Chetanbhai Butani, Amit Madhubhai Ramoliya, Vrajlal Madhubhai Ramoliya, Mukeshbhai Devrajbhai Jasani

Amount due :- Rs. 1,12,93,042.59 as per demand notice dated 05.05.2021 with further interest, cost & expenses.

Property No. 10:- All that piece and parcel of immovable property bearing Flat no- B/504 Built up area adm. 1246.00 sq.fts i.e 115.80 sq.mtrs and Carpet area adm. 1189.00 square feet i.e- 110.50 square metres together with undivided proportionate share in underneath land of "B" Building of Sahajanand Harmony situated on the bearing New Block no 158 [Old Block no. 151 Revenue Survey no 133/1/1] admeasuring 10345.80 sq.mtrs (after deduction of road alignment land adm. 6897.20 sq.mtrs out of 17243sq.mtrs) situated at village - Kosmada, Sub District-Kamrej , District-Surat in the name of Vrajlal Madhubhai Ramoliya.

• Type of Possession - Symbolic 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/-

Property No. 11:- All that piece and parcel of the property bearing Plot no- 9 "D" Type admeasuring 82.97 square metres together with undivided proportionate share in road and COP admeasuring 50.23 square metres total admeasuring 133.20 square metres at "Sahajanand Residency" constructed on the land bearing New Block no- 110 total admeasuring 23664 square metres (Block no- 110, 128, 129, 144 and 437) of village — Koli Bharthana, Sub District-Kamrej , District- Surat in the name of Mukeshbhai Devrajbhai Jasnai. • 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. 2,01,000/-Reserve Price - Rs. 20,10,000/-

Name of the Borrower & Guarantor/s :- Mr. Kiran Mulchand Joshi (Applicant), Mrs. Sonali Kiranbhai Joshi (Co-Applicant), Mr. Ramratan Mulchand Joshi (Co-obligant)

Amount due :- Rs. 22,84,576,45 as on 01.01.2019 with further interest, cost & expenses.

Property No. 12:- Residential land and building situated at Plot No 199, admeasuring 66.88 sqmtrs, with proportionate undivoided inchoate share if road and c.o.p. in sai Kutir Residency, Block No 130/A, R.S. no 99 & 100/1, village - Bagumara. Sub Dist : Palsana, Dist Surat 394180 in the name of Mr. kiran Mulchand Joshi and bounded by East: Society's Internal road, west-plot no 168, North-Plot No 200 & South Plot no 198

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

 Reserve Price - Rs. 17,20,000/-Earnest money to be deposited - Rs. 1,72,000/-

Name of the Borrower & Guarantor/s :- M/s Dhiraj Enterprise (Prop. Ruteshkumar Vrajlal Sardhara), Amount due :- Rs. 24,26,873/- as per demand notice Mr. Ruteshkumar Vrajlal Sardhara & Mr. Hirenkumar Rajeshbhai Hirpara

dated 31.01.2018 with further interest, cost & expenses.

Property No. 13:- All that piece and parcel of the property Plot No. 10, admeasuring 70.76 sq. mtrs. together with undivided proportionate share admeasuring 34.24 sq. mtrs. in the common roads and COP (Aggregating admeasuring 105 sq.mts.) of 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. Ruteshkumar Vrajlal Sardhara. 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. 1,00,000/-Reserve Price - Rs. 10,00,000/-

Name of the Borrower & Guarantor/s :- Mr. Yusuf Ibrahim Kalaniya, Ms. Rehana Yusuf Kalaniya & Mr. Asifbhai Ibrahimbhai Kalaniya

Amount due :- Rs. 29,28,070.07 as per demand notice dated 08.04.2021 with further interest, cost & expenses.

Property No. 14:- All that piece and parcel of the land and building bearing House/Plot no-53, admeasuring 81.75 sq. mtrs together with proportional undivided share admeasuring 49.54 sq. mtrs in the common roads and COP of society known and named as "ZEENAT RESIDENCY" situated on the land bearing Revenue block no. 33/ paiki 1 moje village- Bhatkol, Taluka- Mangrol, District- Surat of Gujarat in the name of Rehana Yusuf Kalaniya & Yusuf Ibrahimbhai Kalaniya. 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 :- Mrs. Mitaben Sanjaybhai Chauhan Amount due :- Rs. 29,28,070.07 as per demand notice dated W/o Shri Sanjaybhai Chauhan & Mr. Nileshkumar Rameshbhai Chauhan 08.04.2021 with further interest, cost & expenses. Property No. 15:- All that part & parcel of the property that is Residency of 4 BHK Bunglow constructed on 172/B admeasuring 116.2 sq.mtrs. i.e. 1210 sq.ft. on NA land bearing Survey

