

ASSET RECOVERY BRANCH, SURAT

BY REGD POST & COURIER

To

1	M/s NEHAL GEMS, a Partnership Firm (BORROWER) At: 1st Floor, H. No. 6/2636, Motala Sheri, Rughnathpura, Surat 395003
2	Mr. JITENDRABHAI BHIMJIBHAI GHODADARA (PARTNER AND GUARANTOR) At: Bungalow No. 16, Galaxy Royal Bungalows, Near Saroli Bridge, Jahangirpura, Surat 395005 Mr. JITENDRABHAI BHIMJIBHAI GHODADARA (PARTNER AND GUARANTOR) At: 38-39 Shantinagar Society, Katargam Road, Near Hari Krishna Society, Katargam, Surat 395004
3	Mrs. REKHABEN JITENDRABHAI GHODADARA (PARTNER AND GUARANTOR) At: Bungalow No. 16, Galaxy Royal Bungalows, Near Saroli Bridge, Jahangirpura, Surat 395005 Mrs. REKHABEN JITENDRABHAI GHODADARA (PARTNER AND GUARANTOR) At: 38-39 Shantinagar Society, Katargam Road, Near Hari Krishna Society, Katargam, Surat 395004
4	Mr. RAHUL JITUBHAI GHODADARA (PARTNER AND GUARANTOR) At: Bungalow No. 16, Galaxy Royal Bungalows, Near Saroli Bridge, Jahangirpura, Surat 395005 Mr. RAHUL JITUBHAI GHODADARA (PARTNER AND GUARANTOR) At: 38-39 Shantinagar Society, Katargam Road, Near Hari Krishna Society, Katargam, Surat 395004
5	Mrs. TRUSHNA RAHUL GHODADARA alias TRUSHNA NAROTTAM MISTRY (PARTNER AND GUARANTOR) At: Bungalow No. 16, Galaxy Royal Bungalows, Near Saroli Bridge, Jahangirpura, Surat 395005 Mrs. TRUSHNA RAHUL GHODADARA alias TRUSHNA NAROTTAM MISTRY (PARTNER AND GUARANTOR) At: 38-39 Shantinagar Society, Katargam Road, Near Hari Krishna Society, Katargam, Surat 395004 Mrs. TRUSHNA RAHUL GHODADARA alias TRUSHNA NAROTTAM MISTRY (PARTNER AND GUARANTOR) Also, At: C/o Narottambhai Mistry, 12 Dan Gigev Society, Near Anath Ashram, Katargam, Surat 395004

Dear Sir/Madam,

ADD: TULSI MARKET, RING ROAD, MANDARWAZA, SURAT-395002. Email:

arb.surat@unionbankofindia.bank.in

SUB: Notice Of 15 Days for Sale Of Immovable Secured Assets Under Rule 8 Of The Security Interest (Enforcement) Rules, 2002.

1. UNION BANK OF INDIA, UDHNA DARWAJA MAIN BRANCH, Ground Floor, Le-Grand Building, Opposite - Apple Hospital, Udhna Darwaja, Ring Road, Surat 395002, the secured creditor, caused a demand notice dated the secured creditor, the secured creditor, caused a demand notice dated 17.10.2025 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 30.12.2025.
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 **10-09-2026, Thursday 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 as mentioned below all properties:

Property Address	Reserve Price
1. Plot No. 102 SONAL NAGAR 1	Rs.12,25,000.00
2. Plot No. 103 SONAL NAGAR 1	Rs.12,25,000.00
3. Plot No. 105 SONAL NAGAR 1	Rs.12,25,000.00
4. Plot No. 106 SONAL NAGAR 1	Rs.12,25,000.00
5. Plot No. 135 SONAL NAGAR 1	Rs.12,25,000.00
6. Plot No. 136 SONAL NAGAR 1	Rs.12,25,000.00
7. Plot No. 139 SONAL NAGAR 1	Rs.12,25,000.00
8. Plot No. 170 SONAL NAGAR 1	Rs.12,25,000.00
9. Plot No. 160 SONAL NAGAR 1	Rs.9,00,000.00
10. Plot No. 161 SONAL NAGAR 1	Rs.9,00,000.00
11. Plot No. 162 SONAL NAGAR 1	Rs.9,00,000.00
12. Plot No. 163 SONAL NAGAR 1	Rs.9,00,000.00
13. Plot No. 164 SONAL NAGAR 1	Rs.9,00,000.00
14. Plot No. 166 SONAL NAGAR 1	Rs.12,09,000.00
15. Plot No. 169 SONAL NAGAR 1	Rs.12,09,000.00
16. Plot No. 172 SONAL NAGAR 1	Rs.12,09,000.00
17. Plot No. 173 SONAL NAGAR 1	Rs.12,09,000.00
18. Plot No. 174 SONAL NAGAR 1	Rs.12,09,000.00
19. Plot No. 175 SONAL NAGAR 1	Rs.12,09,000.00

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Place : Surat

Date : 18-08-2026

Encl: Terms of sale

Yours faithfully

**AUTHORISED OFFICER
FOR UNION BANK OF INDIA**



ADD: TULSI MARKET, RING ROAD, MANDARWAZA, SURAT-395002. Email:

arb.surat@unionbankofindia.bank.in

[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 10.09.2026 for recovery Rs.6,40,51,066.61 (Rupees Six Crores Forty Lakhs Fifty One Thousand Sixty Six and Paise Sixty One Only) as on 17.10.2025 due to Secured Creditor, Union Bank of India from M/s NEHAL GEMS, Mr. JITENDRABHAI BHIMJIBHAI GHODADARA (PARTNER AND GUARANTOR), Mrs. REKHABEN JITENDRABHAI GHODADARA (PARTNER AND GUARANTOR), Mr. RAHUL JITUBHAI GHODADARA (PARTNER AND GUARANTOR) and Mrs. TRUSHNA RAHUL GHODADARA alias TRUSHNA NAROTTAM MISTRY (PARTNER AND GUARANTOR).

The reserve price for all properties will be as mentioned below:

Property Address	Reserve Price
1. Plot No. 102 SONAL NAGAR 1	Rs.12,25,000.00
2. Plot No. 103 SONAL NAGAR 1	Rs.12,25,000.00
3. Plot No. 105 SONAL NAGAR 1	Rs.12,25,000.00
4. Plot No. 106 SONAL NAGAR 1	Rs.12,25,000.00
5. Plot No. 135 SONAL NAGAR 1	Rs.12,25,000.00
6. Plot No. 136 SONAL NAGAR 1	Rs.12,25,000.00
7. Plot No. 139 SONAL NAGAR 1	Rs.12,25,000.00
8. Plot No. 170 SONAL NAGAR 1	Rs.12,25,000.00
9. Plot No. 160 SONAL NAGAR 1	Rs.9,00,000.00
10. Plot No. 161 SONAL NAGAR 1	Rs.9,00,000.00
11. Plot No. 162 SONAL NAGAR 1	Rs.9,00,000.00
12. Plot No. 163 SONAL NAGAR 1	Rs.9,00,000.00
13. Plot No. 164 SONAL NAGAR 1	Rs.9,00,000.00
14. Plot No. 166 SONAL NAGAR 1	Rs.12,09,000.00
15. Plot No. 169 SONAL NAGAR 1	Rs.12,09,000.00
16. Plot No. 172 SONAL NAGAR 1	Rs.12,09,000.00
17. Plot No. 173 SONAL NAGAR 1	Rs.12,09,000.00
18. Plot No. 174 SONAL NAGAR 1	Rs.12,09,000.00
19. Plot No. 175 SONAL NAGAR 1	Rs.12,09,000.00

and the EARNEST MONEY DEPOSIT for same will be as mentioned below:



ADD: TULSI MARKET, RING ROAD, MANDARWAZA, SURAT-395002. Email:
arb.surat@unionbankofindia.bank.in

