



Regional Office - Surat: Shop No. 432-439, Prime Shoppers, Fourth Floor, Udhna Magdalla Road, Vesu, Surat, Gujarat-395007, Email ID: crld.rosurat@unionbankofindia.bank

Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132.

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 provise to Rule 8 (6)/9(1) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION: 26.09.2025 (FRIDAY) from 12:00 Noon to 05:00 PM

Branch Name. Union Bank of India, Athwalines Branch, BSNL Door Sanchar Bhavan, Karimabad, Ghod Dod Road, Surat - 395002. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Vallabhbhai Jadavbhai Jalandhara (Borrower), Amount due :- Rs. 15,65,518.33 as on 02.04.2021 Mr. Batukbhai Jalonghara (Co-borrower) & Mr. Baldaniya Manubhai Ukabhai (Co-obligant) with further interest, cost & expenses

Property No. 1 :- All piece and parcel of the immovable property known as Plot No. A/31, Shree Veer Vinayak Residency, (As per passing plot no. A31) Admeasuring 68.62 Sq. m. as per Village form no. 7/12, Khata no. 512, RS No. 116/2, Block no. 118, lying, being and situated at, Village- Mankana, SubDist-Kamrej, District-Surat and Bounded by :- East: Adj. Society's Internal Road, West: Plot No. A-18, North: Plot No. B-30, South: Plot No. A-32

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

Reserve Price - Rs. 9.48.000/ Earnest money to be deposited - Rs. 94.800/-

Union Bank of India, Amroli Branch : 134-135, Jeevan Jyoti Society, New Kosad Road, Surat, Gujarat - 395006. Address & Contact No. | Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mrs. Sojitra Jayaben Ravjibhai &

Mrs. Dipikaben Nareshbhai Namani (Co-borrower)

Amount due :- Rs. 15,22,605.49 as per demand notice dated 31.01.2023 with further interest, cost & expenses. Mr. Sojitra Sandipkumar R

Property No. 2:- All that piece and parcel of immovable property bearing Plot No. 90, admeasuring 40.15 Sq. mts. (as per passing plan) with proportionate undivided inchoate share of Road and C.O.P admeasuring 34.21 Sq. mts. Land in "Ever Villa Row House" with all appurtenances pertaining thereto standing on land bearing Block No. 211, lying, being & situated at Village - Sayan, Taluka - Olpad, District - Surat in the name of Mrs. Sojitra Jayaben Ravjibhai and Mr. Sojitra Sandipkumar R. Type of Possession - Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 8,04,000/ Earnest money to be deposited - Rs. 80,400/-

Union Bank of India, Navsari - Luncikui, DN Mehta Sarvajanik Hospital, JN Tata Marg, Luncikui, Navsari, Gujarat-396445. Address & Contact No. | Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Naresh Bachchapati Namani (Borrower) &

Amount due :- Rs. 7,92,125.89 as per demand notice dated 02.12.2023 with further interest, cost & expenses.

Property No. 3 :- All that piece and parcel of immovable property bearing Flat No. B-104 admeasuring 33.40 Sq. Mts. Together with undivided share of land admeasuring 18.91 Sq. Mts. Situated on the Land bearing R.S. No. 184 + 187 + 188 + 189 paiki, Plot No. 63 to 69 paiki, M.H. No. 634/0 at Ward No. 4, "Hariom Apartment – 2, HariOm Co-op. Housing, Soc.", Alkapuri, Jodiawad, Vijalpore, Taluka & District - Navsari in the name Of Mr. Nareshbhai Bachchapati Namani & Mrs. Dipikaben Nareshbhai Namani. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 4,32,000/ Earnest money to be deposited - Rs. 43,200/-

Name of the Borrower & Guarantor/s :- Mr. Dinesh Shah, Mr. Abhimanyu Dinesh Shah, | Amount due :- Rs. 13,05,876/- as on 11.10.2019 Mrs. Manjudevi Dinesh Shah with further interest, cost & expenses

Property No. 4:- All that piece and parcel of property situated at "Radhe Residency", A- Wing, Bardoli Road, Kabipore, 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. 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. 8,62,000/- • Earnest money to be deposited - Rs. 86,200/-

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

Property No. 5 :- All that piece and parcel of property situated at Flat No. 203, Parishram Apartment, Gamthan of Village of Italya, 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 Tarachand Bhagvan Singh & 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. 8,27,000/ Earnest money to be deposited - Rs. 82,700/-

Union Bank of India, Variav Branch, 926, G/F Aisha Mahal, Atiya Faliya, PO Variav, SD & District - Surat - 394520. Address & Contact No. | Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Shri Sumit Ashokbhai Moradiya Amount due :- Rs. 4,66,052.74 as per demand notice dated (Borrower & Mortgagor) & Shri Vikas Ashokbhai Moradiya (Guarantor) 02.09.2024 with further interest, cost & expenses.

