

**Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)**  
**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 - 380054. **Corporate Office :** Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mughalsan Road, Airoli, Navi Mumbai – 400 708.

**Possession Notice APPENDIX –IV [Rule 8(1)]**  
Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice dated mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below, notice) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.  
Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred.  
The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI act, 2002 in respect of time available, to redeem the secured assets


**Description of the Properties**

Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (Interest + Charges- Recovery)	SCHEDULE OF IMMOVABLE PROPERTY	Date & Type of Possession
1	(1) MR. CHOUDHARY BHUPARAM GAJAJI (2) MRS. SHOBHAGDEVI BHUPARAM	01-11-2025 & Rs. 14,08,519/- as on 14-07-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. 501, Admeasuring 54.55 Sq. Mtrs. Built Up Area, Admeasuring 20.04 Sq. Mtrs. Undivided Share In Land, On 5 <sup>th</sup> Floor, Block No. D 2, Of "Sarface Paradise" Developed Upon Bearing Revenue Survey No. 374, T.P. Scheme No. 104, Final Plot No. 16, Situated In Moje: Odhav, Sub District & Taluka: Vatva, District: Ahmedabad-7 (Odhav) State: Gujarat, Which Is In The Name Of Mr. Choudhary Bhuparam Gajaji & Mrs. Shobhagdevi Bhuparam. East : Adj. Flat No. D 1/505, West : Adj. Flat No. D 2/506, North : Adj. Common Plot, South : Adj. Flat No. D 2/502.	16-01-2026 (Symbolic)
2	(1) GAURANG SURESHBHAI BRAHMANKAR (2) PADALIYA PRIYANSHI BHARATBHAI	08-08-2025 & Rs. 11,90,676/- as on 18-07-2025	All That Piece And Parcel Of The Property Bearing Residential Apartment No. B/501 Of Type (2bhk), Having Rera Carpet Area Admeasuring 50.20 Sq. Mtr. (I.E. Built-Up Area Of 59.66 Sq. Mtr. As Per The Approved Plans) On 5th Floor In The Block "B" Of The Scheme Known As "Manthan-25" Along-With Balcony Having Carpet Area Of 4.32 Sq. Mtr. And Together With Kitchen Balcony Having Carpet Area Of 1.81 Sq. Mtrs And Together With The Undivided Proportionate Share Of 20.74 Sq. Mtrs. In The Land Underneath The Project And Together With Proportionate Share In The Common Amenities And Facilities In The Said Project, Constructed On The Non-Agricultural Use Land Bearing Final Plot No. 228 Admeasuring About: 5463 Sq. Mtrs. (Residential Use Land Admeasuring About 4643 Sq. Mtrs. And Commercial Use Land Admeasuring About 820 Sq. Mtrs.) [Allotted In Lieu Of Survey No.1165 Admeasuring About: He.Arc.Sq. Mtrs.: 0-91-05, Or Thereabouts] Of Town Planning Scheme No. 128 Situate, Lying And Being At Moje Vatva, Taluka Vatva, In The Registration District Of Ahmedabad And Sub District Of Ahmedabad-11 (Aslali). East : Common Plot, West : Apartment No. B-502, North: Apartment No. A-505, South : Stairs & Lift	16-01-2026 (Symbolic)
3	(1) MR. MANOJ KUMAR SINGH (2) MRS. SONI DEVI	13-05-2025 & Rs. 8,12,410.77/- as on 14-07-2025	All That Pieces & Parcel Of Immovable Residential Property Bearing At Flat No. A/503 Adm 64.963 Sq.Mts On 5th Floor In Block No. A In The Scheme Known As Ishwar Charan Platina Constructed On Survey No. 413/22, T.P.S No. 110 & F.P. No. 38/2/2 Adm 2509 Sq.Mts Of Moje Nikol Sub Dist Ahmedabad-12 (Nikol) & Dist Ahmedabad Gujarat. East: Flat No. A/502, West: Flat No. B/503, North: Flat No. A/504, South: Margin Space Of Road.	16-01-2026 (Symbolic)
4	(1) SMIT DILIPKUMAR PATEL	13-09-2024 & Rs. 22,36,041/- as on 13-09-2024	All The Piece And Parcel Of Immovable Property Bearing Flat No. A-203 Having Carpet Area Adm. 57.00 Sq. Mtrs Together With Undivided Share Of Land Area Adm. 22.76 Sq. Mts. On 2 <sup>nd</sup> Floor Of Block-A In The Scheme Known As "Shreeji Residency" Of Sub Plot No. 3/2 Of Sub Plot No. 3 Of Final Plot No. 110 Of Tp Scheme No. 415 Of Block/Survey No. 526/3 (Old Block/Survey No. 6564657) Of Moje: Kathwada Taluka: Daskroi Sub District: Ahmedabad-12 District: Ahmedabad Owned By Patel Smit Dilipkumar. East : Adj. Margin Space, West : Adj. Flat No. A/204, North : Adj. Lift Then Flat No. A/202, South : Adj. Society Road.	16-01-2026 (Symbolic)