No. 97/3 paikee situated at Abrama within Municipal Zone - Valsad - 396002 in the name of Mitaben Sanjaybhai Chauhan. Type of Possession – Symbolic Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 38,00,000/ Earnest money to be deposited - Rs. 3,80,000/-

Name of the Borrower & Guarantor/s :- M/s. MBC Infra Space Pvt. Ltd., Mr. Manoj Prafulla Baruah (Also the proprietor of M/s. P. B. Associates & M/s. M. B. Corporation), Mr. Manoj Prafulla Baruah (HUF), Mrs. Boby Manoj Baruah, Mr. Lalit Gunvant Pardeva

Amount due :- Rs. 6,38,83,881.06 as per demand notice dated 30.06.2021 with further interest, cost & expenses.

Property No. 16:- All that piece and parcel of Office No. 202, Second Floor (House No. 4654) admeasuring 49.72 SQ. Mtrs (535.00 SQ. Feets) Super Built Up Area, of the building known as "CENTER POINT" constructed on the land bearing Survey No- 552/1-2-6-7/8 P1, with common undivided share of land area 3.00 SQ. Mtrs situated at Village: Vapi, Tal: Vapi, Dist: Valsad in the name of M/s. M.B. Corporation (Prop. Mr. Manoj Prafulla Baruah).

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

Reserve Price - Rs. 22,50,000/ Earnest money to be deposited - Rs. 2,25,000/-

Property No. 17 :- All that piece and parcel of Office No. 204, Second Floor (House No. 4656) admeasuring 57.89 SQ. Mtrs (623.00 SQ. Feets) Super Built Up Area, of the building known as CENTER POINT constructed on the land bearing Survey No-552/1-2-6-7/8 P1, with common undivided share of land area 3.00 SQ. Mtrs situated at Village; Vapi, Tal: Vapi, Dist: Valsad in the name of M/s. M.B. Corporation (Prop. Mr. Manoj Prafulla Baruah). Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 22,50,000/ Earnest money to be deposited - Rs. 2,25,000/-

Property No. 18:- All that piece and parcel Of Residential Flat No-C/5/07, Second Floor (House No 1585) admeasuring 57.62 SQ. Mtrs (620.00 SQ. Feets) Super Built Up Area, of the building known as * C-5/7* Parshwanath Co-Operative Housing Society Limited, Ambica Park) constructed on the land bearing Survey No-91, with Common undivided share of land area 10.00 SQ. Mtrs situated at Village: Lawacha, Tal: Vapi, Dist. Valsad in the name of Mr. Manoj Prafulla Baruah.

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

Reserve Price - Rs. 6,89,000/ Earnest money to be deposited - Rs. 68,900/-

bearing Survey No 166/4/P-66, Plot No 7, admeasuring area of 810.00 Mtrs situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Banuah (H.U.F). 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. 19 :- All that piece and parcel of residential flat as under: Flat No./Wing - 403-A, House No. - 4943, Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00),

Common Share of Land Sq.Mtrs. - 8.00, on the Fourth Floor of the building known as "PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, constructed on the land

Property No. 20:- All that piece and parcel of residential flat as under: Flat No./Wing - 404-A, House No. - 4944, Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), Common Share of Land Sq.Mtrs. - 8.00, on the Fourth Floor of the building known as "PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, admeasuring area of 810.00 Mtrs situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah (H.U.F) • 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. 21 :- All that piece and parcel of residential flat as under: Flat No./Wing - 403-B, House No. - 4959, Area Sq. Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), Common Share of Land Sq.Mtrs. - 8.00, on the Fourth Floor of the building known as " PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, admeasuring area of 810.00 Mtrs situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah (H.U.F) 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. 22:- All that piece and parcel of residential flats as under: Flat No./Wing - 404-B. House No. - 4960. Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00). Common Share of Land Sq.Mtrs. - 8.00, on the Fourth Floor of the building known as " PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, admeasuring area of 810.00 Mtrs situated at Village; Solsumba, Tal: Umergaon, Dist; Valsad in the name of Mr. Manoi Prafulla Baruah (H.U.F.) 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. 23:- All that place and parcel Of Shop as under: Shop No./Wing - A-2, House No. - 3908, Area Sq. Mtrs (Sq. feets) (Super Built Up Area) - 27.87 (300.00), Common Share of Land Sq.Mtrs. - 05.00, On the Ground Floor of the building known as "Vardhman Building- A-Wing (Shantivan Society, Talasari Road, constructed on the land bearing Survey No 166/4/P-25, Plot No-5, admeasuring 810.00 SQ. Mtrs, situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah.

