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Union Bank
of India

Regional Office Surat : Shop No.432 - 439, Prime Shoppers, Fourth Floor, Udhana-Magdalla Road, Vesu, Surat, Gujarat - 395007, Auth.Officer : Ramvrat Meena, Mo.8827433132, Email ID : crld.rsurat@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 – 14-08-2025 (Thursday) from 12:00 p.m. to 05:00 p.m.

Branch Name, Address & Contact No. Union Bank of India : BARDOLI Branch, Kashyap Chamber, Station Road, Opp. Mudli Palace, Bardoli - 394601 District Surat.

Name of the Borrower & Guarantor/s :- Mukeshbhai Ramchandra Khatik (Borrower), Minaben M Khatik (Co-Borrower), Brijkishor S Prajapati (Guarantor) Amount due :- Rs. 11,79,252.03 as per demand notice dated 01-05-2024 with further interest, cost & expenses less recovery (if any).

Property No. 01 : All that piece and parcel of property bearing Residential House No. 233 admeasuring 40.13 sq. Mt situated in "Shree Villa Residency" constructed on Non-Agricultural land bearing Revenue Survey No. 329, Block No. 343, admeasuring 40.13 sq. Mts. Situated within the limits of Moje - Tundi, Block No. 343, Survey No. Block no. 343, Plot No. 36 "Shree Villa Residency" B/H Saikrupa Residency, Moje - Tundi, Taluka- Palsana, District Surat Gujarat in the name of Mr. Mukeshbhai Ramchandra Khatik. **Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil**

Reserve Price : Rs. 6,56,500 | Earnest money to be deposited : Rs. 65,650

Name of the Borrower & Guarantor/s :- M/s H. V. Surati Prop. Hemantkumar V Surati (Borrower), Mrs. Bhikhiben K Surati (Guarantor) Amount due :- Rs. 9,82,044.52 as on 20.12.2024 with further interest, cost & expenses.

Property No. 02 : All that part and parcel of the property bearing Residential Flat No. 140 of 'C' Type admeasuring built up area 641 sq. ft. i.e. 59.24 sq. mtr. on First Floor of Building "RATNA KALASH RESIDENCY" including undivided share of land and COP admeasuring 8.50 sq. mts. (Registered as Property No. 1899 before Gram Panchayat Ten) constructed upon Plot No. A/21, A/22, Block No. 7 situated at Moje Village: Ten, Taluka: Bardoli, District Surat in the name of Mrs. Bhikhiben K Surati. **Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil**

Reserve Price : Rs. 8,41,500 | Earnest money to be deposited : Rs. 84,150

Name of the Borrower & Guarantor/s :- Gopal Govindbhai Thori (Borrower), Rajesh Gopilal Mali (Co-Borrower) Amount due :- Rs. 10,07,748.84 as on 01/08/2022 with further interest, cost & expenses.

Property No. 03 : All that Piece And Parcel Of Land Bearing Plot No. 125 Admeasuring About 40.19 Sq.Mts I.E. 48.06 Sq. Yard And Individual Share Of Common Plot, Road Margin Admeasuring 14.00 Sq. Mts I.E. 16.75 Yard Total Admeasuring 54.19 Sq Mts I.E. 64.81 Sq. Yard Of "Nilkanth Residency" Situated At Land Bearing R.S.No./Block No. 273/A, Khata No. 1485 Of Village Tathithaiya, Sub. Dist. Palsana, Dist: Surat. In the name of Mr. Gopal Govind Thori. **Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None**

Reserve Price - Rs. 7,31,000 | Earnest money to be deposited - Rs. 73,100

Name of the Borrower & Guarantor/s :- Mr. Harijan Ranjit (Borrower), Mr. Harijan Ramchhabile (Co-Borrower), Mr. Santram Munnarbhai Kevat (Guarantor) Amount due :- Rs. 11,36,481.31 as on 29-09-2023 with further interest, cost & expenses.

