

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 – 11-04-2025 (Friday) 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 :- M/S D M Jewels (Partnership Firm), Mr. Mehul Sumatlal 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. 01 : All that piece and parcel of Plot No. 46, 47, 48 & 49, 'C' Type, Sahajaniand 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. 34,51,000.00 EMD : Rs. 3,45,100.00	
Name of the Borrower & Guarantor/s : M/s. Shree Hari Creation Prop Mr. Hareeshbhai Gordhanbhai Sitapara (Borrower), Mrs. Urmilaben Harishbhai Sitapara (Co-Borrower)	Amount due :- Rs. 22,00,089.39 as per demand notice dated 18/11/2021 with further interest, cost & expenses.
Property No. 02: Plot No. 3 admeasuring about 40.16 sq.mtrs. Of Kasturba Nagar, Beside Shaktiviljay Society, Opp. - Urmil Society, Nr. Baroda Pristage, Varachha Main Road, Varachha, Surat, in the name of Hareeshbhai 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. 18,63,000 Earnest money to be deposited - Rs. 1,86,300	
Name Of The Borrower & Guarantor/s : M/s Shri Sai Agencies (Partnership Firm) (Borrower), Mr. Nagraj Ganesh Shenoy (Partner), Mrs. Radha Shenoy (Partner), Mr. Ganesh Srinivas Shenoy (Partner)	Amount due :- Rs. 64,33,067.41 as per Demand Notice Dated 03.11.2010 plus further interest, cost & expenses (Subject to Subsequent recovery, if any)
Property No. 03 : Flat No. C/G-01 admeasuring 856 Sq. Ft. situated at the Ground Floor of Yogeshwar Complex, Nr. Abhilasha Complex, Khariwas Main Road, Survey No. 606/1-A, 606/2, 606/3-B, 607/4 & 607/5, Moje; Dunetha, Taluka: Daman, Dist. Daman Boundary (As per site): North: Open space; South: Entry & Passage; East: Open Space; West: Flat No. C/G-02. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 5,90,000 Earnest money to be deposited - Rs. 59,000	
Name of the Borrower & Guarantor/s : M/s. A.R. Buildcon (A partnership firm), Mr. Vipul Dinesh Mehta (Partner and Guarantor), Mr. Chandan Praful Baruah (Partner and Guarantor), Mrs. Archana Vipul Mehta (Guarantor & Mortgagor), Mrs. Rashmirekha Chandan Baruah (Guarantor & Mortgagor)	Amount due :- Rs. 31,26,286.39 as per demand notice dated 03-01-2019 with further interest, cost & expenses.
Property No. 04 : All the pieces and parcel of immovable property i.e. Office No. S/09, on the 2nd Floor. Carpet area admeasuring 209.00sq.ft. (19.41sq.mtrs.) of the building, known as "Stop & Go" constructed on the NA land bearing survey no.96/A (Khata No.465) adm.2125sq.mtrs.situated at Village Chala, Tal.Pardi, (within the limits of Vapi Nagar palika) with common rights, of approach facilities easement thereto with undivided share of land rights area of 9.70sq.mtrs.belonging to Mrs. Archana Vipul Mehta. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 10,44,000.00, Earnest money to be deposited - Rs. 1,04,400.00	
Property No. 05.: All that piece and parcel of the Shop No. A-3 adm. 250 sq. ft. equivalent to 23.23 sq.mtrs. (Super Built up area) on the ground floor along with 5 sq.mtrs. undivided share of the building known as "Vardhman" constructed on the NA land of plot no. 5 adm. 810 sq.mtrs. of the Survey no. 1 66/4/p25, situated at Santivan, Village Solsumba (E) Taluka Umbergaon, District Valsad of the Gujarat State belonging to Mrs. Rashmirekha Chandan Baruah. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 5,90,000.00, Earnest money to be deposited - Rs. 59,000.00	
Name Of The Borrower & Guarantor/s : Mr. Jha Dhruvkumar Dinesh (Borrower & Mortgagor), Mr. Neeraj Dhunmun (Guarantor),	Amount due :- Rs. 12,82,181.35 as per demand notice dated 14-09-2023 with further interest, cost & expenses.
