

DATE AND TIME OF E-AUCTION - 30.12.2025 (Tuesday) from 1

Sr.No.	Branch Name, Address & Contact No.	Name of the Borrower & Guarantor/s							
1	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609	Mr. Bavishi Kushalkumar Vipinchandra Mr. Vipinchandra Mahasukhlal Bavishi	(Rupees f as on						
Property No. 1 : All that piece and parcel of House at plot No 174, Karamvir Sunderbaugh, Pij Road village Tundel, Taluka nad district Nadiad, Gujarat. Plot Area 807 Sq ft. Bounded By North : Plot 173, South : Plot 175, East : House No 163, We as known to the secured creditor, if any: None (Physical Possession)									
2	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Amit Kumar Sinha at Mobile Number - 7800221183	Sh. Dilipkumar Kanaiyalal Sharma	Rs. 38,75,0 paise on						
Property No. 2: All that piece and parcel of House at Plot No E/137, Karmvir Sundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area - 807 Sq Ft. Bounded By North- Plot No E/136, S the property, as known to the secured creditor, if any: NONE (Physical Possession)									
3	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609	Mr. Ketankumar Jayendrakumar Jani Mrs. Nishthaben Ketankumar Jani	(Rupees as on						
Property No. 3 : All that piece and parcel of land bearing Revenue Survey No.26 together with all buildings and structures there situated at plot No F/71, Karmvir Sunderban-III, near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Plot F/72, On the East : Approach Road, On the West: Plot F/106 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)									
4	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609	Mr. Ronak Nileshbhai Joshi (Borrower) Mr. Rajan Nileshbhai Joshi (Co-Borrower)	(Rupees fort as on						
Property No. 4: All that piece and parcel of Plot No. B/6, Karmveer Sunderbagh, Bh. Radha Swami Satsang Nyas, Nr. Red Apple School, N.H.-8, Pij Road, Village Tundel, Taluka Nadiad, District Kheda, Gujarat. PIN 387230. Area- 75 Square B/5 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)									
5	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609	Mrs. Trupta Rajesh Rajput, Mr. Rajeshbhai Balkrishna Rajput	(Rupees fort as on						
Property No. 5: All that piece and parcel of land bearing Revenue Survey No.26 together with all buildings and structures there situated at Plot No. E/197, Karmvir Sunderban-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manj Owned by Mrs. Tripata Rajesh Rajput and Mr. Rajeshbhai Balkishan Rajput. It is bounded by North: Plot E/196, South: Plot No. E/198, East: Approach Road, West: Plot No. E/191. Details of encumbrances over the property, as known to the									
6	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609	Mr. Amrutbhai Chhagandas Patel, Mrs. Daxaben Girishbhai Patel, Mr. Amrutbhai Chhagandas Patel	(Rupees siz only.) as						
Property No. 6 : All the piece and parcel of the Commercial property Shop No. 57 to 67, Second floor, admeasuring 210.40.17 sq mtrs, Tika No.107, situated known as Priyanka City Mall, situated at Revenue survey no.187, CTS No.4747/02 Daxaben Girishbhai Patel, bounded by as follow: East: Complex behind part, West: Open space, North: Open space, South: Open Space Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical P									
Property No. 7 : All the piece and parcel of the Commercial property Shop No.60, Ground floor, admeasuring 33.36.18 sq mtrs, Tika No.107, situated known as Priyanka City Mall, situated at Revenue survey no.187, CTS No.4747/67, in Chhagandas Patel, bounded by as follow: East: Open land of margin, West: Door of Shop, North: Shop No.59, South: Parking Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)									
Property No. 8 : All the piece and parcel of the Commercial property Shop No. 61, Ground floor, admeasuring 20.12.48 sq mtrs, Tika No.107, situated known as Priyanka City Mall, situated at Revenue survey no.187, CTS No.4747/68, in Chhagandas Patel, bounded by as follow: East: Shop No.60, West: Shop No.62, North: Door then parking space, South: Open Space Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Posse									
7	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609	M/s Gotiz Healthcare Limited (Borrower), Ms. Roshni Rajendra Goti (Guarantor), Ms. Kailashben Rameshbhai Gotiz (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor),	Rs. 5,14,11,71 two and sev						
Shop Nos	AREA SM	Reserve Price	EMD	Bid Increment	EAST	WEST	NORTH	SOUTH	Sale Deed Dt.4.7.14
01 to 04	54.08	9,13,000	91,300.00	9,130	Passage	Passage	38 & 39	Passage	5773