Property No. 04 : All that piece and parcel of property bearing RESIDENTIAL HOUSE No. 233 (after KJP Block No. 369/233) admeasuring 40.15 Sq. mtr. along with undivided share of Road and COP adm. 21.20 sq. mtrs. situated in "RAHI TOWNSHIP VIBHAG - 1" constructed on non-agricultural land bearing Revenue Survey No. 352, 353, 354 Block No. 369 at Village – Kareli, Sub Dist – Palsana, Dist – Surat in the name of Mr. Harijan Ranjit Ramchhabile and Mr. Harijan Ramchhabile Aklu. **Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None**

Reserve Price - Rs. 6,75,000 | Earnest money to be deposited - Rs. 67,500

Name of the Borrower & Guarantor/s :- Mrs. Neelama Shrivastv (Borrower), Mr. Dharmendra Shrivastv (Co-Borrower) Amount due :- Rs. 9,33,124.84 as on 04/09/2023 with further interest, cost & expenses.

Property No. 05 : All that piece and parcel of property bearing No. A/40 admeasuring 55.14 sq. mts. With undivided share in the road and COP land admeasuring about 16.54 sq. mts. of "KRISHNA VILLA VIBHAG-1" situated at RS no./Block no. 301/B admeasuring about 121.30 sq. mts. at Village Kareli Sub-District Palsana District Surat Gujarat in the name of Mrs. Neelama Shrivastv. **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

Name of the Borrower & Guarantor/s :- Yashraj Ganeshchandra Bhat (Borrower) Amount due :- Rs. 15,20,798.47 as on 05.02.2024 with further interest, cost & expenses.

Name of the Borrower & Guarantor/s : Yogesh Gyaneshwarbhai Patil (Borrower & Mortgagor)	Amount due :- Rs. 15,29,780.47 as on 05-03-2024 with further interest, cost & expenses.
Property No. 06 : All that part and parcel of the property bearing Plot No. 76/A, Admeasuring 990.00 sq. ft. equivalent to 91.97 sq. mts. and construction thereupon in "Nimit Residency" situated on Block No. 226 at Village: Dhamdod Lumbha, Taluka Bardoli, District Surat and said plot registered as Block/Survey No. 226/102/A-76 before the Revenue Record including constructed residential house registered as property No. R-A/76 before the Gram Panchayat Dhamdod Lumbha in the name of Mr. Yogesh Gyaneshwarbhai Patil. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 22,98,000 Earnest money to be deposited - Rs. 2,29,800	
Branch Name, Address & Contact No.	Union Bank of India, L P Savani Branch, Shop No.23/24, Western Business Hub, Near Virbhadra Avenue, L P Savani To Green City Road, Pal, Surat - 395009.
Name of the Borrower & Guarantor/s : M/s Hema Fashion (Proprietor Mrs. Hemaben Hitesh Kumar Jariwala), Mrs. Hemaben Hitesh Kumar Jariwala	Amount due :- Rs. 9,51,556.94 as per demand notice dated 08-07-2024 with further interest, cost & expenses less effect recovery if any.
