

FINANCIAL EXPRESS

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APPENDIX -IV-A. E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES/IES											
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 PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002											
Reg. Off:- 9 th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com											
BRANCH OFF:- 221, 2ND FLOOR, MANGALAM ARCADE, OPP ODHAV LAKE, ODHAV BRIS ROAD, ODHAV AHMEDABAD, GUJARAT - 382415 & BRANCH OFF: 2ND FLOOR, PART I, MEGA HOUSE, OPP KOTAK BANK, MITRAKHALI LAW GARDEN ROAD, ELLISBRIDGE, AHMEDABAD, GUJARAT - 380006 & BRANCH OFF: 1110-1111-1112, 11TH FLOOR, VASUPUJYA RIO EMPIRE, OPP PALI RTO, ADAJAN HAJRA ROAD, ADAJAN, SURAT, GUJARAT- 394515											
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.											
Loan No.	Name of the Borrower/ Guarantor/Legal heirs(A)	Demand Amount & Date (B)	Interest (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	1st Bid Due of Bid (G)	Bid No-entrate Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/ Court Case if any (K)
HOU/AHD/0321/867241	Brijmohan Jayprakash Saini / Sagna Saini B.O.: Odhav	Rs. 27,66,425.40 & 25.09.2024	Physical	Tower A 402, 4.02, 402.0, Kalash Enclave-3, Nr Dey Ashish Vihar, Ahmedabad, Gujarat-382440	Rs. 18,12,900	Rs. 1,81,290	27.12.2025	Rs. 10,000	22.12.2025 Between 12:00 PM to 04:00 PM	29.12.2025 Between 02:00 PM to 03:00 PM	*NIL/NOT KNOWN
HOU/AHM/0522/1002730 & NHL/AHM/0522/1005036	Jehwani Jaykumar Ashokkumar, B.O.: Ahmedabad	Rs. 19,34,202.63 & 06.03.2025	Physical	1404, Kailashnagar Heights, Nr Ravi Darshan Opp Maya Cinema Kuber Nagar, Ahmedabad, Urban, Nr Maya Cinema, Ahmedabad, Gujarat-382340	Rs. 18,08,900	Rs. 1,80,890	27.12.2025	Rs. 10,000	17.12.2025 Between 12:00 PM to 04:00 PM	29.12.2025 Between 02:00 PM to 03:00 PM	*NIL/NOT KNOWN
HOU/SRT/0222/953363/NHL/SRT/0723/1138258	Akash Rohitlal Dobariya, Retha Akash Dobariya, B.O.: Surat	Rs. 20,71,959.03 & 13.12.2024	Physical	Flat No 103, 1st Floor As Per, As Per Pain Upper Gr, Floor Building No 81, Sai Residency Opp Sri Camp Nr Parneshwar Residency, Vav Canal Road, Kamrej, Surat, Gujarat-394180	Rs. 17,73,900	Rs. 1,77,390	27.12.2025	Rs. 10,000	18.12.2025 Between 12:00 PM to 04:00 PM	29.12.2025 Between 02:00 PM to 03:00 PM	*NIL/NOT KNOWN
HOU/SRT/0219/652884	Ashvinbhai L Devangani / Labaten Ashvinbhai Devangani B.O.: Surat	Rs. 16,62,233.10 & 14.08.2024	Physical	Plot No 460, As Per Aggravated Plot, Plot No 460 Falls On Plot No 460 And 461 B Type Unit, Vija Khandan Residency Vihar 1, Causal Road, Kamrej, Nr Bhayvali Society Opp Dada Bhagwan Temple, Surat, Gujarat-394180	Rs. 7,50,900	Rs. 75,090	27.12.2025	Rs. 10,000	18.12.2025 Between 12:00 PM to 04:00 PM	29.12.2025 Between 02:00 PM to 03:00 PM	*NIL/NOT KNOWN
*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable secured assets except what is disclosed in the Column No. 4. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc., if any, stated in column no-K, including but not limited to the title documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property shall be resold as per the provisions of Section 14. (4.) M/s S I India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Ashish Ashok Matta, Toll Free 1800 120 8400, e-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.											
PLACE:- ODHAV, AHMEDABAD, SURAT, DATE:- 12.12.2025 SD:- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED											

PUBLIC NOTICE			
DCW LIMITED			
Regd office: Dhragadhra - 363315 Gujarat			
NOTICE is hereby given that the certificate(s) for the under mentioned securities of the company has/have been lost /mislaed and holder(s) / Purchaser(s) of the said Equity Shares have applied to the company to issue Duplicate Share certificate(s). Any person who has claim in respect of the said securities should lodge such claim with the company at its registered office within 21 days from this date, else the company will proceed to issue duplicate certificate without further intimation.			
Name Of Holder	Folio No	No of shares(deb) Certificate no.(s)	Distinctive (s)
1) Janki Mirchandani	J000514	15600	3871
2) J Gopal Mirchandani			3713541 - 3729140
3) J Dayal Mirchandani			
Place: Mumbai Date: 13-12-2025 DCW LIMITED Regd office: Dhragadhra - 363315 Gujarat			
		Name Of Share Holders 1) Mr. J Gopal Mirchandani 2) Mr. J Dayal Mirchandani	

PUBLIC NOTICE			
Authorised Person Name	Trade Name	Exchange Registration Numbers of Authorised Person	Address of Authorised Person
Neha Jayantilal Anilani	Neha Jayantilal Anilani	NSE- AP213200561 BSE - AP0106730127199	Kuber Plus 2nd Floor Office No 6 Hospital Road Forbandar 360576
Nitin Hansukhlal Anilani	Nitin Hansukhlal Anilani	NSE - AP213200561 BSE - AP0106730105168	Kuber Plus 2nd Floor Office No 6 N Hotel Kuber Hospital Road Forbandar 360575
Pratful Hirji Anilani	Pratful Hirji Anilani	NSE - AP213200481 BSE - AP0106730128121	Kuber Plus 2nd Floor Office No 6 N Hotel Kuber Hospital Road Forbandar 360575
Umang Pratul Anilani	Umang Pratul Anilani	NSE - AP213200551 BSE - AP0106730127043	Kuber Plus 2nd Floor Office No 6 Hospital Road Forbandar 360576
Please note that above mention Authorised Person (AP) are no longer associated with us. Any person henceforth dealing with above mention AP should do so, at their own risk. Kotak Securities Ltd. shall not be liable for any such dealing. In case of any queries for the transactions till date, Investors are requested to inform Kotak Securities Ltd. within 15 days from the date of this notification, failing which it shall be deemed that there exists no queries against the above mentioned AP.			