5	(1) M/S. TRIMURTI TRUE TRADE GLOBALLY, (2) MRS. DINESHBHAI PARSOTTAMDAS PATEL, (3) MR. USHABEN DINESHBHAI PATEL , (4) MR. KISHAN DINESHBHAI PATEL	10-03-2025 & Rs. 3,06,59,736/- as on 31-01-2025	<b>Property: 1</b> - All Those Piece And Parcel Of The Property Bearing Moje Unjha Res.No.86/1 And 87/1, T.P.No.1, Final Plot No. 289 And Shop No. 39 And 40 Of The Second Floor Of C.S.No.7470/D/20 With An Area Of 26.20 Square Meters, At. Ta. Unjha, G. Mehnsana, Gujarat State Property : East: Open Sky, West: Shop No. 38, North: Passage , South: Open To Sky. <b>Property: 2</b> - All Those Piece And Parcel Of The Property Bearing Located At Moje Unwana, Ta. Ujha (1) Plot No. 60, Construction Area 43.41 Square Meters And Adjacent Open Land Area 27.42 Square Meters, Total Area 73.83 Square Meters, (2) Plot No. 61, Construction Area 47.985 Square Meters And Adjacent Open Land Area 27.42 Square Meters, Total Area 75.405 Square Meters, (3) Plot No. 62, Construction Area 43.415 Square Meters And Adjacent Open Land Area 41.13 Square Meters, Total Area 84.545 Square Meters, (4) Plot No. 63, Construction Area 47.985 Square Meters And Adjacent Open Land Area 42.00 Square Meters, Total Area 89.985 Square Meters, (5) Plot No. 64, Construction Area 47.985 Square Meters And Adjacent Open Land Area 45.128 Square Meters, Total Area 93.113 Square Meters, All Properties With New Block Number 6032 (5 Out Of Old Survey No. 1887), Account Number 4093, Moje Unwana, Ta. Unjha, G. Mehnsana Properties At. Unwana, Ta. Unjha, G. Property Located In Mehnsana, Gujarat State: East: Margin Then Boundary Wall, West: Road, North: Margin Then Plot No. 65/66/67/68, South: Parking <b>Property: 3</b> - All Those Piece And Parcel Of The Property Bearing Located Moje Unjha, Res.No. 86/1 And 87/1, T.P.No. 1, Final Plot No. 289 And Shop No. 37 And 38 Of The Second Floor Of C. S. No. 7470/D/20 With An Area Of 19.80 Square Meters, M. Ta. Unjha, G. Mehnsana: East: Shop No. 39, West: Shop No. 36, North: Passage , South: Open To Sky.	18-01-2026 (Physcial)
6	(1) MR. ALOK JOHRI (2) MRS. YOGITA JOHRI	28/02/2025 & Rs. 11,75,394/- as on 04-02-2025	All Those Pieces And Parcel Of The Immovable Property Bearing Flat No. C/604 On The 6th Floor In Our Scheme Known As "Devkrupa Glory" Situated At, Opp. Devkrupa-Avenue, B/S-Shalin-V, Nr. Lal Gobi Circle, S.P. Ring Road, Ahmedabad, On The Land Survey No. 647/3 & 647/4, Tps No. 72 & Fp No. 56/1 At Vinzol, Ahmedabad 382445. The Super Built Up Area Of The Flat Is 160 Sq. Yards And The Built Up Area Is 76.64 Sq. Mtrs. East: As Per Site-After Passage C 601, West: As Per Site-Block B, North : As Per Site - After Marging Devkrupa Greens , South : As Per Site - Flat No C.	18-01-2026 (Physcial)
7	(1) MR. SAHASRA BUDHE PRATIK, (2) MRS. SAHASRABUDHE PALLAVI PRATIK	21-02-2025 & Rs. 9,29,484/- as on 04-02-2025	All That Piece And Parcel Of The Immovable Property Having Flat No C-502, On The Fifth Floor, In Scheme Known As "Devkrupa Glory" Situated On Land Survey No 647/3&647/4, Tps No 72 & Fp No 56/1 At Vinzol Ahmedabad. The Super Built Up Area Of Flat Is 156 Sq. Yards And Built Up Area Is 73.86 Sq.Mtrs. North : As Per Site: After Passage Flat No C 501, South: As Per Site: Common Plot After Margin , East : As Per Site: Block D, West: As Per Site: Flat No C 503	18-01-2026 (Physcial)
8	(1) MR. TANK CHIRAG ARVINDBHAI (2) MRS. JIGNABEN ARVIND KUMAR	21/02/2025 & Rs. 7,61,272/- as on 04-02-2025	All Those Pieces And Parcel Of The Immovable Property Bearing Flat No 101, In The Block –H-1, In The Scheme Name "Ashray-9" Having Revenue Survey No 26-15-56, T.P. Scheme No :66/2, Final Plot No. 76/2, Sub Plot No 2 With Area Of 207430sq.Mtrs. On Land With RegistrationDistrict, Sub-District-Ahmedabad -2 (Wadaj) East: As Per Site -Flat No 102, West: As Per Site-After Margin Block H, North: As Per Site-After Margin Common Plot, South: As Per Site-Stairs And Passage.	18-01-2026 (Physcial)