Property No. 6: - All that right title and interest in Flat No. 404 admeasuring super built up area 994.00 sq ft i.e equivalent to 92.38 sq. mtrs. and built up area 646.00 sq. ft. i.e equivalent to 60.04 sq. mtrs. of Building "D" along with proportional undivided share in the land underneath the said building of housing project known as "BHAKTIDHARA RESIDENCY-2" constructed and situated on the land of Revenue Survey No 54 paiki its Block No 128 of Moje Village Sayan, Taluka: Olpad, District: Surat in the name of Mr. Sumit Ashokbhai Moradiya.

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

Reserve Price - Rs. 5,72,000/ Earnest money to be deposited - Rs. 57,200/-

Union Bank of India, Bardoli Branch, Kashyap Chamber, Station Road, Opp. Mudit Palace, Bardoli - 394601, District - Surat. Address & Contact No. | Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mr. Mukeshbhai Ramchandra Khatik (Borrower) Amount due :- Rs. 11,79,252,03 as on 01,05,2024

Mrs. Minaben M Khatik (Co- Borrower) & Mr. Brijkishor S Prajapati (Guarantor) with further interest, cost & expenses Property No. 7: 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: None Reserve Price - Rs. 6,56,500/ Earnest money to be deposited - Rs. 65,650/-

Name of the Borrower & Guarantor/s :- Mr. Harijan Ranjit (Borrower), Amount due :- Rs. 11,36,481.31 as per demand notice dated Mr. Harijan Ramchhabile (Co- Borrower) & Mr. Santram Munnarbhai Kevat (Guarantor) 29.09.2023 with further interest, cost & expenses.

Property No. 8 :- 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 Ramphhabile and Mr. Harijan Ramphhabile Aklu.

 Type of Possession – Physical Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 6,08,000/ Earnest money to be deposited - Rs. 60,800/-

Name of the Borrower & Guarantor/s :- Mrs. Neelama Shrivasty (Borrower) & Mr. Dharmendra Shrivastv (Co- Borrower)

Amount due :- Rs. 9,33,124.84 as per demand notice dated 04.09.2023 with further interest, cost & expenses.

Property No. 9 :- 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 Guirat in the name of Mrs. Neelama Shrivasty.

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

Reserve Price - Rs. 6,39,000/ Earnest money to be deposited - Rs. 63,900/-

Union Bank of India, Hajira Branch, House No. 1657/1/2/3, Jayraj Vasahat, Icchapore Bus Stop No 3, Hajira Road, Surat-394510 Address & Contact No. | , Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mr. Lala Sureshbhai Gayakwad (Applicant) Mrs. Gayakwad Sima Lala (Co-applicant)

Amount due :- Rs. 5,23,225/- as on 19.09.2024 with further interest, cost & expenses from

Property No. 10:- All that right, title and interest of immovable property bearing "Flat No. 319" on 3rd Floor admeasuring super built up area 550 sq. ft. i.e. 51.09 sq. mtr. and Built up area admeasuring 332 sq. ft. i.e. 30.86 sq. mts. in "Building No. B" in residential scheme which is known as "UMANG-SACHIN" along with undivided proportionate share underneath in land of building situated at R.S. No. 168/2, Block No. 148 admeasuring 5362 sq. mts., R.S. No. 169, Block No. 149 admeasuring 5868 sq. mts. and R.S. No. 170 Block No. 150 admeasuring 15075 sg. mtr. T.P. Scheme No. 34 (Pali-Sachin-Kansad), Final Plot No. 104/1 paiki Sub Division No. 1 of Moie Village Kansad, Taluka Choryasi, District Surat in the name of Mr. Lala Sureshbhai Gayakwad. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 5,38,500/ Earnest money to be deposited - Rs. 53,850/-

Union Bank of India, Palod Branch: Shop No. G-3, G-4, Ground Floor, JB Raw-House, Kim Station Rd. PO Palod Address & Contact No. | (Kim Char Rastha) - 394111, Authorised Officer: Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Mr. Bharatbhai Chhaganbhai Ladumor & Amount due :- Rs. 10,76,428.29 as on 30.11.2022 with

Mr. Laliibhai Bachubhai Kalsariva further interest, cost & expenses from Property No. 11 :- District- Surat, Sub District- Kamrej, Moje village Mankana RS no. 146, Block no. 151 N.A. residential project which is popularly known as "Shree Hari Krishna Residency" paiki "A" type Plot no. 66, area admeasuring 43.43 sq. mtrs. (as per revenue record block no. 151/A/66) along with undivided share underneath of common open plot and road margin together with all right, title and interest owned by Bharatbhai Chagganbhai Ladumor.