Kotak Kotak Securities Limited, Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051. CIN: U99999MH1994PLC134051, Telephone No.: +22 43360000, Fax No: +22 67132430, Website: www.kotak.com / www.kotaksecurities.com. Correspondence Address: Infinity IT Park, Bldg. No 21, Opp. Film City Road, A K Vaidya Marg, Malad (East), Mumbai 400097, Telephone No: 42585825, SEBI Registration No: IN200020137 (Member of NSE, BSE, MSE, NCX & NCDX), AMFI ARN: 0164, PMS NP0000010258, and Research Analyst INH000000596, NSDL/CDSL, IN-IN-DP-629-2021, Compliance Officer Details: Mr. Hiren Thakkar, Call 022-4285 8484, or Email: ks.compliance@kotak.com.			

Branch Office : Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380 054. Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mughalsan Road, Airoli, Navi Mumbai – 400708.				
Demand Notice				
We, Axis Bank Ltd. (formerly known as UTI Bank Ltd.) (hereinafter referred to as "The Bank") having its Registered Office at Trishul, Opp. Samartheswar Temple, Law Garden, Ellisbridge,Ahmedabad - 380006 among other places Axis Bank Ltd., 1st Floor, Balleshwar Avenue, S G Highway, Opp. Rajpath Club, Badakdev, Ahmedabad, Gujarat - 380054 and do hereby give the notice under Section 13(2) of the aforesaid Act in its capacity as Secured Creditor, Whereas the Borrowers / Guarantors / Mortgagors mentioned hereunder had availed the financial assistance from Axis Bank Ltd. We state that despite having availed the financial assistance. The Borrowers / Guarantors / Mortgagors have committed defaults in repayment of interest and principal amounts as per due dates. The Account have been classified as Non Performing Asset on the date mentioned hereunder in accordance with the directives / Guidelines issued by reserve Bank of India. Consequent to the Authorised Officer of Axis Bank Ltd. under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act -2002 & in exercise of powers conferred under Section 13(12) read with rule 8(6) of the Security Interest (Enforcement) Rules, 2002, Mortgagors / Guarantors / Borrowers / Guarantors on the dates mentioned herein below under section 13(2) of Securitisation and Reconstruction of Finance Assets and Enforcement of Security Interest Act - 2002 to pay the amount mentioned in the said notice together with further interest at the contractual rate, costs, charges and incidental expenses etc however the notices were returned served and as such they are hereby informed by way of public notice about the same.				
SR No	Name of the Borrower/Co-Borrower/ Guarantor and Address / Loan Account Number	Demand Notice & NPA Date	Outstanding Amount(Rs.) as per 13(2) Notice	Description of the Mortgaged Property / Security Assets
1	(1) SIDI MUMTAJAH HANIF (Borrower) SURVEY No. 180/3, PLOT No. 1, SADHBAY SOCIETY, MOTI NAGALPAR, ANJAR - 370110. Also at - SEWALA BHAMANG, BHAVAGUR N DARGA, BHUJ 370001. Also at - UNIT No. 1, WEST SIDE OF PLOT No. 29, S.R NO. 180/3, MOTI NAGALPAR, ANJAR - 370110. (2) HUSEIN ISMAIL SIDI (GUARANTOR) SAYED DELI, MR. LOHANA MAHAN VADI, ANJAR - 370110. Also at - UNIT No. 1, WEST SIDE, PLOT No. 29, S.R NO. 180/3, NAGALPAR, ANJAR-370110. Also at - UNIT No. 1, WEST SIDE, PLOT No. 29, S.R NO. 180/3, MOTI NAGALPAR, ANJAR-370110.	30.08-2025 & 08/08/2025	Rs. 35,5294/- as on 28-08-2025	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING UNIT No. 1 ADM. 47.16 SQ. MTRS. ON THE WEST SIDE OF PLOT No. 29 ADM. 94.32 SQ. MTRS. OF REVENUE SURVEY No. 180/3 OF VILLAGE: MOTI NAGALPAR OF SUB DISTRICT: ANJAR DISTRICT: KUTCH OWNED BY SIDI MUMTAJAH HANIF, EAST: LUNITE ZONE ON EAST OF PLOT No. 29, WEST: PROPERTY OF PLOT No. 28, NORTH: REVENUE SURVEY No. 180/1, SOUTH: 9.00 MTR WIDE INTERNAL ROAD.