Property Address	EMD Amount
1. Plot No. 102 SONAL NAGAR 1	Rs.1,22,500.00
2. Plot No. 103 SONAL NAGAR 1	Rs.1,22,500.00
3. Plot No. 105 SONAL NAGAR 1	Rs.1,22,500.00
4. Plot No. 106 SONAL NAGAR 1	Rs.1,22,500.00
5. Plot No. 135 SONAL NAGAR 1	Rs.1,22,500.00
6. Plot No. 136 SONAL NAGAR 1	Rs.1,22,500.00
7. Plot No. 139 SONAL NAGAR 1	Rs.1,22,500.00
8. Plot No. 170 SONAL NAGAR 1	Rs.1,22,500.00
9. Plot No. 160 SONAL NAGAR 1	Rs.90,000.00
10. Plot No. 161 SONAL NAGAR 1	Rs.90,000.00
11. Plot No. 162 SONAL NAGAR 1	Rs.90,000.00
12. Plot No. 163 SONAL NAGAR 1	Rs.90,000.00
13. Plot No. 164 SONAL NAGAR 1	Rs.90,000.00
14. Plot No. 166 SONAL NAGAR 1	Rs.1,20,900.00
15. Plot No. 169 SONAL NAGAR 1	Rs.1,20,900.00
16. Plot No. 172 SONAL NAGAR 1	Rs.1,20,900.00
17. Plot No. 173 SONAL NAGAR 1	Rs.1,20,900.00
18. Plot No. 174 SONAL NAGAR 1	Rs.1,20,900.00
19. Plot No. 175 SONAL NAGAR 1	Rs.1,20,900.00

DESCRIPTION OF IMMOVABLE PROPERTY

1) All that part and parcel of the property bearing Plot No. 102 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. **58.55 sq. mtr.** and also undivided share to the extent of **20.00 sq. mtrs.** in common usage road land totally admeasuring **78.55 sq. mtrs.** together with residential construction made thereon of "**SONAL NAGAR 1**" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

2) All that part and parcel of the property bearing Plot No. 103 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. **58.55 sq. mtr.** and also undivided share to the extent of **20.00 sq. mtrs.** in common usage road land totally admeasuring **78.55 sq. mtrs.** together with residential construction made thereon of "**SONAL NAGAR 1**" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

3) All that part and parcel of the property bearing Plot No. 105 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. **58.55 sq. mtr.** and also undivided share to the extent of **20.00 sq. mtrs.** in common usage road land totally admeasuring **78.55 sq. mtrs.** together with residential construction made thereon of "**SONAL NAGAR 1**" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

4) All that part and parcel of the property bearing Plot No. 106 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. **58.55 sq. mtr.** and also undivided share to the extent of **20.00 sq. mtrs.** in common usage road land totally admeasuring **78.55 sq. mtrs.** together with residential construction made thereon of "**SONAL NAGAR 1**" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

5) All that part and parcel of the property bearing Plot No. 135 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. **58.55 sq. mtr.** and also undivided share to the extent of **20.00 sq. mtrs.** in common usage road land totally admeasuring **78.55 sq. mtrs.** together with residential construction made thereon of "**SONAL NAGAR 1**" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

ADD: TULSI MARKET, RING ROAD, MANDARWAZA, SURAT-395002. Email:

arb.surat@unionbankofindia.bank.in

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6) All that part and parcel of the property bearing Plot No. 136 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
7) All that part and parcel of the property bearing Plot No. 139 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
8) All that part and parcel of the property bearing Plot No. 170 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
9) All that part and parcel of the property bearing Plot No. 160 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
10) All that part and parcel of the property bearing Plot No. 161 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
11) All that part and parcel of the property bearing Plot No. 162 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
12) All that part and parcel of the property bearing Plot No. 163 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.52 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.52 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
13) All that part and parcel of the property bearing Plot No. 164 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.52 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.52 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
14) All that part and parcel of the property bearing Plot No. 166 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
15) All that part and parcel of the property bearing Plot No. 169 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
16) All that part and parcel of the property bearing Plot No. 172 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the

extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

17) All that part and parcel of the property bearing Plot No. 173 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

18) All that part and parcel of the property bearing Plot No. 174 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

19) All that part and parcel of the property bearing Plot No. 175 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat.