05 to 08	54.08	9,13,000	91,300.00	9,130	Passage	Passage	54 & 9	Passage	5774
09 to 12	54.44	9,19,000	91,900.00	9,190	Passage	54 to 51	13	7 & 8	5775
12 to 16	54.44	9,19,000	91,900.00	9,190	Passage	50 to 47	Passage	12	5776
17 to 20	45.36	7,66,000	76,600.00	7,660	Passage	21	Land	Passage	5777
31 to 34	54.44	9,19,000	91,900.00	9,190	46 to 43	Passage	Passage	35	5778
35 to 38	54.44	9,19,000	91,900.00	9,190	42 to 39	Passage	34	1 & 2	5782
43 to 46	54.44	9,19,000	91,900.00	9,190	Passage	34 to 31	Passage	42	5783
47 to 50	54.44	9,19,000	91,900.00	9,190	16 to 13	Passage	Passage	51	5785
51 to 54	54.44	9,19,000	91,900.00	9,190	12 to 9	Passage	50	5 & 6	5786
Total	534.60	90,25,000							
8	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609	M/s. Star Enterprise (Borrower), Mr. Moiz Kadarbhai Rupawala (Proprietor), Mr. Mohammed Arif J. Chhavniwala (Guarantor), Mrs. Shafurabanu Y. Imamwala (Guarantor)	Rs. 1,71,76,2 two and sev						
Property No. 10: All the piece and parcel of 18 commercial shops No.201 to 206, 2011 to 215, 218 to 224, on the second floor, in the complex Maruti Shopping Mall, admeasuring approximately 305.03 Square Yards, situated at surve encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)									
9	Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person : Mr. S. Santosh Kumar, Mo. : 9731999609	M/s. SD Corporation, Mr. Deepak Khengarbhai Thakkar,	(Rupees two paise only.) a						
Property No.11 : All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.36 to 50 admeasuring 62.68 sqm each total admeasuring 963.72.00 sqm (62.68X13, 75.31X1, 73.57X1) situated at Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:36 to 39, East: Internal Road, West: Marginal space and thereafter marginal space of Plot No.28 29 30 31, North: Marginal space of plot no.39 & internal road South: Marginal space of Plot No.46 47 48 49 50 51, West: Internal Road, North: Marginal space of plot no.40 & internal road, South: Marginal space and, thereafter marginal space of Plot No.45 & R S No.24 paiki land, For Plot nos.: 46 to 50 East: Marginal space and space of plot no.40 & internal road, South: Marginal space and thereafter marginal space of Plot No.45 & R S No.24 paiki land Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)									
Property No.12 : All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.51 to 55 admeasuring 62.68 sqm each total admeasuring 313.40.00 sqm (62.68X5) situated at Mouje Sami, Taluka Sa Thakkar. Bounded by: For Plot nos.:51, East: 6.00 mtrs wide internal road, West: Marginal space & thereafter plot no.40, North: Marginal space & thereafter internal road, South: Plot no.50 For Plot nos.:52 to 55 East: Marginal space & there No.52 & thereafter internal road, South: Marginal space and thereafter plot no.56 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)									
Property No.13 : All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.56 to 60 admeasuring 62.68 sqm each total admeasuring 329.58.00 sqm (62.68X3, 69.90X1, 71.64X1) situated at Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:56 to 57 East: Marginal space & thereafter plot no.58 & 59, West: 6.00 mtrs wide internal road, North: Marginal space & plot no.55, South: Marginal space of plot no.57 thereafter R space & thereafter marginal space of plot no. 55 56 57, North: Plot no.61 South: Marginal space of plot no.58 thereafter R S No.24 paiki land Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical P									
Property No.14 : All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.61 to 63 & 65 admeasuring 62.68 sqm each total admeasuring 249.99.00 sqm (62.68X3, 61.95X1) situated at Mouje Sa Khengarbhai Thakkar. Bounded by: For Plot nos.:61 to 63, East: Marginal space & thereafter plot no.52 53 54, West: 6.00 mtrs wide internal road, North: Marginal space of Plot no.63 and 7.50 mtrs wide internal road, South: Plot No.60, For P Road, South: Plot no. 64 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)									

Contact Details : Mr. S. Santosh Kumar, Mobile No : 97319 9960

This may also be treated as statutory 15 days sale notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the al

Date and Time of inspection for properties : as per consultation with Bran

For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.bank.in and <https://baanknet.com>

Date : 04.12.2025, Place : Ahmedabad

E PROPERTIES
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 Physical/Symbolic 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:

025 (Tuesday) from 12:00 p.m. to 05:00 p.m.