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

Reserve Price - Rs. 7.55.000/- ● Earnest money to be deposited - Rs. 75.500/-

Name of the Borrower & Guarantor/s :- Mr. Hitesh Govindbhai Baraiya, Mrs. Bariya Darshnabhai Hiteshbhai & Mr. Rameshbhai Naranbhai Chanravadiya

Amount due :- Rs. 9,98,932/- as on 05.11.2019 with further interest, cost & expenses

Property No. 12:- All that piece and parcel of the property Plot No. 81, adm. 67.73 sq.mtrs. in Paradise Park with all appurtenances pertaining there standing on Land Bearing RS No. 107, Block No. 119, Paikee-A lying, being and situated at Village Palod, Tal — Mangrol, District — Surat, Sub-District — Mangrol in the name of Mr. Hiteshbhai Govindbhai Baraiya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 10,88,000/- ■ Earnest money to be deposited - Rs. 1,08,800/-

Name of the Borrower & Guarantor/s :- Mr. Sanjaybhai Devchandbhai Sukhadiya (Borrower & Mortgagor), Mrs. Manishaben Sanjaybhai Sukhadiya (Borrower & Mortgagor), Mr. Kishorbhai Vallabhbhai Pethani (Guarantor)

Amount due :- Rs. 9,89,515.23 as per demand notice dated 03.01.2024 with further interest, cost & expenses.

19.10.2023 with further interest, cost & expenses.

Property No. 13:- All that piece and parcel of the property bearing Plot No. 95, admeasuring area 86.20 sq. yard i.e. equivalent to 72.10 sq. meters together with undivided proportionate share in the Common Road and COP of the society known and name as "Vishwas Residency" situated on the land bearing New Revenue Block No-322 ( Old Block No. 322, 323 & 324) of moje Village-Kunvarda, Taluka-Mangrol, District-Surat in the name of Mr. Sanjaybhai Devchandbhai Sukhadiya & Mrs. Manishaben Sanjaybhai Sukhadiya. • 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. Ganesh Subhash Jadav (Borrower & Mortgagor) Amount due :- Rs. 5,94,234.49 as per demand notice dated & Mrs. Kokilaben Santosh Patil (Guarantor) 11.03.2024 with further interest, cost & expenses.

Property No. 14:- All the pieces and parcel of Immovable 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: None

Reserve Price - Rs. 6,80,000/ Earnest money to be deposited - Rs. 68,000/-

Union Bank of India, Kamrej Branch: No. 36, 37,38, First Floor, Dada Bhagwan Complex, Kamrej Char Rasta, Kamrej - 394185, Address & Contact No. | District - Surat. Authorised Officer- Mr. Ramytar Meena, Mobile Number: 8827433132. Name of the Borrower & Guarantor/s :- Mr. Shambhu Ashok Tejani (Borrower), Amount due :- Rs. 9,85,396/- as on 07.07.2018

Mr. Vitthalbhai Ashokbhai Tejani (Co-Borrower) & Mr. Laljibhai Nathubhai Viradiya with further interest, cost & expenses Property No. 15:- All that piece and parcel of : EMG Of Plot No. 101, Adm 40.18 Sq. Mts., Alongwith Proportional Undivided Share of Society known as 'Dhara Residency Vibhag-2' Situated On The Land Bearing Revenue Block No. 47/A of Moje Vill-Velanja, Tal-Kamrej, Dist-Surat in the name of Mr. Mr. Shambhu Ashok Tejani.

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

Reserve Price - Rs. 6,72,000/ Earnest money to be deposited - Rs. 67,200/-

Union Bank of India, Pandesara Branch, G-23-24, Isana Business Hub, Althan Pandesara Bridge, Near D-Mart, Surat – 395017. Branch Name, Address & Contact No. | Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mr. Nathubhai Chhogubhai Suthar (Borrower) & Amount due :- Rs. 5,52,995.89 as per demand notice dated Mrs. Kamla Nathu Suthar (Co-borrower)

Property No. 16:- All the right, title and interest of Immovable property bearing Plot No. 2 (C Type) admeasuring about 40.19 sq. mts. Land with proportionate undivided inchoate share of road and COP in "Haridarshan Residency" with all appurtenances pertaining thereto, standing on land bearing R.S. No. 34, Block No. 25, lying being and situated at Village - Shekhpur, Taluka - Kamrej, Sub-Dist. Kamrej, District - Surat in the name of Mr. Nathubhai Chhogubhai Suthar. Type of Possession - Physical Possession Details of encumbrances over the property, as known to the secured creditor, if any: None.