Please further note 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 : 21.01.2026, Place : Gujarat

Authorised Officer,Axis Bank Ltd.



**Union Bank of India**  
SALES & RECONSTRUCTION

**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 : 13.02.2026 (Friday) 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-Applcant & Guarantor/s	Description of the Property	Amount due	Reserve Price and EMD & Bid Increment
M / s . Vishnu shiva Infrastructures, Mrs. Poonam Rana, Mr. Birendra Singh Rana, Mr. Naveen Rana, Mr. Nirvek Bhati, Mrs. Seema Thakur, Mr. Padam Yashpal Thakur	Residential house owned by Mr. Brendrasingh Rana & Mrs. Poonam Rana at Unit No. 3 (A' Type), Vioenza Highland, opp. Nilgiri Farm, Sevasi Road, Vadodara bearing Block No. 25,28, R S no. 26,30 and 31. The plot area admeasuring 638.12 Sq. mtr. and common plot area admeasuring 229.54 sq. mtr., mouje-Khanpur bounded as under : North-Society common road and residential plot no. 12, South-RS no. 19, Block no. 27, East-Residential plot no. 4, West-Residential plot no.2 <b>Details of encumbrances over the property, as known to the secured creditor, if any: SCA 13444 of 2021 before Hon'ble High Court Gujarat (Symbolic Possession)</b>	<b>Rs. 7,53,93,195.45 (Rupees Seven Crore Fifty Three Lakhs Ninety Three Thousand One Hundred Ninety Five and Four Five Paise only) as on 31.12.2025 and further interest at contractual rate &amp; cost from 01.01.2026</b>	<b>Reserve Price : Rs. 4,85,00,000.00</b>  <b>EMD : Rs. 48,50,000.00</b>  <b>Bid.Inc.: Rs. 2,00,000.00</b>

**Contact Details : Mr. S. Santosh Kumar, Mobile Number : 97319 99609**  
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 <https://www.unionbankofindia.bank.in> and <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>  
Date : 17.01.2026, Place : Ahmedabad