		Amount due	Reserve Price and EMD & Bid Increase Amount																					
		Rs. 45,50,521.64 (Rupees forty-five lacs fifty thousand five hundred twenty-one and sixty-four paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No. 1 : Reserve Price : Rs. 17,70,000.00 EMD : Rs.1,77,000.00/- Bid. Inc. : Rs. 18,000.00/-																					
173, South:Plot 175, East: House No 163, West: Society Road Details of encumbrances over the property,																								
		Rs. 38,75,071.79 (Rupees thirty-eight lacs seventy-five thousand seventy-one and seventy-nine paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No. 2 : Reserve Price : Rs. 12,16,000.00 EMD : 1,21,600.00/- Bid. Inc. : Rs. 13,000.00/-																					
807 Sq.Ft. Bounded By North- Plot No E/136, South- Plot No E/138, East- Plot No E/164, West-Approach Road. Details of encumbrances over																								
		Rs. 37,44,017.67 (Rupees thirty-seven lacs forty-four thousand seventeen and sixty-seven paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No. 3 : Reserve Price : Rs. 9,33,000.00 EMD : Rs. 93,300.00/- Bid. Inc. : Rs. 10,000.00/-																					
Undervatika-1, Opposite Prabhu Kutir, Manjipura Road , Nadiad, Gujarat, Plot Area 474 Sq Ft. Bounded By On the North : Plot F/70, On the South																								
		Rs. 40,17,294.76 (Rupees forty lacs seventeen thousand two hundred ninety-four and seventy-six paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No. 4 : Reserve Price : Rs. 17,90,000.00 EMD : Rs. 1,79,000.00/- Bid. Inc. : Rs. 18,000.00/-																					
Kheda, Gujarat. PIN 387230. Area- 75 Square Meters. Bounded By East: After Boundary Nail, West: Society Approach road, North: House No.																								
		Rs. 40,23,890.97 (Rupees forty lacs twenty-three thousand eight hundred ninety and ninety-seven paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No. 5 : Reserve Price : Rs. 12,90,000.00 EMD : Rs. 1,29,000.00/- Bid. Inc. : Rs. 13,000.00/-																					
ir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, (Sub-Registrar Office Nadiad) Dist. Kheda, Gujarat. Plot Area 807 Sq feet. cumbances over the property, as known to the secured creditor, if any: None (Physical Possession)																								
		Rs. 68,21,681.65 (Rupees sixty-eight lacs twenty-one thousand six hundred eighty-one and sixty-five paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No. 6 : Reserve Price : Rs. 17,85,000.00 EMD : Rs.1,78,500.00/- Bid. Inc. : Rs. 18,000.00/- Property No. 7 : Reserve Price : Rs. 6,80,000.00 EMD : Rs. 68,000.00/- Bid. Inc. : Rs. 7,000.00/- Property No. 8 : Reserve Price : Rs. 4,08,000.00 EMD : Rs. 40,800.00/- Bid. Inc. : Rs. 4,100.00/-																					
ed at Revenue survey no.187, CTS No.4747/02/217/168, in the Registration District Mehsana and Sub-District Vijapur-Gujarat, owned by Mrs. o the secured creditor, if any: None (Physical Possession)																								
at Revenue survey no.187, CTS No.4747/67, in the Registration District Mehsana and Sub-District Vijapur-Gujarat, owned by Mr. Amrutbhai d creditor, if any: None (Physical Possession)																								
at Revenue survey no.187, CTS No.4747/68, in the Registration District Mehsana and Sub-District Vijapur-Gujarat, owned by Mr. Amrutbhai secured creditor, if any: None (Physical Possession)																								
rantor),Ms. Kailashben ajendra Mavjibhai Goti		Rs. 5,14,11,772.76 (Rupees five crore fourteen lacs eleven thousand seven hundred seventy-two and seventy-six paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No. 9 : Reserve Price : 90,25,000.00 EMD : Rs. 9,02,500.00/- Bid. Inc. : Rs.90,500.00/-																					