2	(1) TOYTA VIJAYBHAI DHANABHAI (Borrower) Also at - NATRAJNAGAR, MAFATYAPARA, SADHUVASANI ROAD, RAJKOT - 360005. Also at - VACHHARA TEA AND PAN, SHOP No. 14, AJANTA COMPLEX, NR. ASHOK BAKERY, SADHUVASANI ROAD, RAJKOT - 360001. Also at - PLOT No. 81-82/3, DISSENT AVENUE, VAJDI VIRDA, RAJKOT. (2) TOYTA KALIBEN DHANABHAI (CO-BORROWER) MAFATYAPARA, NATRAJNAGAR, OPP. SITARAM DAIRY, SADHUVASANI ROAD, RAJKOT-360005. Also at - PLOT No. 81-82/3, DISSENT AVENUE, VAJDI VIRDA, RAJKOT.	30.08-2025 & 10/08/2025	Rs. 37,21431.40/- as on 26-08-2025	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING RESIDENTIAL TENEMENT CONSTRUCTED ON NON-AGRICULTURAL LAND HAVING AREA ADM. SQ. MTS. 65.23 OF SUB PLOT No. 81-82/3 OF PLOT No. 81-82 OF THE AREA KNOWN AS "DISSENT AVENUE" OR REVENUE SURVEY No. 42 P OF VILLAGE VAJDI VIRDA OF SUB-DISTRICT & DISTRICT RAJKOT OWNED BY KALIBEN DHANABHAI TOYTA. EAST: LAND OF PLOT No. 87 AND 88, WEST: ROAD, NORTH: TENEMENT ON LAND OF SUB-PLOT No. 81-82/4, SOUTH: TENEMENT ON LAND OF SUB-PLOT No. 81-82/2.
3	1. M/s Kismat Traders (proprietorship concern/ Borrower) Sergadh Momana Fali, Near Jamat Khana, Sergadh, Junagadh - 362229. 2. Mr. Navrozibhai Huseinibhai Dobariya (proprietor/Co-borrower) At Keshod, Ashish Gandhi Nagar Society, Chuna Bhatti Road, Keshod, Junagadh - 362220..	30.08.2025 & 11.02.2025	Rs. 25,15,100.71 as on 31.01.2025.	All Pieces and Parcels of immovable property being residential cum commercial constructed on land of Kabha Haak Plot, land measuring 138.55 sq. mtrs, also mutated in Serial No. 205 of V. F. No.2 and as per Kanta Haak order No. Land/ C1069/2005 dated 24.03.2005 Gm Sergadh, Subdistrict Keshod within limits of Shergarh Gram Panchayat, District Junagadh standing in the name of Navrozibhai Huseinibhai Dobariya and bounded as follows: East- Public Road, NORTH-House of Ranavala and Daudabhai; WEST - Wall of Ramjanali Rudabhai; SOUTH-House of Ramjanali Rudabhai Common wall.
4	(1) MEVADA SANJAY MOHANBHAI (Borrower) BHIMRAY NAGAR, ST NO. 10, AJIDEM CHOWDKI, BHAVNAGAR ROAD, MANDA DUNGAR AREA, OPP. JAGABHAI DAIRY, RAJKOT. Also at - BLOCK No. 173, TENEMENT No. 1, EASTERN SIDE OF PLOT No. 173 P, SHYAM KIRAN PARK, MANDA DUNGAR BESIDE RAGHUNANDAN PARK, MAHIKA, RAJKOT. (2) MEVADA MUKTABEN MOHANBHAI (CO-BORROWER) BHIMRAY NAGAR, ST NO. 10, AJIDEM CHOWDKI, BHAVNAGAR ROAD, MANDA DUNGAR AREA, OPP. JAGABHAI DAIRY, RAJKOT. Also at - BLOCK No. 173, TENEMENT No. 1, EASTERN SIDE OF PLOT No. 173 P, SHYAM KIRAN PARK, MANDA DUNGAR BESIDE RAGHUNANDAN PARK, MAHIKA, RAJKOT.	30.08-2025 & 08/08/2025	Rs. 10,88566/- as on 28-08-2025	ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY COMPRISING OF RESIDENTIAL TENEMENT BEARING NO. 1 CONSTRUCTED ON EASTERN SIDE N.A LAND ADM. ABOUT 66-60.55 SQ. MTRS. OF PLOT No. 173 PAIKI OF THE AREA KNOWN AS "SHYAM KIRAN PARK" LYING AND SITUATED AT REVENUE SURVEY No. 202/1 OF VILLAGE MAHIKA OF TALUKA & DISTRICT: RAJKOT OWNED BY MUKTABEN MOHANBHAI MEVADA & SANJAY MOHANBHAI MEVADA. EAST: PLOT No. 174, WEST: PLOT No. 172, NORTH: ROAD, SOUTH: PLOT No. 128.
5	(1) GONDALVIA HITESHBHAI JASHMATBHAI (Borrower) GEETA NAGAR, NR. NARAYAN TEMPLE, GONDAL, RAJKOT - 360311. S/O. GONDALVIA JASHMATBHAI HARIBHAI, VORA KOTDA ROAD, OPP. SCHOOL No. 16, BAPA SITARAM STREET No. 2, GONDAL, RAJKOT-360311. V/O K STEEL BALL, MAKAM CHOWK, SOFI ROAD, NR. RELIANCE PETROL PUMPO, RAJKOT-360003. Also at - PLOT No. 14 P, RS NO. 361/2 P, GONDAL-360311. (2) GONDALVIA VIJAYBEN JASHMATBHAI (CO-BORROWER) RANCHHOD WADI, KUNWADA ROAD, RAJKOT - 360003. W/O. GONDALVIA JASHMATBHAI HARIBHAI, VORA KOTDA ROAD, B/H. RAM MANDIR, GONDAL, RAJKOT-360311. Also at - PLOT No. 14 P, RS NO. 361/2 P, GONDAL-360311.	30.08-2025 & 03/08/2025	Rs. 29,81314/- as on 26-08-2025	A RESIDENTIAL BUILDING WITH LAND ADM. 245-00 SQ. MTRS. OF PLOT No. 14(P) EAST SIDE OF GONDAL REVENUE SURVEY No. 361/2(P), DIST: RAJKOT OWNED BY HITESHBHAI JASHMATBHAI GONDALVIA. EAST: PLOT No. 15, WEST: PLOT No. 14(P) OTHER'S PROPERTY, NORTH: PLOT No. 11, SOUTH: ROAD.