List of Encumbrances known to the Secured Creditor: NIL except SA/76/2026 pending before DRT-II, Ahmedabad

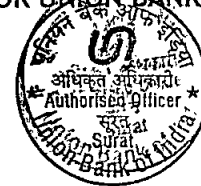
For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> . The same is also enclosed herewith.

Place : Surat

Date : 18-08-2026

Encl: Terms of sale

AUTHORISED OFFICER
FOR UNION BANK OF INDIA



ADD: TULSI MARKET, RING ROAD, MANDARWAZA, SURAT-395002. Email:

arb.surat@unionbankofindia.bank.in

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TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

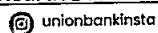
1. Name and address of the Borrower, Co-Borrower and Guarantor	1) M/s NEHAL GEMS, a Partnership Firm (BORROWER) At: 1st Floor, H. No. 6/2636, Motala Sheri, Rughnathpura, Surat 395003 2) Mr. JITENDRABHAI BHIMJIBHAI GHODADARA (PARTNER AND GUARANTOR) At: Bungalow No. 16, Galaxy Royal Bungalows, Near Saroli Bridge, Jahangirpura, Surat 395005 At: 38-39 Shantinagar Society, Katargam Road, Near Hari Krishna Society, Katargam, Surat 395004 3) Mrs. REKHABEN JITENDRABHAI GHODADARA (PARTNER AND GUARANTOR) At: Bungalow No. 16, Galaxy Royal Bungalows, Near Saroli Bridge, Jahangirpura, Surat 395005 At: 38-39 Shantinagar Society, Katargam Road, Near Hari Krishna Society, Katargam, Surat 395004 4) Mr. RAHUL JITUBHAI GHODADARA (PARTNER AND GUARANTOR) At: Bungalow No. 16, Galaxy Royal Bungalows, Near Saroli Bridge, Jahangirpura, Surat 395005 At: 38-39 Shantinagar Society, Katargam Road, Near Hari Krishna Society, Katargam, Surat 395004 5) Mrs. TRUSHNA RAHUL GHODADARA alias TRUSHNA NAROTTAM MISTRY (PARTNER AND GUARANTOR) At: Bungalow No. 16, Galaxy Royal Bungalows, Near Saroli Bridge, Jahangirpura, Surat 395005 At: 38-39 Shantinagar Society, Katargam Road, Near Hari Krishna Society, Katargam, Surat 395004 Also, At: C/o Narottambhai Mistry, 12 Dan Gigev Society, Near Anath Ashram, Katargam, Surat 395004
2. Name and address of the Secured Creditor	UNION BANK OF INDIA, ARB SURAT Branch, TULSI MARKET, RING ROAD, MAAN DARWAZA, SURAT - 395002
3. Description of immovable secured assets to be Sold: - 1) All that part and parcel of the property bearing Plot No. 102 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat	

ADD: TULSI MARKET, RING ROAD, MANDARWAZA, SURAT-395002. Email:
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- 2) All that part and parcel of the property bearing Plot No. 103 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 3) All that part and parcel of the property bearing Plot No. 105 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 4) All that part and parcel of the property bearing Plot No. 106 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 5) All that part and parcel of the property bearing Plot No. 135 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 6) All that part and parcel of the property bearing Plot No. 136 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 7) All that part and parcel of the property bearing Plot No. 139 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 8) All that part and parcel of the property bearing Plot No. 170 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 9) All that part and parcel of the property bearing Plot No. 160 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 10) All that part and parcel of the property bearing Plot No. 161 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat
- 11) All that part and parcel of the property bearing Plot No. 162 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat

ADD: TULSI MARKET, RING ROAD, MANDARWAZA, SURAT-395002. Email:

arb.surat@unionbankofindia.bank.in



12) All that part and parcel of the property bearing Plot No. 163 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.52 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.52 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat	
13) All that part and parcel of the property bearing Plot No. 164 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.52 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.52 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat	
14) All that part and parcel of the property bearing Plot No. 166 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat	
15) All that part and parcel of the property bearing Plot No. 169 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat	
16) All that part and parcel of the property bearing Plot No. 172 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat	
17) All that part and parcel of the property bearing Plot No. 173 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 19.32 sq. mtrs. in common usage road land totally admeasuring 77.87 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat	
18) All that part and parcel of the property bearing Plot No. 174 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat	
19) All that part and parcel of the property bearing Plot No. 175 admeasuring about 14 ft. x 45 ft. equivalent to 630.00 sq. ft. i.e. 58.55 sq. mtr. and also undivided share to the extent of 20.00 sq. mtrs. in common usage road land totally admeasuring 78.55 sq. mtrs. together with residential construction made thereon of "SONAL NAGAR 1" being part of Block No. 164 of Village: Sivan, Taluka: Olpad, District: Surat.	
4. The details of encumbrances, if any known to the Secured Creditor	<u>NIL except SA/76/2026 pending before DRT-II, Ahmedabad</u>
5. Details of Stay / Status Quo / Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	SA/76/2026 is pending before DRT-II, Ahmedabad
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.

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	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	10-09-2026, Thursday from 12:00 PM TO 5:00 PM (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.6,40,51,066.61 (Rupees Six Crores Forty Lakhs Fifty-One Thousand Sixty-Six and Paise Sixty-One Only) as per demand notice dated 17.10.2025 with further interest, cost & expenses less effect recovery if any.	
9.1. Reserve price for the property / Properties below which the property will not be sold:	Property Address	Reserve Price
	1. Plot No. 102 SONAL NAGAR 1	Rs.12,25,000.00
	2. Plot No. 103 SONAL NAGAR 1	Rs.12,25,000.00
	3. Plot No. 105 SONAL NAGAR 1	Rs.12,25,000.00
	4. Plot No. 106 SONAL NAGAR 1	Rs.12,25,000.00
	5. Plot No. 135 SONAL NAGAR 1	Rs.12,25,000.00
	6. Plot No. 136 SONAL NAGAR 1	Rs.12,25,000.00
	7. Plot No. 139 SONAL NAGAR 1	Rs.12,25,000.00
	8. Plot No. 170 SONAL NAGAR 1	Rs.12,25,000.00
	9. Plot No. 160 SONAL NAGAR 1	Rs.9,00,000.00
	10. Plot No. 161 SONAL NAGAR 1	Rs.9,00,000.00
	11. Plot No. 162 SONAL NAGAR 1	Rs.9,00,000.00
	12. Plot No. 163 SONAL NAGAR 1	Rs.9,00,000.00
	13. Plot No. 164 SONAL NAGAR 1	Rs.9,00,000.00
	14. Plot No. 166 SONAL NAGAR 1	Rs.12,09,000.00
	15. Plot No. 169 SONAL NAGAR 1	Rs.12,09,000.00
	16. Plot No. 172 SONAL NAGAR 1	Rs.12,09,000.00
	17. Plot No. 173 SONAL NAGAR 1	Rs.12,09,000.00
	18. Plot No. 174 SONAL NAGAR 1	Rs.12,09,000.00
	19. Plot No. 175 SONAL NAGAR 1	Rs.12,09,000.00
9.2. EMD Payable	Property Address	EMD
	1. Plot No. 102 SONAL NAGAR 1	Rs.1,22,500.00
	2. Plot No. 103 SONAL NAGAR 1	Rs.1,22,500.00
	3. Plot No. 105 SONAL NAGAR 1	Rs.1,22,500.00
	4. Plot No. 106 SONAL NAGAR 1	Rs.1,22,500.00
	5. Plot No. 135 SONAL NAGAR 1	Rs.1,22,500.00
	6. Plot No. 136 SONAL NAGAR 1	Rs.1,22,500.00
	7. Plot No. 139 SONAL NAGAR 1	Rs.1,22,500.00
	8. Plot No. 170 SONAL NAGAR 1	Rs.1,22,500.00
	9. Plot No. 160 SONAL NAGAR 1	Rs.90,000.00
	10. Plot No. 161 SONAL NAGAR 1	Rs.90,000.00
	11. Plot No. 162 SONAL NAGAR 1	Rs.90,000.00
	12. Plot No. 163 SONAL NAGAR 1	Rs.90,000.00
	13. Plot No. 164 SONAL NAGAR 1	Rs.90,000.00
	14. Plot No. 166 SONAL NAGAR 1	Rs.1,20,900.00
	15. Plot No. 169 SONAL NAGAR 1	Rs.1,20,900.00
	16. Plot No. 172 SONAL NAGAR 1	Rs.1,20,900.00
	17. Plot No. 173 SONAL NAGAR 1	Rs.1,20,900.00