Reserve Price - Rs. 5,04,000/ Earnest money to be deposited - Rs. 50,400/-

Union Bank of India, Sachin Branch, Laxmi Villa Township-1, Shop No. 1 to 6, GIDC, Sachin, Surat - 394230. Branch Name, Address & Contact No. | Authorised Officer- Mr. Ramvtar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mr. Kalpeshbhai K Kavad (Applicant), Amount due :- Rs. 14,35,011.52 as per demand notice dated Ms. Dayaben K Kavad (Co-applicant) & Mr. Bharat M Hadiya 30.07.2024 with further interest, cost & expenses.

Property No. 17:- All that piece and parcel of land and building bearing Plot No 57 "B" Type (As per Passing Plan Plot No B/57) as per village from no 7/12, adm. area about 53.37 sq. meters at "Shree Vir Vinayak Residency" situated on the land bearing Block No. 118 (Revenue Survey No. 116/2) situated at Village Mankana, Taluka - Kamrej, 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. 8,55,000/ Earnest money to be deposited - Rs. 85,500/-

Branch Name. Union Bank of India, RING ROAD Branch, Tulsi Market, B/s. Rishabh Petrol Pump, Ring Road, Surat - 395002. Address & Contact No. | Authorised Officer- Mr. Ramvtar Meena, Mobile Number: 8827433132.

Amount due :- Rs. 11,55,531.50 as on 03.09.2019 Name of the Borrower & Guarantor/s :- Mr. Rajni P Vaghamshi, Mrs. Rangunaben Vasawa & Mr. Baldaniya Rameshbhai S with further interest, cost & expenses

Property No. 18:- All that piece and parcel of the immovable property bearing Plot No. 44, admeasuring 40.62 sq.mtrs. with proportionate undivided inchoate share of Road and COP adm. 36.20 sq.mtrs. in Shree Ganesh Bunglows with all appurtenances pertaining thereto, standing on land bearing RS No. 24, Block No. 28, RS No. 21, Block No. 44, New Consolidated Block No. 28, lying, being and situated at Village - Mankana, Sub-District - Kamrej, District - Surat in the name of Mr. Rajnibhai Punjabhai Vaghamshi. • 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/-

Union Bank of India, Surat Nanpura Branch, Swati Apartments, Ground Floor, Ward 1, Timalaiwad, Nanpura - 395001. Address & Contact No. | Authorised Officer- Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mr. Kirit Chimanbhai Ambaliya Amount due :- Rs. 18,84,506.54 as per demand notice dated

(Borrower & Mortgagor) & Mr. Ambaliya Rasikbhai (Co-obligant) 29.01.2024 with further interest, cost & expenses. Property No. 19:- All Right title and interest of immovable property bearing Plot No.187 adm. 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.

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

Reserve Price - Rs. 12,78,000/ Earnest money to be deposited - Rs. 1,27,800/-

Name of the Borrower & Guarantor/s :- Mrs. Rajput Anshu RajeshSingh (Applicant) Amount due :- Rs.15,01,845.88 as on 31.07.2021 Mr. RajeshSingh Rambadansingh (Co-Applicant), Mr. Nakum Bhupatbhai Balubhai (Guarantor) with further interest, cost & expenses. Property No. 20: - 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 Vinanyak 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 Raiput Anshu Raiesh singh. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

 Reserve Price - Rs. 8,19,000/- ● Earnest money to be deposited - Rs. 81,900/-Branch Name, Union Bank of India, Surat Parle Point Branch, 116-118, Parle Point Place, Athwa Lines, Parle Point, Surat-395007

Address & Contact No. | Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132. Name of the Borrower & Guarantor/s :- Mrs. Rina Chandresh Kapuriya (Borrower), Amount due :- Rs. 9,18,767.73 as on 01.07.2024 Mr. Chandresh D. Kapuriya (Co-borrower) with further interest, cost & expenses Property No. 21 :- 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. Rinaben 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. 9,90,000/ Earnest money to be deposited - Rs. 99,000/-

Name of the Borrower & Guarantor/s :- Mrs. Jyotsnaben Dalchand Jain (Borrower Cum Mortgagor), Mrs. Joytsnaben Dalchand Jain Legal Heir of Late Mr. Dalchandshankerji Jain (co-borrower) Mr. Chintan Dalchand Jain Legal Heir of Late Mr. Dalchandshankerji Jain (co-borrower) Mr. Chintan Dalchand Jain Legal Heir of Late Mr. Dalchandshankerji Jain (co-borrower)

Amount due :- Rs. 2,49,868/- as per demand notice dated 24.01.2022 with further interest, cost & expenses.

