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Sr. No	Account No. / Branch/Name of the Borrower/ Co-borrower/ Guarantor/s	Details of Mortgaged Property with mortgage charge – Registered Mortgage charge on property bearing-	Reserve Price & EMD Amount in Lakh	Date & Time of Inspection and Auction Date & Time	Amount Outstanding as per Demand Notice	
45	102140110000856 Ring Road, Surat Branch Mrs. Putul Devi Pavan Kumar Singh (Borrower) / Mr. Pavan Kumar Singh (Co-Borrower)	Plot No. 15, " Krishna Residency Vibhag – 1" of which the plot area 44.65 sq. mtrs. and the undivided proportionate part in the land of the society road, C.O.P. adm 28.53 sq. mtrs. constituting of the non-agriculture land bearing Revenue Survey No. 50, Block No. 84 situated at Moje Village - Kareli, Sub. Dist. & Taluka - Palsana, District – Surat, State – Gujarat – 394 310 owned by Mrs. Putul Devi Pavan Kumar Singh and Mr. Pavan Kumar Singh.	9.19 0.92	22.09.2026 2.00 p.m to 5.00 p.m. 03.10.2026 12.00 Noon	Rs.12,92,514.30 with further interest @11.75% p.a compounded on monthly rest w.e.f. 29.04.2024 and penal interest @2% p.a on simple rate of interest.	
46	102140110000727 Ring Road, Surat Branch Mr. Monu Ram Ashray Khairav (Borrower) / Mrs. Sita Monu Khairav (Co-Borrower)	Plot No. 20, "Krishna Residency Vibhag – 1" of which the plot area adm. 44.65 sq. mtrs. and the undivided proportionate part in the land of society road, C.O.P. adm 28.53 sq. mtrs. constituting of the non-agriculture land bearing Revenue Survey No. 50, Block No. 84 situated at Moje Village - Kareli, Sub. Dist. & Taluka - Palsana, District – Surat, State – Gujarat – 394 310 owned by Mr. Monu Ram Ashray Khairav and Mrs. Sita Monu Khairav.	9.47 0.95	22.09.2026 2.00 p.m to 5.00 p.m. 03.10.2026 12.00 Noon	Rs.12,91,205.10 with further interest @11.75% p.a. compounded on monthly rest w.e.f. 01.05.2024 and penal interest @2% p.a. on simple rate of interest.	
47	102140110000944 Ring Road, Surat Branch Mr. Vinod Kumar Patel (Borrower) / Mrs. Kiran (Co-Borrower)	Plot No.29, " Krishna Residency Vibhag-1" of which the plot Area adm 63.02 sq. mts and the undivided proportionate part in the land of the society, Road, C.O.P. Adm 40.27 sq.mtrs., constituting of Non-Agriculture land bearing Revenue Survey No.50, Block No.84 Situated at Moje Village Kareli, Sub-District & Taluka Palsana, District Surat- 394 310.	12.62 1.26	22.09.2026 2.00 p.m to 5.00 p.m. 03.10.2026 12.00 Noon	Rs.16,88,910.70 with further interest @11.75% p.a compounded on monthly rest w.e.f. 09.06.2024 and penal interest @2% p.a on simple rate of interest.	
48	102140110000954 Ring Road, Surat Branch Mr. Arvind Patel (Borrower) / Mrs. Sapana Patel (Co-Borrower)	Plot No.77, " Krishna Residency Vibhag -1" of which the Plot Area adm 60.28 Sq. Mts and the undivided proportionate share in the land of Society Road, C.O.P adm 38.28 sq. mts, constituting of the non agriculture land bearing Revenue Survey No.50, Block No.84, situated at Moje Village; Kareli, Sub District & Taluka: Palsana, District: Surat, State – Gujarat – 394310.	10.72 1.07	22.09.2026 2.00 p.m to 5.00 p.m. 03.10.2026 12.00 Noon	Rs.15,98,148.90 with further interest @11.50% p.a compounded on monthly rest w.e.f. 14.06.2024 and penal interest @2% p.a on simple rate of interest.	
49	102140110000879 Ring Road, Surat Branch Mr. Arjun Harjian, (Borrower) / Mrs. Indra, (Co-Borrower)	Plot No. 64, " Krishna Residency Vibhag -1" of which the Plot Area : 60.28 Sq.Mts and the undivided proportionate part in land of society road, C.O.P adm 38.52 Sq.Mts, constituting of the non agriculture land bearing Revenue Survey No-50, Block No.84, total situated at Moje Village Kareli, Sub-District & Taluka: Palsana, District: Surat, State-Gujarat- 394310	10.72 1.07	22.09.2026 2.00 p.m to 5.00 p.m. 03.10.2026 12.00 Noon	Rs.15,46,140.54 with further interest @11.50% p.a compounded on monthly rest w.e.f. 11.06.2024 and penal interest @2% p.a on simple rate of interest.	
50	102140110000792 Ring Road, Surat Branch Mr. Santosh Patel (Borrower) / Mrs. Kalpana Patel (Co-Borrower)	Plot No.30, "Krishna Residency Vibhag - 1" of which the plot area 42.01 sq. mtrs. and the undivided proportionate part in the land of the society road & C.O.P. adm 26.85 sq. mtrs. constituting of the non-agriculture land bearing Revenue Survey No. 50, Block No. 84 situated at Moje Village - Kareli, Sub. Dist. & Taluka - Palsana, District : Surat, owned by Mr. Santosh Patel and Mrs. Kalpana Patel.	8.83 0.88	22.09.2026 2.00 p.m to 5.00 p.m. 03.10.2026 12.00 Noon	Rs.12,12,287.50 with further interest @11.75% p.a compounded on monthly rest w.e.f. 17.06.2024 and penal interest @2% p.a on simple rate of interest.	
51	102140110000815 Ring Road, Surat Branch Mr. Rituraj Kumar Singh (Borrower) / Mrs. Vibha Devi (Co-Borrower)	Plot No. 28, "Krishna Residency Vibhag – 1" of which the plot area adm 63.02 sq. mtrs. and the undivided proportionate part in land of society road, C.O.P. Adm 40.27 sq. mtrs. constituting of the non-agriculture land bearing Revenue Survey No. 50, Block No. 84 situated at Moje Village – Kareli, Sub. Dist. & Taluka - Palsana, District - Surat, State – Gujarat – 394 310 owned by Mr. Rituraj Kumar Singh and Mrs. Vibha Devi.	11.81 1.18	22.09.2026 2.00 p.m to 5.00 p.m. 03.10.2026 12.00 Noon	Rs.16,36,441.70 with further interest @11.75% p.a. compounded on monthly rest w.e.f. 29.05.2024 and penal interest @2% p.a. on simple rate of interest.	