Property No. 06 : Residential Flat No. T-1, Building B-1, Jaldhara Co-Op Housing Society, Plot No. 1201, R.S. No. 222 Paikie (ADM Super Built-Up 131 Sqr. Mtr.) Jaldhara Chokdi, GIDC, Ankleshwar – 393002. Boundary: North- Flat No. T/2 of the Building; South- Adjoining Building No. C/1; East- Adjoining Open Space; East- Adjoining Open Space and Road. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 16,20,000 Earnest money to be deposited - Rs. 1,62,000	
Name of the Borrower & Guarantor/s : Kesari Enterprise Prop. Pravinaben N. Patel (Borrower), Gami Ajaybhai Navrangbhai (Guarantor)	Amount due :- Rs. 23,67,049.12 as per demand notice dated 08-07-2021 with further interest, cost & expenses.
Property No. 07 : All that piece and parcel of the Residential Plot No. 71 & 72, admeasuring 40.79 Sq. Mtr. with land of margin admeasuring 3.52 Sq. Mtr. & 96.68 Sqr. Mtr. aggregate (137.47 Sq. Mtr.) together with undivided proportionate share in the common roads and COP of the society known as "AKSHARDHAM RESIDENCY" situated on the land bearing Rev. Block No. 197 (Old Survey No. 212) of Moje Village- Valanja, Taluka- 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. 14,85,000 Earnest money to be deposited - Rs. 1,48,500	
Name of the Borrower & Guarantor/s : M/s Swastika Impex (Borrower), Mrs. Kirti Ajaykumar Mittal (Proprietor), Mr. Ajaykumar Rameshchand Mittal (Guarantor), Mr. Pranshu Ajaykumar Mittal (Guarantor)	Amount due :- Rs. 1,02,18,116.75 as on 29-08-2023 with further interest, cost & expenses.
Property No. 08 : The Immovable Property Bearing Flat No.B-804, adm. Super Built Up area 108.788 sq.mtrs; and built up area 98.15 sq.mtrs on the 8th Floor, together with undivided proportionate share in the Land underneath the building with all kinds appurtenant thereto of the building known as Vaibhav Apartment organized by Vikas Co-operative Housing Society Limited; situated on the land bearing final Plot No.34 paikie portion adm. 1906.60 sq.mtrs of T.P.Scheme NO.6 (majura katodara); Revenue survey Nos. 42 and 42/B of moje village Moje Majura, which constituted City survey No.833/1 to 833/11 of ward Majura; city surat, Old Taluka Surat City (Choryasi), and New taluka Majura; District Surat & The Immovable Property Bearing Flat No.B-803, adm. Super Built Up area 135.68 sq.mtrs; and built up area 98.15 sq.mtrs on the 8th floor, together with undivided proportionate share in the Land underneath the building with all kinds appurtenant thereto of the building known as Vaibhav Apartment-B organized by Vikas Co-operative Housing Society Limited; situated on the land bearing final Plot No.34 paikie 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. 66,15,000, Earnest money to be deposited - Rs. 6,61,500	
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. 09 : All that piece and parcel of the property Plot No. 72/B admeasuring 70.52 sq.mtrs. along-with undivided proportionate share each admeasuring 45.17 sq.mtrs. in the common road and COP (aggregating admeasuring 115.69 sq.mtrs.) of housing society known as "SAKAR RESIDENCY" situated on the land bearing Block No. 286/B/2 (Old Survey No. 207/1, 212 & 213) Moje – Village – Mulad, Taluka – Olpad, District – Surat in the name of Mr. Ashokbhai 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. 9,06,000 Earnest money to be deposited - Rs. 90,600	
Name of the Borrower & Guarantor/s : M/S Dhiraj Enterprise (Prop. Ruteshkumar Vrajlal Sardhara), Mr. Ruteshkumar Vrajlal Sardhara, Mr. Hirenkumar Rajeshbhai Hirpara	Amount due :- Rs. 24,26,873.00 as per demand notice dated 31-01-2018 with further interest, cost & expenses.