Authorised Officer For Union Bank Of India



**Aavas Financiers Limited**  
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020


**AUCTION NOTICE**  
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 physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Dharmababhadur Bhimshingbhai Vishavakarma, Bhimsingh Khadakbhadur Vishwakarma, Renukaben Dharmabhadur Vishwakarma (AC NO.) LNBHA02121-220192017 & LNBHA09321-22020849	Rs. 19,30,891.00/- & Rs. 3,78,780.00/- Dues As On 19 Jan 2026	9 Jan 24 Rs. 1369424/- & Rs. 228941/- Dues As On 4 Jan 24	15 Oct 24	House No. 165, Sahyog Residency B/H Dominoze Pizza Valiya Road Moje Kosamdi Tal- Ankleshwar Gujarat Admeasuring 66.92 Sq. Mtrs	Rs. 1002240/-	Rs. 100224/-	11.00 Am To 01.00 Pm 21 Feb 2026	Shop No. 32, Aditya Complex, Kasak Circle, Bharuch- 392012, Gujarat-India
Hemant Solanki, Rattilal Solanki, Sunaina Hemant Solanki (AC NO.) LNVAD02222-230283435	Rs. 29,01,150.00/- Dues As On 19 Jan 2026	Rs. 2613380/- Dues As On 08 May 2025	3 Oct 25	Block, No. B-1/15, "Ashoknagar Co Op Housing Society Ltd", R.S. No-174 Tp No-5 Fp No-654 Village-Bapod,Dist-Vadodara, Gujarat Admeasuring 404 Sq.Ft	Rs. 2520960/-	Rs. 252096/-	11.00 Am To 01.00 Pm 21 Feb 2026	Shop No.: 5 & 6 ,1st Floor, Sun Rise Complex, Waghodia Road, Near Vrundavan Crossing, Chanda Nagar, Vrundavan, Waghodia, Vadodara-390019, Gujarat-India

**Terms & Conditions:** 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefor. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or [Ramesh.Jar-9376045878](mailto:Ramesh.Jar-9376045878) or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Gujarat Date : 21-01-2026

Authorised Officer Aavas Financiers Limited



**Union Bank of India**  
SALES & RECONSTRUCTION

**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 : 13.02.2026 (Friday) 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-Applcant & Guarantor/s	Amount due
M/s SRK GROUP, Block no. 550, At & PO -Kalthor, Opp. Ginnar Hotel, Beside Toll Plaza, NH no. 8, Kamrej, Surat - 394180, Flat no. 301, 3rd floor, Manidhara complex, Opp. Shyam Mandir, Sarthana Jakatnaka, Surat - 395013, 1. Mr. Nareshbhai Vallabhbhai Pagdhla, P-68, Shukan Co-operative Society, Kenal road, Sarthana, Jakatnaka, Surat - 395013, 2. Mr. Bhavesh Dhirubhai Pagdhla, C-4/504, Krishna Township, Mota Varachha, Satellite road, Surat - 394011, 3. Mr. Harsukhbhai Vallabhbhai Bhandari, 113, Ashiwnad Row House, Near Sarthana Jakatnaka, Kamrej road, Surat - 395013, 1. Mr. Satish Kumar Gopalbhai Patel, A-36, Triken nagar society-1, Opp. Rajmahal Cinema, Lambe Hanuman road, Surat - 39500, 2. Mr. Ashokhbhai Narsibhai Patel, D-1002, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, 3. Mr. Kapilkumar Vitthalbhai Rank, 112, Shradha Row House, Sarthana Jakatnaka, Surat - 395013, 4. Late Mr. Kamleshbhai Babubhai Bhesaniya Through his legal heir (Widow), Mrs. Amitaben Kamleshbhai Bhesaniya, Flat no. C-501, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394 101, 5. Late Mr. Kamleshbhai Babubhai Bhesaniya Through his legal heir (son), Mr/Master Shrey Kamleshbhai Bhesaniya, Flat no. C-501, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394 101, 6. Late Mr. Kamleshbhai Babubhai Bhesaniya Through his legal heir (daughter), Ms. Juli Kamleshbhai Bhesaniya, Flat no. C-501, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394 101	Rs. 65,89,37,745.52 (Rupees Sixty-Five Crore Eighty Nine Lakhs Thirty Seven Thousand Seven Hundred Forty Five and Five Two Paise only) as on 31.12.2025 and further interest at contractual rate & cost from 01.01.2026

**Description of immovable secured assets to be Sold**  
All the part and parcel of the property i.e. **Units/Residential tenements (Duplex)** situated at Revenue survey No. 348, block No 336/A and revenue Survey No. 348/1, Block No. 335, combined Block No. 335, Village -Baileshwar, Taluka-Palsana, Surat in the name and style "Swagna Srusti Elegant". Details of unit/ residential tenements given below :