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

 Reserve Price - Rs. 5,61,000/ Earnest money to be deposited - Rs. 56,100/-Property No. 24:- All that place and parcel Of Shop as under: Shop No./Wing - A-4, House No. - 3910, Area Sq. Mtrs (Sq. feets) (Super Built Up Area) - 27.87 (300.00), Common Share of Land Sq.Mtrs. - 05.00, On the Ground Floor of the building known as "Vardhman Building- A-Wing (Shantivan Society, Talasari Road, constructed on the land bearing Survey No 166/4/P-25, Plot No-5, admeasuring 810.00 SQ. Mtrs, situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah.

. Type of Possession - Physical Possession . Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 5.61.000/ Earnest money to be deposited - Rs. 56.100/-

Property No. 25 :- All that piece and parcel Of Residential Flat No-403/B, on the Fourth Floor (House No- 3939) admeasuring 92.90 SQ. Mtrs (1000.00 SQ. Feets) Super Built Up Area, and common undivided share of land area of 8.00 SQ. Mtrs, of the building known as "Vardhman Building, B- Wing (Shantivan society, Talasari Road, constructed on the land bearing Survey No-166/4/P-25, Plot No-5, admeasuring 810.00 SQ. Mts, situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah

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. 26:- All that Piece and parcel of Residential Flat No- 104/A, adm. 720.00 SQ. Feets 68.88 SQ. Mtrs), Super Built Up Area, on the First Floor (House No 4934 of a building known as "PARSHWANATH" A-Wing constructed on the N.a. land bearing survey No- 166/4/P/66 (Plot No- 7) adm. 810.00 SQ. Mtrs, situated at situated at Village: Solsumba Tal: Umbergaon, Dist: Valsad, along with common rights of undivided share of land area 8.00 SQ. Mts, together with common rights of easement, access, and common facilities thereto in the name of Mrs. Bobby Manoj Baruah. Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 7,10,000/ Earnest money to be deposited - Rs. 71,000/-

Property No. 27:- All that piece and parcel of Residential Flat No- 202/A, adm. 785.00 SQ. Feets (72.92 SQ. Mtrs), Super Built Up Area, on the Second Floor (House No 4936) of a building known as "PARSHWANATH" A-Wing constructed on the N.a. land bearing survey No- 166/4/P/66 (Plot No- 7) admeasuring 810.00 SQ. Mtrs, situated at situated at Village: Solsumba Tal: Umbergaon, Dist: Valsad. with undivided share of rights land area 8.00 SQ. Mts. together with common rights of easement, access, and common facilities thereto in the name of Mrs.

 Reserve Price - Rs. 7,65,000/ Earnest money to be deposited - Rs. 76,500/-Property No. 28:- All that piece and parcel of Residential Flat No- 304/A, admeasuring 720.00 SQ. Feets (66.88 SQ. Mtrs), Super Built Up Area, on the Third Floor (House No 4942 of a building known as "PARSHWANATH" A-Wing constructed on the N.A. Land bearing survey No- 166/4/P/66 (Plot No- 7) admeasuring 810.00 SQ. Mrs, situated at Situated at Village: Solsumba Tal: Umbergaon, Dist: Valsad, with undivided share of rights land area 8.00 SQ. Mts. together with common rights of easement, access, and common facilities thereto in the

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

name of Mrs. Bobby Manoj Baruah. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 7,10,000/ Earnest money to be deposited - Rs. 71,000/-

Property No. 29:- All that piece and parcel of Residential Flat No- 203/A, adm. 720.00 SQ. Feets (66.88 SQ. Mtrs), Super Built Up Area, on the Second Floor (House No 4937) of a building known as "PARSHWANATH" A-Wing constructed on the N.a. land bearing survey No- 166/4/P/66 (Plot No- 7) admeasuring 810.00 SQ. Mtrs, situated at situated at Village: Solsumba Tal: Umbergaon, Dist: Valsad, with undivided share of rights land area 8.00 SQ. Mts. together with common rights of easement, access, and common facilities thereto in the name of Mrs. Bobby Manoj Baruah. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 7,10,000/ Earnest money to be deposited - Rs. 71,000/-Property No. 30:- All that piece and parcel of Residential Flat No. 101/B, adm. 785.00 SQ, Feets (72.92 SQ. Mtrs), Super Built Up Area, on the First Floor (House No 4947) of a building