Property No. 10: All that piece and parcel of the property Plot No. 10 admeasuring 70.76 sq. mtrs together with undivided proportionate share admesuring 34.24 sqmtrs. In the common roads and COP(Aggregating admeasuring 105 sqmtrs.) of society known and named as "KAVYA Residency Vibhag – B" situated in the land bearing revenue Block no. 302/B (old Survey No. 232/1, 232/2, 233/1, 233/2, 234/1 and 234/2) 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	
Reserve Price - Rs. 7,29,000, Earnest money to be deposited - Rs. 72,900	
Name of the Borrower & Guarantor/s : Mr. Hiteshkumar Vrajlal Sardhara (Borrower), Mrs. Ankibaben Hiteshbhai Sardhara (Co-Borrower), Mr. Mahendrabhai Virjibhai Sutariya (Guarantor)	Amount due :- Rs. 30,88,998.00 as on 11.01.2018 with further interest, cost & expenses
Property No. 11 : Plot No. 12, admeasuring area 98.50 sq. meters together with undivided proportionate share Admeasuring 34.24 sq. meters in the common roads and COP (Aggregating admeasuring 132.74 sq. meters) of society known and named as 'Kavya Residency, Vibhag – B' Situated on the land bearing Revenue Block No. 302/B and Rev. Survey No. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2 of Moje Village Mulad, Ta Olpad, Dist- Surat. Bounded as below: EAST: Society Road, WEST: Block No. 302/B, NORTH: Block No. 301, SOUTH: Plot No. 11. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs.9,61,000 Earnest money to be deposited - Rs. 96,100	
Name of the Borrower & Guarantor/s : Mr. Jagdishbhai Laljibhai Kotadiya (Borrower), Mr. Vinodbhai Laljibhai Kotadiya (Co-Borrower), Mrs. Brijesh Vinubhai Kathiria (Guarantor)	Amount due :- Rs. 23,39,765.00 as on 16.01.2018 with further interest, cost & expenses
Property No. 12.: All that piece of parcel of: Plot No. 9 admeasuring area 70.76 sq. meters together with undivided proportionate share admeasuring area 34.244 sq. meters in the common road and COP (Aggregating admeasuring 105.00 sq. meters) of society known and named as "Kavya Residency" Vibhag-B Situated on the land bearing Revenue Block No. 302/B and Revenue Survey no. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2 of Moje Village Mulad, Taluka Olpad District-Surat. Bounded as:- North- Plot no. 10 and Block No. 301, South- Plot no. 8 and Plot No. 11, East-Society Road, West- Block No. 301/A Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 8,46,000 Earnest money to be deposited - Rs. 84,600	
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. 13 : 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: North: Plot No. 48/8, 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.9,06,000.00 Earnest money to be deposited - Rs.90,600.00	
Name of the Borrower & Guarantor/s : Mrs. Khakhriya Madhuben Zaverbhai (Borrower), Mr. Rahul Zaverbhai Khakhriya (Co-Borrower), Mr. Jayantibhai Baghabhai Sheliya (Guarantor)	Amount due :- Rs 36,42,703.00 as on 08.08.2017 with further interest, cost & expenses
Property No. 14 : 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 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.9,06,000 Earnest money to be deposited - Rs.90,600	
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 as 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 (Aggragating am 115.42 sq. Meters) of 'Karmyog Residency -1' along with undivided Proportionate share in the land common Road and COP of the said society; situated on the land bearing Block No. 296 (Old Revenue Survey No. 182) Moje village Mulad Ta Olpad, Dist Surat. Bounded as EAST: Plot No. 76, WEST: Plot No. 78, NORTH: Plot No. 80, SOUTH: Society Road. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs.10,42,000 Earnest money to be deposited - Rs.1,04,200	
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. 16 : All that piece and parcel of the property Plot No. 73 admeasuring 74.11 sq.mtrs with margin land admeasuring 41.31 sq.mtrs. (aggregating admeasuring 115.42 sq.mtrs) of 'Karmyog Residency-1' along-with undivided proportionate share in the lan, common road and COP of the society, situated on the land bearing Block No. 296 (Old Revenue Survey No. 182), Moje Village – Mulad, Taluka – Olpad, District – Surat in the name of Mr. Viral Valjibhai Goti. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs.10,42,000.00 Earnest money to be deposited - Rs.1,04,200.00	

Name of the Borrower & Guarantor/s :- Dharmendra Maganbhai Sonaviya, Rajesh Becharbhai Mahyavansi		Amount due :- Rs.9,82,643.24 as on 29.11.2022 with further interest, cost & expenses from 30.11.2022 less recovery effected thereafter (if any)