Property No. 22:- All the piece and parcels of the immovable property bearing all the rights and title and interest in Flat No. 302 on 3rd Floor. Adm. about 340.00 Sq. ft. with proportionate undivided inchoate share in land below in building known as Shreenath Apartment in Modi Nagar with all the appurtenance pertaining there to standing on land bearing Plot No. 32, RS No. 186/2, Block No. 172 lying & being situated at Moje Village - Kathor, Taluka - Kamrej, District - Surat in the name of Mrs. Jyotsnaben Dalchand Jain. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None

Reserve Price - Rs. 2,34,000/ Earnest money to be deposited - Rs. 23,400/-

Name of the Borrower & Guarantor/s :- Mr. Anilkumar Ambhubhai Mistry (Borrower), Amount due :- Rs. 11,24,584/- as on 12.03.2020 Mrs. Neetaben Anilkumar Mistry (Co-borrower) & Mr. Bhupendrabhai Chhotubhai Mistry (Guarantor) with further interest, cost & expenses

Property No. 23 :- All the piece and parcels of the immovable property bearing property No. 818/1 (Gram Panchayat) admeasuring 184.86 Sq. Mts. With all appurtenances pertaining thereto lying, being situated at Khadki Faliya, Gamthan Village- Palsana District- Surat Sub- District Palsana Gujrat in the name of Mr. Anilkumar Ambhubhai Mistry & Mrs. Neetaben Anilkumar Mistry.

 Type of Possession – Symbolic Possession
Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price - Rs. 32,30,000/ Earnest money to be deposited - Rs. 3,23,000/-

Name of the Borrower & Guarantor/s :- Mr. Lakshmanchandra Jaydev Mondal (Borrower) & Mr. Sanat Sunil Mondal (Guarantor)

with further interest, cost & expenses Property No. 24:- All the piece and parcels of the Immovable property bearing-All that Rights title and interest in Flat No. 5 admeasuring about 475.00 sq. fts equivalent to 44,14 sq. meters & 30.19 sq. meters Built up Area 35,59 sq. mts usable area as per Surat Municipal Corporation situated on 3rd floor of Golwala Mention along with undivided share in land underneath the said building situated and constructed on land bearing City Survey no 2063 of City Survey No Ward No 9 Situated at Baranpura

Bhagal Area Gopi Sheri area of Surat City Sub District Surat City 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. 5,70,000/ Earnest money to be deposited - Rs. 57,000/-

Union Bank of India, New City light Branch, Shop No. UG/1, Bhagwati Ashish Complex, City Light Road, Dist. Surat - 395001. Address & Contact No. | Authorised Officer : Mr. Ramytar Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor/s :- Mrs. Ushaben Jayasukhbhai Thummar (Legal Heir of Late. Jayasukhbhai Balubhai Thummar & Natural Guardian of Master. Darpit Jaysukhbhai Thummar), Mr. Balubhai Thummar, Mrs. Nabhuben Balubhai Thummar & Mr. Chaturbhai Lalubhai Ramani

with further interest, cost & expenses.

Amount due :- Rs. 16,74,739,73

as per demand notice dated 02.03.2022

Amount due :- Rs. 11,07,315.61 as on 15.05.2021

Property No. 25 :- Plot No. 159, area adm. 60.20 sg.mtrs. (As per KJP Block No. 224/159 and area adm. 55.93 sg. mtrs.) together with undivided share of COP and road marging into the land area adm. 33.82 sq.mtrs, known as "Sun Star City" situated in Revenue Survey No. 217 Paikee and after Re-Survey New Block No. 224 (Old Block No. 231/B) of Village Moje Dungra of Sub-District - Kamrej, District - Surat in the name of Jaysukhbhai Balubhai Thummar.

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. 68,900/-

DATE AND TIME OF E-AUCTION: 26.09.2025 (FRIDAY) 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. 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 (PSB Alliance Pvt. Ltd.)

Authorised Officer, Union Bank of India

The Indian Express. For the Indian Intelligent.

Date: 08.09.2025

Place : Surat (Gujarat)



I arrive at a conclusion not an assumption.

Inform your opinion detailed analysis.

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