6	(1) RAJESHBHAI DEVJIBHAI VADHVANA (Borrower) RATNAM ELEGANCE A-203, ARHANT NAGAR - 1, JAMNAGAR ROAD, GHANATESHWAR, RAJKOT - 36006. Also at - B-304, 3RD FLOOR, RATNAM ELEGANCE, ARHANTNAGAR - 1, KOTHARIYA, RAJKOT. (2) VADHVANA MAMTA RAJUBHAI (CO-BORROWER) RATNAM ELEGANCE A-203, ARHANT NAGAR - 1, JAMNAGAR ROAD, GHANATESHWAR, RAJKOT - 36006. Also at - B-304, 3RD FLOOR, RATNAM ELEGANCE, ARHANTNAGAR - 1, KOTHARIYA, RAJKOT.	06-10-2025 & 08/09/2025	Rs. 10,86404/- as on 03-10-2025	A RESIDENTIAL FLAT No. B-304 ON 3RD FLOOR OF RATNAM ELEGANCE LYING AND BEING ON TOTAL LAND ADM. 882.57 SQ. MTRS. OF PLOT No. 86 TIT OF ARHANTNAGAR-1 SITUATED AT KOTHARIYA REVENUE SURVEY No. 12(P)1 AND 12(P)2 (BUILT UP AREA 33-54 SQ. MTRS), OWNED BY MAMTA RAJUBHAI VADHVANA. EAST: MAIN DOOR, COMMON PASSAGE, OTS AND FLAT No. B-303, WEST: OPEN TO SKY, NORTH: FLAT No. B/305, SOUTH: OPEN TO SKY.
7	(1) LODHIYA ANILBHAI RAMNIBKHAI (Borrower) PATEL PARK-1, BEHIND RANUJA TEMPLE, KOTHARIYA ROAD, RAJKOT-360002. Also at - PLOT No. 137, RS NO. 78/1(P/2), KOTHARIYA, RAJKOT. (2) LODHIYA NITABEN ANILBHAI (CO-BORROWER) PATEL PARK-1, BEHIND RANUJA TEMPLE, KOTHARIYA ROAD, RAJKOT-360002. Also at - PLOT No. 137, RS NO. 78/1(P/2), KOTHARIYA, RAJKOT.	06-10-2025 & 08/09/2025	Rs. 29,44834/- as on 03-10-2025	A RESIDENTIAL BUILDING WITH LAND ADM. 58-56 SQ. MTRS. OF PLOT No. 137 OF KOTHARIYA REVENUE SURVEY No. 78/1(P/2), DIST. RAJKOT OWNED BY NITABEN ANILBHAI LODHIYA. EAST: PLOT No. 120, WEST: 102-METER-WIDE ROAD, NORTH: PLOT No. 136, SOUTH: PLOT No. 138.
8	(1) KANGASVIA SANGITABEN BHALABHAI (Borrower) MANI NAGAR, NR. HP GAS, BHACHAU - 370140. Also at - PLOT No. 51/3, BHAVANIPUR, BHACHAU, KUTCH. (2) PARMAR BHALABHAI DANABHAI (CO-BORROWER) MANI NAGAR, NR. HP GAS, BHACHAU - 370140. Also at - CHUNAR WAD STREET No. 7, LAKHAI RAJ, UDHOGHAGAR, RAJKOT - 360003. Also at - PLOT No. 51/3, BHAVANIPUR, BHACHAU, KUTCH.	06-10-2025 & 30/07/2025	Rs. 13,36043/- as on 03-10-2025	HOUSING PROPERTY BEARING SUB PLOT No. 51/3, AREA OF PLOT: 75.00 SQ. MTRS. CONSTRUCTED AREA OF PLOT: 54.19, MAIN PLOT No. 51, REVENUE SURVEY No. 77/2, "BHAVANIPUR" SITUATED AT VILLAGE- BHACHAU, TALUKA- BHACHAU, DIST: KUTCH OWNED BY KANGASVIA SANGITABEN BHACHAU. EAST: SUB PLOT No. 51/3, WEST: LAND BEARING SURVEY No. 772, NORTH: 9.00 MTRS. WIDE ROAD, SOUTH: PLOT No. 50.
9	(1) DEVMURARI UPENDRA ARUNBHAI (Borrower) PLOT No. 348, GANESH NAGAR-2, POLICE LINE PASE, CHITRA, BHAVNAGAR - 364004. Also at - MAFAT NAGAR, KHODIYAR CHOWK, BORTALAV, MAFAT NAGAR, BHAVNAGAR - 364004. Also at - RAJAL JEMS, KHODIYAR KRUPA BUILDING, 4, FLOOR, SARITA SOCIETY, NR. GANDESHI, VADIA, BHAVNAGAR-364004. Also at - FLAT No. 404, UPVAN DARSHAN-1, FULSAR, BHAVNAGAR - 364004. (2) DEVMURARI RANJANBEN ARUNBHAI (CO-BORROWER) PLOT No. 348, GANESH NAGAR-2, POLICE LINE PASE, CHITRA, BHAVNAGAR-364004. Also at - MAFAT NAGAR, KHODIYAR CHOWK, BORTALAV, MAFAT NAGAR, BHAVNAGAR-364004. Also at - FLAT No. 404, UPVAN DARSHAN-1, FULSAR, BHAVNAGAR - 364004.	06-10-2025 & 02/09/2025	Rs. 79,29284/- as on 03-10-2025	ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY OF FLAT No. 404 ADM. 40.26 SQ. MTRS. (BUILT-UP) AND ADM. 35.95 SQ. MTS. (CARPET) ON 4TH FLOOR IN BUILDING NAMEDLY UPVAN DARSHAN - 2 CONSTRUCTED ON N.A PLOT No. A-9 OF FULSAR RE.SERVE No. 18, 20 P 1 & 20 P 2 SITUATED AT SUKH SHANTI RESIDENCY, VILLAGE FULSAR, TALUKA & DIST: BHAVNAGAR OWNED BY DEVMURARI RANJANBEN ARUNBHAI, EAST: MARGINAL SPACE OF COMPLEX, WEST: FLAT MARGIN SPACE AND PARTLY FLAT No. 401, NORTH: STAIRS, PASSAGE & ENTRANCE, SOUTH: MARGIN SPACE.