Property No. 9 : Immoveable property known as Plot no. 167 of the society known as "DIVINE RESIDENCY" situated at HATHURAN bearing revenue survey no. 763 Block no. 744 of Village Hathuran Taluka Mangrol District Surat total admeasuring about 44.59 sq. mts. along with road margin 14.72 sq. mts. together with all right, title and interests in the name of Mr. Dharmendra Maganbhai Sonaviya. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 4,25,000 EMD : Rs. 42,500		
Name of the Borrower & Guarantor/s :- Dinesh Vinodbhai Kakadiya, Hasmukhbhai Bhikhabhai Bhutani		Amount due :- Rs.10,84,678.27 as on 30.11.2022 with further interest, cost & expenses from 01.12.2022 less recovery effected thereafter (if any)
Property No. 10 : All that Piece and parcel of the immoveable property known as Plot no. 122, admeasuring area 48.00 sq. yards i.e. equivalent to 40.18 sq. mt. along with proportional undivided share admeasuring 22.91 sq. mt. in the common roads and cop of society known as "DHARA RESIDENCY VIBHAG-2" situated on the land bearing revenue block no 47/A of Village Velanja, Taluka Kamrej District Surat in the name of Mr.Dinesh Vinodbhai Kakadiya. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 7,25,000 EMD : Rs. 72,500		
Name of the Borrower & Guarantor/s :- Mr. Ganesh Subhash Jadav (Borrower & Mortgagor), Mrs. Kokilaben Santosh Patil (Guarantor)		Amount due :- Rs. 5,94,234.49 as on 11/03/2024 with further interest, cost & expenses less effect recovery if any.
Property No. 11 : All the pieces and parcel of immoveable property known as Plot No-41, admeasuring area 44.60 sq. mts. of "VRUNDAVAN RESIDENCY" along with undivided proportional share admeasuring 14.71 sq. mts. In the common roads and COP of the said society of the land bearing Block/ Revenue Survey No-24 of Moje: Village: Untiyadara, Taluka: Ankleshwar, District Bharuch in the name of MR. GANESH SUBHASH JADAV. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 7,05,000 EMD : Rs. 70,500		
Name of the Borrower & Guarantor/s :- Lalita Vishwas Pawar, Swapna Santipada Sarkar		Amount due :- Rs.8,25,308.00 as on 05.12.2023 with further interest, cost & expenses less effect recovery if any.
Property No. 12 : Immoveable property known as Plot No. 60, admeasuring area 44.62 sq. mt. along with undivided proportional share admeasuring 14.72 sq. mt. in COP and the common roads of housing estate known as "Divine Residency" with all the appurtenances pertaining thereto, standing on land bearing, block no. 751, survey no. 735/1, respectively lying, being & situated at Village Hathuran Sub District Mangrol District Surat in the name of Mrs. Lalita Vishwas Pawar. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 4,25,000 EMD : Rs. 42,500		
Name of the Borrower & Guarantor/s :- Sanjaybhai Gangadasbhai Ranpariya		Amount due :- Rs.10,62,290.00 as on 02.08.2019 with further interest, cost & expenses less recovery effected thereafter (if any)
Property No. 13 : All that piece and parcel of the immoveable property of Plot No. 109, (M' Type) admeasuring area about 66.81 sq.mtrs. respectively together with undivided proportionate share admeasuring 39.01 sq.meter in the land (aggregating admeasuring 105.92 sq.mtrs.) together with all appurtenant thereto of the housing society known and named as "SWASTIK ROW HOUSE" situated on the land bearing Revenue Survey No. 208, 209, 210 & 214/1, its Block No. 288 of Moje – Village – Mulad, Taluka – Olpad, District – Surat in the name of Mr. Sanjaybhai Gangadasbhai Ranpariya. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 7,50,000 EMD : Rs. 75,000		
Name of the Borrower & Guarantor/s :- Sureshbhai Rambhai Kanani (Borrower), Naynaben Sureshbhai Kanani (Co- Borrower)		Amount due :- Rs.20,79,957 as on 04.10.2018 with further interest, cost & expenses less recovery effected (if any)
Property No. 14 : All that piece and parcel of Plot No. 62(N TYPE), admeasuring area 70.26 sq. meters adjoining land adm 46.23 sq. mts. (Aggregating admeasuring 116.49 sq. meters) of society known and named as 'Swastik Row House' Situated on the land bearing Revenue Survey No. 208, 209, 210 and 214/1; its block no. 288 of Moje Village Mulad, Taluka Olpad District- Surat. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 7,70,000 EMD : Rs. 77,000		
Branch Name, Address & Contact No.	Union Bank of India, Surat Parle Point Branch, 116-118, Parle Point Place, Athwa Lines, Parle Point, Surat-395007	
Name of the Borrower & Guarantor/s :- Mukeshkumar Laljibhai Gajera (Borrower), Renukaben Mukeshbhai Gajera (Co-Borrower), Arvindbhai Savjibhai Akbari (guarantor)		Amount due :- Rs.11,98,211.34 as on 15-05-2021 with further interest, cost & expenses less recovery effected (if any).