<table><tr><th>SOUTH</th><th>Sale Deed Dt.4.7.14</th></tr><tr><td>Passage</td><td>5773</td></tr><tr><td>Passage</td><td>5774</td></tr><tr><td>7 & 8</td><td>5775</td></tr><tr><td>12</td><td>5776</td></tr><tr><td>Passage</td><td>5777</td></tr><tr><td>35</td><td>5778</td></tr><tr><td>1 & 2</td><td>5782</td></tr><tr><td>42</td><td>5783</td></tr><tr><td>51</td><td>5785</td></tr><tr><td>5 & 6</td><td>5786</td></tr></table>	SOUTH	Sale Deed Dt.4.7.14	Passage	5773	Passage	5774	7 & 8	5775	12	5776	Passage	5777	35	5778	1 & 2	5782	42	5783	51	5785	5 & 6	5786	Property No.9 : All that Part and parcel of the 40 Nos Commercial Shops admeasuring built up area 534.60 square meters plus undivided share in land 120 square meters situated at Second Floor of High Cross Shopping Mall at Mouje village Palej, Dist. Bharuch on Survey No. 2369/B and Block No. 268, 269 & 270 and owned by M/s. Gotiz Healthcare Limited through Mr. Rajendra M. Goti and bounded by: Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	
SOUTH	Sale Deed Dt.4.7.14																							
Passage	5773																							
Passage	5774																							
7 & 8	5775																							
12	5776																							
Passage	5777																							
35	5778																							
1 & 2	5782																							
42	5783																							
51	5785																							
5 & 6	5786																							
		Rs. 1,71,76,292.71 (Rupees one crore seventy-one lacs seventy-six thousand two hundred ninety-two and seventy-one paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No.10 : Reserve Price : 58,57,000.00 EMD : Rs. 5,85,700.00/- Bid. Inc. : Rs.60,000.00/-																					
imately 305.03 Square Yards, situated at survey no. 2043, near Sunshine School, New 80 feet Road, Mouje Wadhawan, Dist. Surendranagar, owned by Mr. Moiz Kadarbhai Rupawala Details of																								
		Rs. 2,16,54,339.69 (Rupees two crore sixteen lacs fifty-four thousand three hundred thirty-nine and sixty-nine paise only.) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Property No. 11 : Reserve Price : Rs. 8,20,000.00 EMD : Rs. 82,000.00/- Bid. Inc. : Rs. 8,200.00/- Property No. 12 : Reserve Price : 2,67,000.00 EMD : Rs. 26,700.00/- Bid. Inc. : Rs. 3,000.00/- Property No. 13 : Reserve Price : Rs.2,81,000.00 EMD : Rs. 28,100.00/- Bid. Inc. : Rs. 3,000.00/- Property No. 14 : Reserve Price : Rs. 2,13,000.00 EMD : Rs. 21,300.00/- Bid. Inc. : Rs. 2,200.00/-																					
sqm (62.68X13, 75.31X1, 73.57X1) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. ot no.39 & internal road South: Marginal space of plot no.35 & 36 For Plot nos.:40 to 45 East: Marginal space and thereafter marginal space of or Plot nos.: 46 to 50 East: Marginal space and thereafter marginal space of Plot NO.46 47 48 49 50 51, West: Internal Road, North: Marginal creditor, if any: None (Physical Possession)																								
qm (62.68X5) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai Khengarbhai Plot nos.:52 to 55 East: Marginal space & thereafter marginal space of plot no.60 61 62 63, West: Internal road, North: Marginal space of Plot n)																								
0 sqm (62.68X3, 69.90X1, 71.64X1) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. South: Marginal space of plot no.57 thereafter R S no.24 paiki land For Plot nos.:58 to 60, East: 6.00 mtrs wide internal road, West: Marginal the secured creditor, if any: None (Physical Possession)																								
00 sqm (62.68X3, 61.95X1) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai mtrs wide internal road, South: Plot No.60, For Plot nos.:65 East: Marginal space & thereafter R S No.23, West: Internal road, North: Internal																								

Mobile No : 97319 99609, 8238086623

the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.

: as per consultation with Branch Manager.

ank.in and <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>

Authorised Officer, Union Bank of India