SR No	Name of the Borrower/Co-Borrower/ Guarantor and Address / Loan Account Number	Demand Notice & NPA Date	Outstanding Amount(Rs.) as per 13(2) Notice	
1	1. Chirag Bharatbhai Mehta (Applicant) Rudra Palace, 201, Moti Madhani Street, Bagathala, District Morbi - 363641. 2. Payal Chiragbhai Mehta (Co-Applicant) Rudra Palace, 201, Moti Madhani Street Bagathala, District Morbi- 363641. 3. Payal Bimalkumhar Ashar (Co-Applicant/Mortgagor) Parekh Street, Near Soni Vadi, Gokal Doshi Bari, Morbi-363641.	08.10.2025 & 31/10/2024	Rs. 11,49,706.49 as on 01.05.2024 & Rs. 26,862/- as on 24.05.2024	
Description of the Mortgaged Property / Security Assets - 1. All the right, title and interest in immovable property being Office No. 6 with built up area measuring 17.98 sq. mtrs. i.e. 193.75 sq. ft. and Office No. 7 with built up area measuring 17.98 sq. mtrs. i.e. 193.75 sq. ft. on the first floor of commercial complex near Timbdi Patiya standing and constructed on land bearing Survey No. 9/1, 9/2 and 10/1 Paikil Plot No. 6 of village Timbdi, Taluka and District Morbi by Chirag Bharatbhai Mehta and bounded as under: Boundaries for Office No. 6 - NORTH: Balcony for access to first floor and thereafter 18.00 mtrs passage on NA Land, SOUTH: Others property on Plot No. 6, EAST: Office No. 5, WEST: Office No. 7. Boundaries for Office No. 7 - NORTH: Balcony for access to first floor and thereafter 18.00 mtrs passage on NA Land, SOUTH: Others property on Plot No. 6, EAST: Office No. 6, WEST: Office No. 8. 2. All the right, title and interest in immovable property being Office No. 8 with built up area measuring 17.98 sq. mtrs. i.e. 193.75 sq. ft. and Office No. 9 with built up area measuring 17.98 sq. mtrs. i.e. 193.75 sq. ft. on the first floor of commercial complex near Timbdi Patiya standing and constructed on land bearing Survey No. 9/1, 9/2 and 10/1 Paikil Plot No. 6 of village Timbdi, Taluka and District Morbi by Chirag Bharatbhai Mehta and bounded as under: 2. All the right, title and interest in immovable property being Office No. 8 with built up area measuring 17.98 sq. mtrs. i.e. 193.75 sq. ft. and Office No. 9 with built up area measuring 17.98 sq. mtrs. i.e. 193.75 sq. ft. on the first floor of commercial complex near Timbdi Patiya standing and constructed on land bearing Survey No. 9/1, 9/2 and 10/1 Paikil Plot No. 6 of village Timbdi, Taluka and District Morbi by Chirag Bharatbhai Mehta and bounded as under: Boundaries for Office No. 8 - NORTH: Balcony for access to first floor and thereafter 18.00 mtrs passage on NA Land, SOUTH: Others property on Plot No. 6, EAST: Office No. 7, WEST: Office No. 9. Boundaries for Office No. 9 - NORTH: Balcony for access to first floor and thereafter 18.00 mtrs passage on NA Land, SOUTH: Others property on Plot No. 6, EAST: Office No. 10; 3. All the right, title and interest in immovable property being Office No. 10 with built up area measuring 17.98 sq. mtrs. i.e. 193.75 sq. ft. and Office No. 11 with built up area measuring 17.98 sq. mtrs. i.e. 193.75 sq. ft. on the first floor of commercial complex near Timbdi Patiya standing and constructed on land bearing Survey No. 9/1, 9/2 and 10/1 Paikil Plot No. 6 of village Timbdi. Taluka and District Morbi by Chirag Bharatbhai Mehta and bounded as under: Boundaries for Office No. 10 - NORTH: Balcony for access to first floor and thereafter 18.00 mtrs passage on NA Land, SOUTH: Others property on Plot No. 6, EAST: Office No. 9, WEST: Office No. 11. Boundaries for Office No. 11 - NORTH: Balcony for access to first floor and thereafter 18.00 mtrs passage on NA Land, SOUTH: Remaining land of Plot No. 6, EAST: Office No. 10, WEST: Others property on Plot No. 6.				