Property No. 15 : All the piece and parcels of the Immoveable property bearing-All that Rights title and interest in Plot No 271 admeasuring about 50.23sq meters with proportionate undivided inchoate share of road and C.O.P admeasuring 28.17 sq meters in "Nandini Residency Vibahg-2 with all appurtenance pertaining thereto standing on land bearing Block No 201 lying being situated at Village- Velanja Taluka Kamrej District Surat in the name of Mr. Mukesh Laljibhai Gajera. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 8,62,000 EMD : Rs. 86,200		
Branch Name, Address & Contact No.	Union Bank of India, RING ROAD Branch, Tulsī Market, B/s Rishabh Petrol Pump, Ring Road, Surat - 395002.	
Name of the Borrower & Guarantor/s :- Mukeshbhai Mohanbhai Vaniya (Applicant), Vaniya Rekhaben Mukeshbhai (Co-Applicant), Natha Vela Vaghamsi (Co-Obligant)		Amount due :- Rs. 13,98,587.56 as per dated 29-02-2024 with further interest, cost & expenses.
Property No. 16 : All that piece and parcel of the land bearing Plot No.42 in 'Shiv Samrathal Residency', Block No 188,189,231,233, New Block No 188 (As per KJP Block No 188/42/D), Moje: Mankna, Taluka-Kamrej, Surat. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 8,50,000 EMD : Rs. 85,000		
Branch Name, Address & Contact No.	Union Bank of India, Sandhner Branch, At and Post Sandhner, Taluka Olpad, District Surat – 394130	
Name of the Borrower & Guarantor/s :- Vijay Babubhai Sachapara (Borrower & Mortgagor), Sureshbhai Ravjibhai Moradiya (Guarantor)		Amount due :- Rs.10,08,206.98 as on 31/03/2024 with further interest, cost & expenses less effect recovery if any.
Property No. 17 : All that right title and interest of immoveable property bearing Flat no. C-503, on 5TH Floor of 'C' Wing, of Building "Riddhi Residency" admeasuring 73.39 sq. mt. super built up area, 47.95 Sq. mt. plinth area, 386 sq. ft carpet area with undivided proportionate land underneath the said building constructed on the Land Revenue Survey no. 566/1, T.P. No. 66, Block - 1022 at Village Kosad, District Surat in the name of MR. VIJAY BABUBHAI SACHAPARA. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 10,80,000 EMD : Rs. 1,08,000		
Branch Name, Address & Contact No.	Union Bank of India, TARSADI Branch, No. Shop No.8-1 & 2, Opp: Mahavir Apartment, Tarsadi, Kosamba Taluk, District Surat -394350	
Name of the Borrower & Guarantor/s :- Jagmalbhai Bhimbhai Bheda (Borrower), Hareshbhai Bhimbhai Bheda (Co-Borrower), Rameshbhai Himmatbhai Labdiya (Guarantor)		Amount due :- Rs.9,16,833.15/- as on dated 31-12-2023 with further interest, cost & expenses less recovery effected (if any).
Property No. 18 : Plot no. - 97 ad measuring 48 + 12 sq. yards i.e. equivalent to 50.17 sq. meter with additional margin along with undivided proportionate share in the lands and common roads and COP of the society known as "Paradise Park" situated on the land bearing sub-block no. D of block no. 119/A, Sub-block no. E of block no. 119/C, Revenue no. 107 of Moje Village Palod, Taluka-Magrol, District-Surat in the name of Mr. Jagmalbhai Bhimbhai Bheda. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price : Rs. 9,50,000 EMD : Rs. 95,000		
This may also be treated as notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.		
For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in For Registration and Login and Bidding Rules visit https://baanknet.com		
Date : 22-03-2025 Place: Surat, Gujarat		Authorised Officer, Union Bank of India