sd/-
Authorised Officer
SARASWAT CO-OP. BANK LTD. (eNICBL)



Union Bank of India
A Government of India Undertaking

ARB Surat, Add: Tulsī Market, Ring Road, Man Darwaja, Surat - 395002.
Authorised Officer - Rahul Kumar - Mo. 7859011911, Branch : 7016965509.
Email ID - arb_surat@unionbankofindia.bank.in

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 – 29-09-2026 (Tuesday) from 12:00 p.m. to 05:00 p.m.

Branch Name, Address & Contact No.	Union Bank of India, ARB - Surat Branch, Tulsī Market, Ring Road, Man Darwaja, Surat - 395002.		
Name of the Borrower & Guarantor/s : M/s Jalaram Creation Proprietor; Mr. Himmatbhai Bhikabhai Mavani (Borrower), Mr. Himmatbhai Bhikabhai Mavani (Borrower), Mrs. Hanshaben Himmatbhai Mavani (Guarantor)	Amount due :- Rs. 36,49,955.66 together with interest as on 31-10-2025 and future interest from 01-11-2025 plus expenses		
Property No. 01 : All that piece and parcel of Immovable property bearing Plot No. 23 admeasuring about 337.50 Sq. Mtrs., along with undivided proportionate share in Road and C.O.P admeasuring about 40.50 Sq. Mtrs. situated on land bearing Survey No. 307, 305, Block No. 199 Paiki 5, 'Pawan Housing Society', of Moje Village : Navi Pardi, Sub-District : Kamrej, District : Surat. Boundary : East : Road, West : Plot No. 38, North : Plot No. 24, South : Plot No. 22 (owned by Mr. Himmatbhai Bhikabhai Mavani). Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None			
Reserve Price :- Rs. 12,51,000.00 EMD :- Rs. 1,25,100.00			
Property No. 02 : All that piece and parcel of immovable property bearing Plot No. 24 admeasuring about 337.50 Sq. Mtrs., along with undivided proportionate share in Road and C.O.P admeasuring about 40.50 Sq. Mtrs. situated on land bearing Survey No. 307, 305, Block No. 199 Paiki 5, 'Pawan Housing Society', of Moje Village : Navi Pardi, Sub-District : Kamrej, District : Surat. Boundary : East : Road, West : Plot No. 37, North : Plot No. 25, South : Plot No. 23 (Owned by Mrs. Hanshaben Himmatbhai Mavani) Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None			
Reserve Price :- Rs. 12,51,000.00 EMD :- Rs. 1,25,100.00			
Name Of The Borrower & Guarantor/s :- Mr. Patel Hirendra Sureshbhai (Borrower), Mr. Minesh Kumar Sureshbhai Patel (Co-Borrower), Mrs. Urvashi Karan Hariyani (Co-obligant)	Amount due :- Rs. 22,36,260.08 as per demand notice dated 23-11-2023 with further interest, cost & expenses.		
Property No. 03 : All the rights, title and interest in property bearing Vada (Adada) Khata No. 344, Revenue Survey No. 654/ Paiki 1, Non-Agricultural Plot No. 200 to 204 Paiki, Sub-Plots Paiki Plot No. 1A, admeasuring 65.83 Sq. Mt. situated at "Indraprasth" Village Vada (Adada) Taluka & District- Navsari, Gujarat, PIN- 396445. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None			
Reserve Price :- Rs. 7,86,000.00 EMD :- Rs. 78,600.00			
Name Of The Borrower & Guarantor/s :- M/s Samrajya Builders and Steel Suppliers, Mr. Sinor Hardeepsinh Ranvirsinh (Proprietor)	Amount due :- Rs. 27,33,153.78 as per Demand Notice Dated 11.05.2023 plus further interest, cost & expenses (Subject to Subsequent recovery, if any)		
Property No. 04 : All that part of property consisting of Shop No. 01 & 02 (Area 394.50 Sq. Ft.), Shop No. 03 (Area 208 Sq. Ft.), Total Area : 602.50 Sq. Ft. situated on the 1st Floor of Samrajya Complex, Dolar Bazar, Off Main Bazar, Rajpipla, Tal. Nandod, Dist. Narmada on the land bearing R.S. No. 213/B, City Survey No. 21, Paiki, in the Village- Rajpipla, Dist. Narmada. Boundary : North : Common Passage & Road, South : Property of Kapilaben Doshi, East : Adj property, West : Shop No. 04. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None			