10	1. Mr. Ginyo Sagar Nagjibhai Proprietor of M/s Star Paper Products Address: Bapa Sitaram Chowk, First Floor, Ramani Estate Behind Tulip Party Plot Vavdi, Rajkot 360405. Also at: Daisy, Govindratna Residency, Street No. 3, B/H Aashtha Residency, 150 Feet Ring Road, Rajkot 36004. Also at: S/o Premjibhai Chaluwadi, Plot Opp Swati Travels near Tulsig Agro, Dhoraji, Rajkot 360410. Also at: Plot No. 1/Paiki, B/H Enjoy Pa, Off Jetpur Road, Dhoraji Sur No. 43/3/Paiki, Residential Property at Plot No. 1/Paiki, Chaluwadi, No. 43/3/Paiki, Near Swati Chowk, Rajkot 360410. 2. Mr. Ginyo Nagjibhai, Address: Bapa Sitaram Chowk, First Floor, Ramani Estate Behind Tulip Party Plot Vavdi, Rajkot 360405. Also at: S/o Premjibhai Chaluwadi, Plot Opp Swati Travels near Tulsig Agro, Dhoraji, Rajkot 360410. Also at: Daisy, Govindratna Residency, Street No. 3, B/H Aashtha Residency, 150 Feet Ring Road, Rajkot 36004. Also at: Plot No. 1/Paiki, B/H Enjoy Pa, Off Jetpur Road, Dhoraji Sur No. 43/3/Paiki, Residential Property at Plot No. 1/Paiki, Chaluwadi, No. 43/3/Paiki, Near Swati Chowk, Rajkot 360410. 3. Mrs. Ginyo Chanchanben, Address: Bapa Sitaram Chowk, First Floor, Ramani Estate Behind Tulip Party Plot Vavdi, Rajkot 360405. Also at: S/o Premjibhai Chaluwadi, Plot Opp Swati Travels near Tulsig Agro, Dhoraji, Rajkot 360410. Also at: Daisy, Govindratna Residency, Street No. 3, B/H Aashtha Residency, 150 Feet Ring Road, Rajkot 36004. Also at: Plot No. 1/Paiki, B/H Enjoy Pa, Off Jetpur Road, Dhoraji Sur No. 43/3/Paiki, Residential Property at Plot No. 1/Paiki, Chaluwadi, No. 43/3/Paiki, Near Swati Chowk, Rajkot 360410.	30/Aug/2025 & 01.May.2025	Rs. 6664389.25/- as on 01/05/2025	
11	Description of the Mortgaged Property / Security Assets - 1. All that pieces and parcel of construction house its land measuring 97.75 Sq. Mtr. of plot no. 1 Paiki Chaluwadi Situated at Chaluwadi Plot B/H Enjoy Pan, off Jetpur Road of Revenue Survey 43/3 Paikil of Village Dhoraji of Sub-Dist. Dhoraji District Rajkot in the State of Gujarat with the right to use common areas of the building the right to use water closet, drainage, lavatories and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat/unit/office premises both present and future and easementary rights and together with all fixture and fittings both present and future. Bounded as follows: North: Plot No. 1 Paiki, South: Plot No. 1 Paiki, East: Road, West: Plot No. 1 Paiki. 2. All that pieces and parcel of immovable property comprising of Residential Tenement constructed on N.A Land measuring 61.17 Sq. Mtr. of "Daisy" Plot No. 59 of the area known as "Govindratna Residency" Street No. 1 B/H Aashtha Residency of 150 Ft. Ring Road and situated at Revenue Survey No. 67 & 68 Paiki Mavdi Rajkot of Dist. Rajkot in the State of Gujarat with right of use common areas of the building, the right to use water closet, drainage, lavatories and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat/unit/office premises both present and future and easementary rights and together with all fixture and fittings both present and future. Bounded as follows: North: Lagu Plot No. 60, South: Lagu Plot No. 58, East: Plot No. 58, West: Road. 3. All that piece and parcel of an industrial property consisting of the land of Plots no. 05 "Star Paper Products" measuring 799.72 Sq. Mts. With building thereon of Revenue Survey No. 35 Paikil of Village Vavdi, B/H Tulip Party Plot, near Patel Chowk, off Rikot-Gondal National Highway Su-Dist. Rajkot and Dist. Rajkot in the State of Gujarat with the right to use common areas of the building, the right to use water closet, drainage, lavatories and other convenience and facilities, amenities in or upon or pertaining to or connected to the flat/unit/office premises, both present and future and easementary right and together with all fixtures and fittings both present and future. Bounded as follows: North: 9 Mt Road, South: Land of ULC, East: Land of Lagu S. No. 31, West: Common Plot.			
Please further notice that as mentioned in sub - section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.				
DATE - 13.12.2025, PLACE - Gujarat				
Sd/-, Authorized Officer, Axis Bank Ltd.				

Please further notice that as mentioned in sub - section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.

SD/-, Authorized Officer, Axis Bank Ltd.

यूनियन बैंक of India Union Bank of India		Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006		SALE NOTICE (15 DAYS) 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 provision to Rule 8(6)/ 9(1) of the Security Interest (Enforcement) Rule, 2002					
DATE AND TIME OF E-AUCTION - 30.12.2025 (Tuesday) from 12:00 p.m. to 05:00 p.m.					
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 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 :					
Name of the Borrower, Co-Applicant & Guarantor/s		Description of the Property		Amount due	Reserve Price and EMD & Bid Increment
Gargi Weighing Systems, Prop: Rekhaben Bharatbhai Patel, Bharatbhai Jashbhai Patel, Rekhaben Bharatbhai Patel, Bharatbhai Jashbhai Patel		All the piece and parcel of Gram Panchayat Property No. 450, Khristi Vas, At-Village Durnal, Taluka- Nadiad, District-Kheda belonging to Shri Bounded by : East : Road, West : Property of Suryakant Mahida, North : Property of Mariyaben Prembhai Pamar, South : Palak Sahib (Patel House) Details of encumbrances over the property, as known to the secured creditor, if any: SA No. 89/2024 by Gargi Weighing Systems (Physical Possession)		Rs. 16,37,786.07 (Rupees Sixteen Lakhs Thirty Seven Thousand Seven Hundred Eighty Six & Paise Seven Only) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Reserve Price : Rs. 11,53,000.00 EMD Rs. 1,15,300.00 BID Inc. Rs. 11,530.00