SL No.	Units No.	Net plot area (sq mtrs)	Built up area (sq mtrs)	Reserve Price	EMD	Bid increment	SL No.	Units No.	Net plot area (sq mtrs)	Built up area (sq mtrs)	Reserve Price	EMD	Bid increment
1	A52	162.08	110.16	26,20,500	2,62,050	27000	24	E85	111.54	79.00	18,24,800	1,82,480	19000
2	A53	162.08	110.16	26,20,500	2,62,050	27000	25	E86	111.54	79.00	18,24,800	1,82,480	19000
3	A78	199.47	110.16	30,53,700	3,05,370	31000	26	E89	111.54	79.00	18,24,800	1,82,480	19000
4	A79	183.46	110.16	28,67,900	2,86,790	29000	27	E90	111.54	79.00	18,24,800	1,82,480	19000
5	A80	129.79	110.16	22,50,000	2,25,000	23000	28	E92	111.54	79.00	18,24,800	1,82,480	19000
6	A87	162.08	110.16	26,20,500	2,62,050	27000	29	E95	118.58	79.00	19,06,200	1,90,620	20000
7	A88	162.08	110.16	26,20,500	2,62,050	27000	30	E96	118.58	79.00	19,06,200	1,90,620	20000
8	E42	107.19	79.00	17,77,500	1,77,750	18000	31	E97	118.58	79.00	19,06,200	1,90,620	20000
9	E43	111.54	79.00	18,24,800	1,82,480	19000	32	E98	118.58	79.00	19,06,200	1,90,620	20000
10	E48	111.54	79.00	18,24,800	1,82,480	19000	33	E103	118.58	79.00	19,06,200	1,90,620	20000
11	E49	111.54	79.00	18,24,800	1,82,480	19000	34	E104	118.58	79.00	19,06,200	1,90,620	20000
12	E54	111.54	79.00	18,24,800	1,82,480	19000	35	E108	118.58	79.00	19,06,200	1,90,620	20000
13	E55	111.54	79.00	18,24,800	1,82,480	19000	36	G63	111.9	72.24	17,83,400	1,78,340	18000
14	E56	111.54	79.00	18,24,800	1,82,480	19000	37	G93	130.24	72.24	19,96,200	1,99,620	20000
15	E57	111.54	79.00	18,24,800	1,82,480	19000	38	H70	144.27	86.20	22,52,700	2,25,270	23000
16	E65	111.54	79.00	18,24,800	1,82,480	19000	39	H76	183.46	86.20	27,06,800	2,70,680	28000
17	E66	107.19	79.00	17,77,500	1,77,750	18000	40	J82	97.64	63.83	15,61,500	1,56,150	16000
18	E67	107.19	79.00	17,77,500	1,77,750	18000	41	J83	74.36	63.98	12,92,900	1,29,290	13000
19	E68	111.54	79.00	18,24,800	1,82,480	19000	42	K69	180.59	106.14	28,08,000	2,80,800	28000
20	E73	107.19	79.00	17,77,500	1,77,750	18000	43	K94	208.49	106.14	31,32,000	3,13,200	32000
21	E74	111.54	79.00	18,24,800	1,82,480	19000	44	K107	199.36	106.14	30,25,800	3,02,580	31000
22	E77	107.19	79.00	17,77,500	1,77,750	18000	45	K118	180.82	106.14	28,10,300	2,81,030	29000
23	E84	111.54	79.00	18,24,800	1,82,480	19000							

**Type of Possession : Physical Possession**  
• The details of encumbrances, if any known to the Secured Creditor : SA562/2023, SA650/2023 & SA 473/2023 pending before Hon'ble DRT, Ahmedabad-2, SCA1067/2025 pending before Hon'ble High Court, Gujarat  
**Contact Details : Mr. Deepak Pal, Mobile No.: 90999 31578, Mr. S. Santosh Kumar, Mobile Number : 9731999609**  
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 <https://www.unionbankofindia.bank.in> and <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>  
Date : 17.01.2026, Place : Ahmedabad

Authorised Officer For Union Bank Of India



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