Property No. 07 : All that piece and parcel of property bearing Plot No. 11 and as per revenue record known as Block No. 615/11 admeasuring 111.81 sq. mts. equivalent to 133.72 sq. yard together with undivided proportionate share in road and COP admeasuring 54.69 sq. mts. at "MADHUVAN" situated on the land bearing Block No. 615 (Rev Sur. No. 70) admeasuring 29643.00 sq. mts. of Village Masma, Sub-District Taluka Olpad, District-Surat in the name of Mrs. Hemaben Hitesh Kumar Jariwala. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 13,80,000 Earnest money to be deposited - Rs. 1,38,000	
Branch Name, Address & Contact No.	Union Bank of India, Navsari - Luncikui, DN Mehta Sanyal Infk Hospital, JN Tata Marg, Luncikui, Navsari, Gujarat- 396445.
Name of the Borrower & Guarantor/s : Mr. Dinesh Shah, Mr. Abhimanyu Dinesh Shah, Mrs. Manjudevi Dinesh Shah	Amount due :- Rs. 13,05,876.00 as per demand notice dated 11.10.2019 with further interest, cost & expenses less recovery effected (if any).
Property No. 08 : All that piece and parcel of property situated at "Radhe Residency", A- Wing, Bardoli Road, Kapiore, Navsari, Tal & District – Navsari having Survey No. 222/3, land measuring 1160.20 sq.mtrs. building constructed thereupon known as "Radhe Residency" -A Wing, Flat situated at 2nd Floor Flat No. 208, Municipal Ward No. 2, House No. 5274/208 in the name of Mr. Dinesh Shah, Mr. Abhimanyu Dinesh Shah & Mrs. Manjudevi Dinesh Shah. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 9,57,000 Earnest money to be deposited - Rs. 95,700	
Name of the Borrower & Guarantor/s : Mr. Tarachand Bhagvan Singh, Mrs. Prem Devi Tarachand C/O Ramtanubhai Manchhu Chaudhary	Amount due :- Rs. 6,46,982.08 as on 06.04.2021 with further interest, cost & expenses less effect recovery if any.
Property No. 09 : All that piece and parcel of property situated at Flat No. 203, Parishram Apartment, Gamthan of Village of Italva, Panchayat House No. 578, land admeasuring 313.00 sq. mtrs. Paiki, Second Floor, Construction admeasuring 648.00 sq. ft. built up super built up area 800.00 sq. fts. Navsari, District – Navsari in the name of Mr. Tarachand Bhagvan Singh & Mrs. Prem Devi Tarachand. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 9,18,000 Earnest money to be deposited - Rs. 91,800	
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 : Mrs. Rina Chandresh Kapuriya (Borrower), Mr. Chandresh D. Kapuriya (Co-Borrower)	Amount due :- Rs. 9,16,767.73 as per demand notice dated 01.07.2024 with further interest, cost & expenses subject to recovery effected (if any).
Property No. 10 : All that part and parcel of the immovable property bearing Flat No. 405 admeasuring about 52.88 sq. mts. Built up area on 4th floor of "GURU ASHISH RESIDENCY" together with undivided proportionate share admeasuring about 9.93 sq. mts. In underneath land of said building constructed on land bearing Plot No. 1, Plot No. 2, Plot No. 52, Plot No. 53 and adjoining land of Plot No. 53 of Gokul Nagar situated on land bearing R. S. No. 455 i.e. Block No. 466 of Village Kholvad, Taluka Kamrej, Dist. Surat in the name of Mrs. Rinaaben Chandreshbhai Kapuriya. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 11,00,000 Earnest money to be deposited - Rs. 1,10,000	