Mr. Harishbhai Nagindas Thakkar		All the piece and parcel of immovable property bearing Flat No. A-202, admeasuring 160 Sq.Yards i.e. 133.78 Sq. mtrs. in Block No. A.together with undivided proportionate share in the land of the said scheme known as “Devkrupa Crystal” which is constructed on the N.A. land of bearing Revenue survey No.57/2 of TP Scheme No.73 (Vinzo-1) and Final plot No.26/2 admeasuring 6617 Sq. mtrs. situated at Mouje Vinzol, Taluka Dascoli in the Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali). Bounded by : East : Margin & Block B, West : Adjoining flat No. A/201, North : Margin & Other property, South : Passage, Staircase & Flat No. A/203 Details of encumbrances over the property, as known to the secured creditor, if any: Other Bank charge exist (Physical Possession)		Rs. 15,17,599.86 (Rupees Fifteen Lakhs Seventeen Thousand Five Hundred Ninety Nine & Paise Eighty Six Only) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Reserve Price : Rs. 16,92,000.00 EMD Rs. 1,69,200.00 BID Inc. Rs. 16,920.00
Mr. Harishbhai Nagindas Thakkar		All the piece and parcel of immovable property bearing Flat No. A-302, admeasuring 160 Sq.Yards i.e. 133.78 Sq. mtrs. in Block No. A.together with undivided proportionate share in the land of the said scheme known as “Devkrupa Crystal” which is constructed on the N.A. land of bearing Revenue survey No.57/2 of TP Scheme No.73 (Vinzo-1) and Final plot No.26/2 admeasuring 6617 Sq. mtrs. situated at Mouje Vinzol, Taluka Dascoli in the Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali). Bounded by : East : Margin & Block B, West : Adjoining flat No. A/201, North : Margin & Other property, South : Passage, Staircase & Flat No. A/203 Details of encumbrances over the property, as known to the secured creditor, if any: Other Bank charge exist SA No. 74/2025 by Gayatriben Mudaliyar (Physical Possession)		Rs. 16,09,602.47 (Rupees Sixteen Lakhs Nine Thousand Six Hundred Two & Paise Forty Seven Only) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Reserve Price : Rs. 16,92,000.00 EMD Rs. 1,69,200.00 BID Inc. Rs. 16,920.00
Sh. Pravinbhai Punjabhai Patel		All that piece and parcel of property being immovable Property at Plot No. 19, Admeasuring 214 Sq.Meters and Construction there on 75.25 Sq. Meters and appropriate share right or interest in the internal road and common plots admeasuring 61.77 Sq. Meters in Scheme Dev Vihan bearing Sy. Block No. 55 admeasuring 7993 Sq. Meters situate lying and being at Mouje Mallapur , Taluka -Dhokla, District and Sub District of Ahmedabad (Dhokla) in the name of Shri Patel Pravinbhai Punjabhai, Bounded as follows : On North : Plot No. 20 & Joint Wall, On South : Plot No. 18, On East : Common road of Society, On West : Block No. 56. Details of encumbrances over the property, as known to the secured creditor, if any: SA-104/2025, Pravinbhai P Patel (Physical Possession)		Rs. 39,30,396.03 (Rupees Thirty Nine Lakhs Thirty Thousand Three Hundred Ninety Six & Paise Three Only) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Reserve Price : Rs. 30,25,000.00 EMD Rs. 3,02,500.00 Bid. Inc. Rs. 30,250.00
Sh. Amit Mahesh Shah, Mrs. Jignesha Amit Shah,		All that piece and parcel of H. No. 103, Karamvir Sunderbaugh, Tundel, Ta Nadiad Gujarat, Area 75 Sqmtr. On the North : H. No. 104, On the South: H. No. 102, On the East : Approach Road, On the West:H. No. 106. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)		Rs. 55,40,216.16 (Rupees Fifty Five Lakhs Forty Thousand Two Hundred Sixteen and Sixteen Paise only) as on 06.11.2025 and further interest at contractual rate & cost from 07.11.2025	Reserve Price : Rs. 16,72,000.00 EMD : Rs.1,67,200.00 Bid. Inc. : Rs.17,000/-
Mr. Dilip Abhichand Manchani, Mrs. Harsha Dilip Manchani,		All that part and parcel of the Residential Property being House at PlotNo.A/71, KarmvirSundervan-III,adm.130.00 Sq.Mts. land & 100.00 Sq.mts construction paiki portion without slab of R.S.No.29, Opp. PrabhuKutir, Manjipura Road, Near Nadiad Bypass, At Manjipura, Ta.Nadiad, Dist.Kheda, Gujarat-387320 East -Plot No.A/74, West : Approach Road, North :Plot No. A/70, South :Plot No. A/72 Details of encumbrances over the property, as known to the secured creditor, if any : None (Physical Possession)		Rs.41,00,785.00 (Rs.Forty OneLakhs Seven hundred eighty five only) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Reserve Price : Rs. 20,20,000.00 EMD : Rs.2,02,000.00 Bid. Inc. : Rs. 21,000.00
M/s. Ghanshyam Industries (Borrower), Mr. Rajnikant Arvindbhai Gajjar		All that piece and parcel of free hold N.A. land Industrial Plot No. C/17 admeasuring about 57 Sq.yards (admeasuring 47.669 Sq.mtrs.) constructed thereon Shed admeasuring 60.00 Sq.yards (admeasuring 49.00 Sq.mtrs.) bearing Municipal Tenament No. 037-23-0366-0001-F thereon the shed onland bearing Revenue Survey No. 44A/B/C measuring 12065.22 Sq.mtrs. Paiki allotted City Survey No. 1700, land admeasuring 7615.15 Sq.mtrs. paiki, F. P. No. 40 of T. P. Scheme No. 14 of Bansidhar Estate, situate lying and being at Mouje Village Daryapur Kazipur, Taluka City in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda) and property belongs to Mr. Rajnikant ArvindbhaiGajjar said property is bounded as under : East : By Common Wall with Shed No. C/18 paiki Eastern Side, West : By Common Wall with Shed No. C/17, North : By Common Wall with Shed