

VALSAD MAIN BRANCH (12402)

Ground floor, Pitruachaya Complex, Near Jagannath Temple, Chhipwad, Valsad-396001

Contact: +91-8356812402; Email- ubin0912409@unionbankofindia.bank

BY REGD POST & COURIER

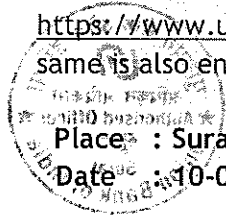
To

1	MR. MOLAI PRAJPATI (Borrower) R/O - Flat No 204 2 nd Floor Gurukrupa -2 Apartment, Pardi Sandhpor, Valsad 396001
2	MRS. GITA (Co-Borrower) R/O - Flat No 204 2 nd Floor Gurukrupa -2 Apartment, Pardi Sandhpor, Valsad 396001

Dear Sir/Madam,

Subject: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Valsad Main Branch, Ground floor, Pitruachaya Complex, Near Jagannath Temple, Chhipwad, Valsad 396001, the secured creditor, caused a demand notice dated 18.05.2021 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken **Constructive/Physical** possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 07.08.2024.
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on **29-09-2026, Tuesday from 12:00 p.m. to 05:00 p.m.** by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be **₹9,85,000 (Rupees Nine Lakhs Eighty-Five Thousand Only)**.
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.



Place : Surat

Date : 10-09-2026

Yours faithfully

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Sale Notice

[Appendix - IV-A]

[See proviso to rule 8 (6)]

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) of the Security Interest (Enforcement) Rules, 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 ~~Constructive~~/Physical possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" on 29.09.2026 for recovery Rs.13,90,718.94 (Rupees Thirteen Lacs Ninety Thousand Seven Hundred Eighteen and Paisa Ninety-Four Only) as on 18.05.2021 due to Secured Creditor, Union Bank of India from MR. MOLAI PRAJPATI (Borrower) and MRS. GITA (Co-Borrower).

The reserve price will be Rs.9,85,000 (Rupees Nine Lakhs Eighty-Five Thousand Only) and the earnest money deposit will be Rs.98,500 (Rupees Ninety-Eight Thousand Five Hundred Only).

DESCRIPTION OF IMMOVABLE PROPERTY

All the piece a parcel of immovable property being Residential Flat no 204 admeasuring about 991.00 sq. ft i.e.92.10 sq. mts Super Built up area lying and located on 2nd floor of the building known as "Gurukrupa -2 Apartment" constructed on NA plot No E-5,E-6,E-7 and E-8 totally admeasuring about 418.04 sq. mts forming part of NA land bearing survey no 140/1/1 new survey number 1552 along with undivided share of 10.00 sq. meters in building land area situated within village limits of Pardi Sandhpor Gram panchayat at village Pardi Sandhpor Taluka & District Valsad state Gujarat India

List of Encumbrances: NOT KNOWN

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> same

is also enclosed herewith.

Place : Surat

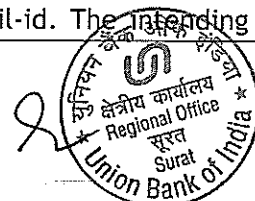
Date : 10-09-2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	1) MR. MOLAI PRAJPATI (Borrower) R/O - Flat No 204 2nd Floor Gurukrupa -2 Apartment, Pardi Sandhpor, Valsad 396001 2) MR. GITA (Co-Borrower) R/O - Flat No 204 2nd Floor Gurukrupa -2 Apartment, Pardi Sandhpor, Valsad 396001
2. Name and address of the Secured Creditor	Union Bank of India, Valsad Main Branch, Ground floor, Pitruchaya Complex, Near Jagannath Temple, Chhipwad, Valsad 396001
3. Description of immovable secured assets to be Sold: - All the piece a parcel of immovable property being Residential Flat no 204 admeasuring about 991.00 sq. ft i.e.92.10 sq. mts Super Built up area lying and located on 2nd floor of the building known as "Gurukrupa -2 Apartment" constructed on NA plot No E-5,E-6,E-7 and E-8 totally admeasuring about 418.04 sq. mts forming part of NA land bearing survey no 140/1/1 new survey number 1552 along with undivided share of 10.00 sq. meters in building land area situated within village limits of Pardi Sandhpor Gram panchayat at village Pardi Sandhpor Taluka & District Valsad state Gujarat India in the name of Mr. Molai Prajapati.	
4.The details of encumbrances, if any known to the Secured Creditor	NIL
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	NIL
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	<u>29-09-2026, Tuesday from 12:00 PM TO 5:00 PM</u> (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.13,90,718.94 (Rupees Thirteen Lacs Ninety Thousand Seven Hundred Eighteen and Paise Ninety-Four Only) as per demand notice dated 18.05.2021 with further interest, cost & expenses less recovery effected (if any).
9.1. Reserve price for the property / Properties below which the property will not be sold:	Rs.9,85,000 (Rupees Nine Lakhs Eighty-Five Thousand Only)
9.2. EMD Payable	Rs.98,500 (Rupees Ninety-Eight Thousand Five Hundred Only)
<u>10.1. Registration</u> The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through https://baanknet.com (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers	



further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website.

10.2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10.3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

10.5. Help Desk

- For queries contact Number: 8291220220 & email ID support.baanknet@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>

For auction related queries e-mail to UBIN0912409@unionbankofindia.bank or contact - Union Bank of India, Valsad Main Branch, Ground floor, Pitruchaya Complex, Near Jagannath Temple, Chhipwad, Valsad 396001 Or Branch Manager Jeetendra Kumar Shivhare at Mobile number-9977284607 or Authorised officer Mr. Ramvtar Meena at Mobile Number -8827433132.

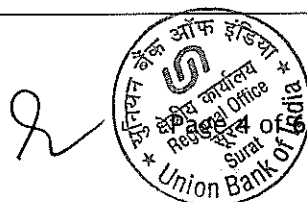
10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12. a) In case of bidding the bid increment shall not be less than Rs.10,000/- in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of Rs.10,000/-



22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful

bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank

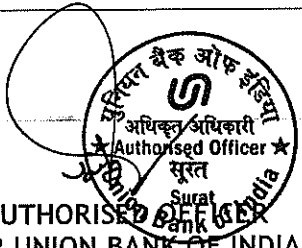
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

26. The above immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.

27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.

28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property except as stated above in point No.4 & 5. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place : Surat
Date : 10-09-2026


AUTHORISED OFFICER
FOR UNION BANK OF INDIA