Branch Name, Address & Contact No.	Union Bank of India, Parvat Patiya Branch, Plot No 2,3,4, I. G. Complex, Ground Floor, Amidhara Society, Aai Mata Road, Surat - 395010.
Name of the Borrower & Guarantor/s : Mr. Shankhala Prakash Ratanlal (Borrower), Mrs. Bhamari Devi (Co-Borrower), Mr. Ashok Kumar Mali (Guarantor) S/O - Mr. Khubaji Sonaji Mali	Amount due :- Rs. 8,13,057.69 as per demand notice dated 23-03-2022 with further interest, cost & expenses less recovery (if any).
Property No. 11: All that piece and parcel of Land bearing Plot No 320, Admeasuring 46.66 Sq. Yards as per K.J.P Durasti Block No 3/320 Admeasuring 39.01 Sq. Mtrs. with Proportionate undivided Inchoate Share of Road and C.O.P. admeasuring 25.68 Sq. Mtrs. in Aradhana Lake Town Vibhag-2 with all appurtenances pertaining thereto standing on land bearing Block No 3 to 10, 12, 19 and 362, consolidated New Block No 3, lying being and situated at Village- Jolva, District- Surat, Sub District Palsana in the name of M "Shankhala Prakash Ratanlal. 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	
Branch Name, Address & Contact No.	Union Bank of India, Sanjan Branch, 1st Floor, Shilvan Complex, Riddhi Sighi Coop. Society, Zanda Chowk, Sanjan, District-396150.
Name of the Borrower & Guarantor/s : Mrs. Dilshadben Madadbhai Rayani Alias Dilshadben Madadali Rayani (Borrower), Mr. Nijar Kamrubhai Dosani (Guarantor), Mr. NurulIslam Maqbul Sultan (Guarantor)	Amount due :- Rs. 20,96,793.50 as on 09/09/2022 with further interest, cost & expenses less effect recovery if any.
Property No. 12: All that pieces and parcel of immovable property i.e. Residential Flat No. 105, First Floor, Area - 935.00 sq. ft. (86.89 sq. mtrs.) and Flat No. 106 admeasuring 685.00 sq.ft. (63.66 sq.mtrs.) on the first floor, of the building known as "MAZDA TRADE CENTRE" constructed on the N.A. Land bearing Survey No. 101/1 paiki admeasuring 2137.00 sq. mtrs. of village - Sanjan, Taluka Umbergaon, District - Valsad, with common rights, title access, easement facilities thereto in the name of Dilshadben Madadbhai Rayani Alias Dilshadben Madadali Rayani. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 17,21,500 Earnest money to be deposited - Rs. 1,72,150	
Branch Name, Address & Contact No.	Union Bank of India, SURAT NANPURA Branch, Swati Apartments, Ground Floor, Ward 1, Timalaiwad, Nanpura-395001.
Name of the Borrower & Guarantor/s : Mr. Kirit Chimanbhai Ambaliya (Borrower & Mortgagor), Mr. Ambaliya Rasikbhai (Co-Obligant)	Amount due :- Rs. 18,84,506.54 as per demand notice dated 29-01-2024 with further interest, cost & expenses less recovery effected (if any).
Property No. 13: All Right title and interest of immovable property bearing Plot No.187 admeasuring 60.28 Sq. mts (As per Village form no. 7/12) with proportionate undivided Inchoate share of Road and C.O.P. in "Mahadev Residency No.1" with all appurtenances pertaining thereto, standing on land bearing Revenue Survey. No. 44, 45, 498, 498/5, 499/1, 499/2, 499/3, 499/4 & 499/6, Consolidated Block No. 67/A, lying being and situated at Village: Bagumara, Taluka: Palsana, District: Surat in the name of Mr. Kirit Chimanbhai Ambaliya. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 14,20,000 Earnest money to be deposited - Rs. 1,42,000	
Name of the Borrower & Guarantor/s : Mr. Nagocha Lalji M, Mr. Nilesh M Nagocha	Amount due :- Rs. 15,02,203.38 as per demand notice dated 14-09-2021 with further interest, cost & expenses.
Property No. 14: All that piece and parcel of immovable property bearing Plot No. 44 (B Type) with construction (As per passing Plot No. B-44) adm. 53.37 sq.mtrs as per Village Form No. 7/12 in Shree Vir Vinayak Residency with all appurtenances pertaining thereto, standing on land bearing R.S. No 116/2, Block No. 118 lying, being and situated at Village - Mankana, Tal - Kamrej, District - Surat, Sub-District - Kamrej in the name of Lalji M Nagochi. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 7,82,000 Earnest money to be deposited - Rs. 78,200	
Name of the Borrower & Guarantor/s : Mrs. Rajput Anshu Rajeshsingh (Applicant), Mr. Rajeshsingh Rambhadasingh (Co-Applicant), Mr. Nakum Bhupatbhai Balubhai (Guarantor)	Amount due :- Rs. 15,01,845.88 as per demand notice dated 21.08.2021 with further interest, cost & expenses less recovery effected (if any).
Property No. 15: Immovable property bearing Plot No 87, (F Type), As per passing plot no F-87), adm 63.62 sqmtrs As per village form No 7/12 in Shree Vir Vinayak Residency, with all appurtenances pertaining thereto, standing on land bearing R. S. no 116/2, Block No118 lying being situated at Village Mankana, Tal Kamrej Dist Surat in the name of Rajput Anshu Rajesh Singh. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price - Rs. 9,10,000 Earnest money to be deposited - Rs. 91,000	