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18. Plot No. 174 SONAL NAGAR 1	Rs.1,20,900.00
19. Plot No. 175 SONAL NAGAR 1	Rs.1,20,900.00

10.1. Registration

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 arb.surat@unionbankofindia.bank.in or contact - UNION BANK OF INDIA, ARB SURAT Branch, TULSI MARKET, RING ROAD, MANDARWAZA, SURAT - 395002, E-mail ID - arb.surat@unionbankofindia.bank.in Branch Manager cum Authorised Officer- Mr. Rahul Kumar at Mobile Mo. 7859011911.

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> and www.unionbankofindia.co.in tenders 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.

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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

Property	Bid Increment Value
1. Plot No. 102 SONAL NAGAR 1	Rs.14,000
2. Plot No. 103 SONAL NAGAR 1	Rs.14,000
3. Plot No. 105 SONAL NAGAR 1	Rs.14,000
4. Plot No. 106 SONAL NAGAR 1	Rs.14,000
5. Plot No. 135 SONAL NAGAR 1	Rs.14,000
6. Plot No. 136 SONAL NAGAR 1	Rs.14,000
7. Plot No. 139 SONAL NAGAR 1	Rs.14,000
8. Plot No. 170 SONAL NAGAR 1	Rs.14,000
9. Plot No. 160 SONAL NAGAR 1	Rs.10,000
10. Plot No. 161 SONAL NAGAR 1	Rs.10,000
11. Plot No. 162 SONAL NAGAR 1	Rs.10,000
12. Plot No. 163 SONAL NAGAR 1	Rs.10,000
13. Plot No. 164 SONAL NAGAR 1	Rs.10,000
14. Plot No. 166 SONAL NAGAR 1	Rs.14,000
15. Plot No. 169 SONAL NAGAR 1	Rs.14,000
16. Plot No. 172 SONAL NAGAR 1	Rs.14,000
17. Plot No. 173 SONAL NAGAR 1	Rs.14,000
18. Plot No. 174 SONAL NAGAR 1	Rs.14,000
19. Plot No. 175 SONAL NAGAR 1	Rs.14,000

and in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value as per table mentioned hereinabove.

b) 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.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder, so declared by the Authorised Officer, shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realization, immediately on the sale day or not later than next working day with the Bank account bearing Number 798201980050000 of the Union Bank of India, ARB Surat, IFSC Code -UBIN0579823 and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance

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amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.

18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land).

In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.

20. The Authorised Officer will deliver the property on the basis of **Physical Possession** taken on as is where is basis, to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

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. 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

26. 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.

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

28. The Sale shall be subject to the outcome of Securitisation Application u/s 17 pending or filed in future by the Debtor, if any.

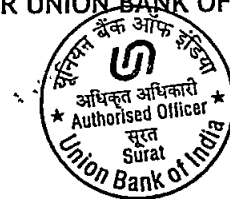
29. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.

30. 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 : 18-08-2026


AUTHORISED OFFICER
FOR UNION BANK OF INDIA



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