Reserve Price :- Rs. 16,26,000.00 EMD :- Rs. 1,62,600.00			
Property No. 05 : All that part of property consisting of Shop No. 07 (Area 105 Sq. Ft.), situated on the 1st Floor of Samrajya Complex, Dolar Bazar, Off Main Bazar, Rajpipla, Tal. Nandod, Dist. Narmada on the land bearing R.S. No. 213/B, City Survey No. 21, Paiki, in the Village- Rajpipla, Dist. Narmada. Boundary : North : Common Passage & Road, South : Property of Kapilaben Doshi, East : Shop No. 06, West : Shop No. 04. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None			
Reserve Price :- Rs. 2,72,000.00 EMD :- Rs. 27,200.00			
Name of the Borrower & Guarantor/s : M/s. Anjani Bikes Corner (Borrower), Mr. Zarina Denish Khadawala (Proprietor And Guarantor)	Amount due :- Rs. 45,53,905.36 as per demand notice dated 11.11.2024 with further interest, cost & expenses less recovery effected (if any).		
Property No. 06 : All that piece and parcel of the immovable property known as Shop No. 302 admeasuring area 285 sq. ft. i.e. 26.48 sq. mts. and Shop no 303/A-1 admeasuring 395 sq. ft. i.e. 36.70 sq. mts. total admeasuring about 63.18 sq. mts. (Built up area) on the third floor of the building known as "SAI COMPLEX" along with undivided proportionate shares admeasuring about in the land underneath the said building constructed on the land of Final Plot No 150/A and 150/B of T.P. scheme No 62 (Dindoli- Bhestan- Bhedwad); Block No 521 paiki plot no 25 (RS No 346 Hissa No 2) of Moje Dindoli Taluka City Surat District Surat in the name of Mrs. Zarina Denish Khadawala (Proprietor and Guarantor) of M/s. Anjani Bikes Corner. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None			
Reserve Price :- Rs. 32,08,000.00 EMD :- Rs. 3,20,800.00			
Name of the Borrower & Guarantor/s : Mr. Mukesh Govindbhai Sabhadiya (Borrower), Mr. Dwarkeshbhai Bholabhai Vadodriya (Guarantor), Mr. Govindbhai Kurjibhai Sabhadiya (Guarantor)	Amount due :- Rs.41,72,284.00 as per demand notice dated 07-06-2018 with further interest, cost & expenses.		
Property No. 07 : All that piece and parcel of Flat Bearing Room No. 5 and 6, admeasuring 92.88 sq mt area on the 3rd Floor of Apartment named "Modi Vihar" alongwith undivided proportional share in the land underneath the said building which is constructed on the land city survey Nondh No. 802 ward Navagam adn 317.60 sq mt (F P No. 214 adn 2230 sq mt of T.P.No. 4) situated in the Varachha Road area within City Surat. Sub-Dist-Surat. Dist-Surat belongs to Mr. Govindbhai Kurjibhai Sabhadiya Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None			
Reserve Price :- Rs. 15,83,000.00 EMD :- Rs. 1,58,300.00			
Name of the Borrower & Guarantor/s : Mr. Amipara Sanjaybhai B (Borrower), Mrs. Manisha Sanjaybhai Amipara (Co-Borrower), Mr. Vinodhbhai Dhirubhai Gediya (Guarantor)	Amount due :- Rs. 31,58,075.23 as per demand notice dated 30-08-2024 with further interest, cost & expenses less recovery (if any).		
Property No. 08 : All That Piece And Parcel Of Immovable Property Of Plot No. 419 (As per KJP Block No. 280/1086/419) and Plot No. 420 (As per KJP Block No. 280/1087/420) Total 2 Plots of Society known as AKSHAR VILLA moje Gam Shekhpur, situated on the land bearing R. S. No. 234, 244 and 246, Block No. 280, Village : Shekhpur, Taluka : Kamrej, District : Surat in the name of Mr. Amipara Sanjaybhai B and Mrs. Manisha Sanjaybhai Amipara. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None			
Reserve Price :- Rs. 15,39,000.00 EMD :- Rs. 1,53,900.00			

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.bank.in>

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

Authorised Officer,
Union Bank of India

Date :- 3