Name of the Borrower & Guarantor/s :- M/s Dhiru International (Borrower), Prop. Virendra Kumar Kishanlal Doda, M/s Dhiru Fashions (H.U.F) Proprietor - Virendra Kumar Kishanlal Doda, Mr. Virendra Kumar Kishanlal Doda (Borrower & Mortgagor)		Amount due :- Rs.15,95,760.07 as per Demand Notice Dated 16.09.2023 Issued to M/s Dhiru International and accrued interest plus charges thereafter less recovery effected (if any) & Rs. 3,14,072.71 as per Demand Notice dated 16-09-2023 issued to M/s Dhiru Fashions
Property No. 16 :- All the right, title and interest of Immovable property bearing Commercial Shop No 415 admeasuring about 130.00 sq. ft. situated on the 4th floor of property known as "MULCHAND MARKET" constructed on leasehold land admeasuring about 780.00 sq. mts. towards the northern side Nondh No 2330 paiki of City Survey Ward No 4 of City Surat in the name of Mr. Virendra Kumar Kishanlal Doda. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price :- Rs. 9,90,000 EMD :- Rs. 99,000		
Branch Name, Address & Contact No. Union Bank of India, Vapi Main Branch, Ground Floor, Dharti Chambers, CM 8/13, N.H.No.8, GIDC, Vapi - 396195, District Valsad.		
Name of the Borrower & Guarantor/s :- M/s Sai Plastic, Mrs. Nilam V Kotadiya, Mr. Vitthal Madhubhai Kotadiya		Amount due :- Rs. 14,26,952.00 as on 30.12.2019 with further interest, cost & expenses
Property No. 17 :- Office no. 305 third Floor adm. 475sq feet (44.14 sq. mts) super built up area constructed on NA land bearing survey no 55/Paiki 5, adm. 681 Sq mts of the building known as Rushiraj Complex Village Baittha Tal Vapi, Dist: Valsad in the name of Vitthal Madhubhai Kotadiya. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price :- Rs. 8,08,000 EMD :- Rs. 80,800		
Name of the Borrower & Guarantor/s :- Mr. Vitthalbhai Madhubhai Kotadiya, Mrs. Nilam V Kotadiya		Amount due :- Rs. 3,05,609.63 as on 05/07/2021 with further interest, cost & expenses
Property No. 18 :- Flat No B-408, adm 705 sq. feet (65.52 q mts) super built up area on the fourth Floor of the "B" Building of PUSHPAK APARTMENT "B" constructed on NA land bearing survey no 86/1, plot no -15 adm 1668.00sq mts (computerised survey n 88/1 paiki 14 khata no -1555) within the limits of Umargaon Nagarपालिका Taluka Umargaon, District Valsad in the name of Mr. Vitthal Madhubhai Kotadiya. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price :- Rs. 8,97,000 EMD :- Rs. 89,700		
Branch Name, Address & Contact No. Union Bank of India, VARACHHA ROAD Branch, Shantaba Complex, Hirabaug, Near Tapshil Society, Dholi Kul, Varachha Road, Surat-395006.		
Name of the Borrower & Guarantor/s :- Mr. Hareshbhai Danabhai Dangar (Borrower), Mr. Rajiv Harishankar Tiwari (Guarantor)		Amount due :- Rs. 6,89,134.28 as on 15.06.2017 with further interest, cost & expenses less effect recovery if any.
Property No. 19 :- Flat No. 102 on 1st Floor of Diya Residency Kadodra Tal. Palsana District - Surat admeasuring about 681 sq.fts. consisting a part of Revenue Survey No. 133/26, 27, 28, 29 Block No. 139/A-1 ie 139+2+3+4 paiki, Block No. 139/2 of Village Kadodra, Tal Palsana, District - Surat in the name of Mr. Hareshbhai Danabhai Dangar. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: Nil		
Reserve Price :- Rs. 5,22,000 EMD :- Rs. 52,200		
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 :- 26-07-2025 Place: Surat, Gujarat		Authorised Officer, Union Bank of India