known as "PARSHWANATH" B-Wing constructed on the Na land bearing survey No- 166/4/P/66 (Plot No-7) admeasuring 810.00 SQ. Mis situated at situated at Village: Solsumba Tal: Umbergaon, Dist: Valsad, with Undivided share of rights land area 8.00 SQ. Mts. together with common rights of easement, access, and common facilities thereto in the name of Mrs. Bobby Manoj Baruah. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 7,65,000/ Earnest money to be deposited - Rs. 76,500/-Property No. 31:- All that piece and parcel of Residential Flat no- 202/B, adm. 785.00 SQ. Feets (72.92 SQ. Mtrs), Super Built Up Area, on the Second Floor (House No 4952) of a

building known as "Parshwanath"B- constructed on the N.a. land bearing Plot No-7, Survey Number 166/4/P/66 admeasuring 810.00 SQ. Mtrs, situated at situated at Village: Solsumba Tal: Umbergaon, Dist: Valsad. with undivided share of rights land area 8.00 SQ. Mts. together with common rights of easement, access, and common facilities thereto in the

name of Mrs. Bobby Manoj Baruah. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 7,65,000/ Earnest money to be deposited - Rs. 76,500/-Property No. 32:- All that piece and parcel of Residential Flat No. 8, admeasuring 620.00 SQ. Feets (57.62 SQ. Mtrs), Super Built Up Area, on the Second Floor (House No 1982) of a building known as C-5, Parshwanath Co- Operative Housing Society Limited, (Ambika Park) constructed on the N.a. land bearing survey No- 91/2 (computerised Survey No 91/2)

admeasuring 705.00 SQ. Mtrs, situated at situated at Village: Lawacha Tal: Vapi, Dist: Valsad, with undivided share of rights land area 10.00 SQ. Mts. together with common rights of

easement, access, and common facilities thereto in the name of Mr. Manoj Prafulla Baruah. 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. 6,90,000/ Earnest money to be deposited - Rs. 69,000/-Property No. 33 :- All that piece and parcel of Residential Flat No-7, admeasuring 675.00 SQ. Feets (62.73 SQ. Mtrs), Super Built Up Area, on the Second Floor (House No 658 as per Index-II) (As per Panchayat House No- 659) of a building known as C-1, Vardhman Co- Operative Housing Society Limited, (Ambika Park) constructed on the N.a. land bearing survey No- 91/2 (computerized Survey No 91/4) admeasuring 2051.00 SQ. Mtrs, situated at situated at Village: Lawacha Tal: Vapi, Dist: Valsad. with undivided share of rights land area 10.00 SQ. Mts, together with common rights of easement, access, and common facilities thereto in the name of Mr. Manoj Prafulla Baruah.

Reserve Price - Rs. 7,50,000/ Earnest money to be deposited - Rs. 75,000/-

Property No. 34:- All that piece and parcel Of Residential Flat No- A/2, Ground Floor (House No 2756 measuring 55.74 SQ. Mtrs (600.00 SQ. Feets) Super Built Up Area of Building known as "RUSHAB- A" constructed on the land bearing Survey 166/4/P-13, (Plot No- 52) with common undivided share of land area 10.00 Sq. Mtrs Situated at Village Solsumba (Sahantiyan Society) Tal: Umergaon, Dist. Valsad in the name of Mr. Manoi Prafulla Baruah (Prog. M.B. Corporation).

 Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 5,61,000/ Earnest money to be deposited - Rs. 56,100/-

Property No. 35 :- All that piece and parcel Of Residential Flat No- A/4, Ground Floor (House No 2758) admeasuring 55.74 SQ. Mtrs (600.00 SQ. Feets) Super Built Up Area, of the building known as "RUSHAB- A" constructed on the land bearing Survey No- 166/4/P- 13, (Plot No- 52) with common undivided share of land area about 10.00 SQ, mtrs situated at Village Solsumba (Sahantivan Society) Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah (Prop. M.B. Corporation). Type of Possession — Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 5,61,000/ Earnest money to be deposited - Rs. 56,100/-

DATE AND TIME OF E-AUCTION: 16.04.2024 (TUESDAY) from 12:00 Noon 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.

Date: 21.03.2024 For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in and https://ibapi.in Authorised Officer. For Registration and Login and Bidding Rules visit https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp Place : Surat (Gujarat) Union Bank of India



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