No. C/16, South : By get Shed in Common Road. & All that piece and parcel of free hold N.A. land Industrial Plot No. C/18 (known as a Plot No. C/18/A) admeasuring about 57 Sq.yards (admeasuring 47.66 Sq.mtrs.) paiki ¼ share western side admeasuring 28.50 Sq.yards (admeasuring 23.8296 Sq.mtrs.) constructed thereon shed admeasuring 53.56 Sq.mtrs. Municipal Tenament No. 0137-23-0371-0001-F thereon the shed on free hold N.A. land bearing Revenue Survey No. 44A/B/C admeasuring 12065.22 Sq.mtrs. Paiki allotted City Survey No. 1700, land admeasuring 7615.15 Sq.mtrs. paiki, F. P. No. 40 of T. P. Scheme No. 14 of Bansidhar Estate, situate lying and being at Mouje Village Daryapur Kazipur, Taluka City in the Registration District of Ahmedabad and Sub District of Ahmedabad - 6 (Naroda) and property belongs to Mr. RajnikantArvindbhai Gajjar said property is bounded as under : East : By Common Wall with Shed No. C/18 paiki Eastern Side, West : By Common Wall with Shed No. C/17, North : By Common Wall with Shed No. C/16, South : By get Shed in Common Road. Details of encumbrances over the property, as known to the secured creditor, if any : None (Physical Possession)		Rs. 3,92,62,190.77 (Rupees Three Crore Ninety Two Lakhs Sixty Two Thousand One Hundred Ninety and Seventy Seven Paise only) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	Reserve Price : Rs. 78,50,000.00 EMD : Rs. 7,85,000.00 Bid. Inc. : Rs., 79,000.00
Mr. Jignesh Rajeshbhai Patel, Mr. Rajeshbhai Govindbhai Patel		All that part and parcel of the Residential Property being House at Plot No. A/72, Karmvir Sundervan-III,adm.130.00 Sq.Mts. land & 100.00 Sq.mts construction paiki portion without slab of R.S.No.29, Opp.Prabhu Kutir, Manjipura Road, Near Nadiad Bypass, At Manjipura, Ta.Nadiad, Dist. Kheda, Gujarat-387320. Boundary : East : House No. A/73, West : Approach Road, North : House No. A/71, South : Society Road Details of encumbrances over the property, as known to the secured creditor, if any : None (Physical Possession)		Rs. 53,92,008.00 (Rs. Fifty Three Lakhs ninety two thousand eight only) as on 30.09.2025 and further interest at contractual rate & cost from 01-10-2025.	Reserve Price : Rs. 22,43,000.00 EMD : Rs.2,24,300.00 Bid. Inc. : Rs. 23,000.00
Mr. Manubhai Chhaganbhai Solanki, Mrs. Bhatiben Manubhai Solanki		All that part and parcel of the Residential Property being House at Plot No. A/77, Karmvir Sundervan-III,adm.130.00 Sq.Mts. land & 100.00 Sq.mts construction paiki portion without slab of R.S.No.29,Opp.Prabhu Kutir, Manjipura Road, Near Nadiad Bypass, At Manjipura, Ta.Nadiad, Dist. Kheda, Gujarat-387320. Boundary : East : Approach Road, West :Plot No. A/68, North :Plot No. A/78, South :Plot No. A/76 Details of encumbrances over the property, as known to the secured creditor, if any : None (Physical Possession)		Rs. 66,32,003.00 (Rs. Sixty Six Lakhs Thirty Two Thousand three only) as on 30.09.2025 and further interest at contractual rate & cost from 01-10-2025.	Reserve Price : Rs. 19,69,000.00 EMD : Rs. 1,96,900.00 Bid. Inc. : Rs. 20,000.00
Mr. Pandey Dineshkumar Sadanand, Mrs.Indreshdevi Dineshkumar Pandey		All that part and parcel of the Residential Property being House at Plot No. B/14, Karmvir Sunderbaug, adm.56.25 Sq.Mts. + 30.00 Sq.Mts Common Plot,Road the total of 86.25 Sq.Mts. land on R.S.No.94 & 136/1, Near Radha Swami Satsang Bhavan,At Tundel,N.H.No.8,Pi Road,Nadiad, Dist. Kheda-387320. Boundary : East : Plot No. B/17, West : Society Approach Road, North : Radha Swami Satsang Bhavan, South : Plot No. B/15 Details of encumbrances over the property, as known to the secured creditor, if any : None (Physical Possession)		Rs. 50,78,596.00 (Rs. Fifty Lakhs Seventy Eight Thousand five hundred ninety six only) as on 30.09.2025 and further interest at contractual rate & cost from 01-10-2025.	Reserve Price : Rs. 13,76,000.00 EMD : Rs. 1,37,600.00 Bid. Inc. : Rs. 14,000.00
Mr. Tiwari Chirag Raghvendraabhai, Mr. Kartik Raghvendraabhai Tiwari		All that part and parcel of the Residential Property being House at Plot No.112, Karmvir Sunderbaug, adm.75.00 Sq.Mts. + 30.00 Sq.Mts Common Plot, Road the total of 105.00 Sq.Mts. land and 60.00 Sq.Mts unfinished construction there on at R.S. No. 94, Near Radha Swami Satsang Bhavan, At Tundel, N.H. No. 8, Pi Road, Ta.Nadiad, Dist. Kheda-387320. Boundary : East : Plot No. 97, West : Society Approach Road, North : Plot No. 111, South : After Boundary of Karmvir Sunderbaug Compound Wall. Details of encumbrances over the property, as known to the secured creditor, if any : None (Physical Possession)		Rs.53,13,159.00 (Rs.Fifty Three Lakhs Thirtyn Thousand One Hundred Fifty Nine Only) as on 30.09.2025 and further interest at contractual rate & cost from 01-10-2025.	Reserve Price : Rs.15,05,000.00 EMD : Rs.1,50,500.00 Bid. Inc. : Rs.16,000.00
Contact Details : Mr. S. Santosh Kumar, Mobile No : 99099 63733, 97269 68390, 90999 31578, 97319 99609					
Invariably, the first bid of the property/ies will be Reserve Price + one increment. This amount will be the minimum bid amount to participate in bidding process.					
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 above said loan, about the holding of E-Auction Sale on the above mentioned date.					
Date and Time of inspection for properties : as per consultation with Branch Manager.					
For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.bank.in and https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com					
Date : 11.12.2025, Place : Ahmedabad			Authorised Officer For Union Bank Of India		