

यूनियन बैंक
अहमदाबाद



Union Bank
of India

सदर शाखा अहमदाबाद

A Government of India Undertaking

Asset Recovery Branch (55980), Ahmedabad :
1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road,
Ahmedabad - 380006, E-mail: ubin0555983@unionbankofindia.bank

SALE NOTICE

FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6)/9(1) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of **Union Bank of India** (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION : 28/10/2026, FROM 12:00 PM TO 05:00 PM

Branch Name, Address & Contact No.	Asset Recovery Branch (55980), Ahmedabad : 1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road, Ahmedabad - 380006	
Name of the Borrower & Guarantor/s :- Mrs. Gitaben Dilipbhai Patel (Legal Heir – W/o deceased Borrower Shri Dilipbhai Mangalbhai Patel) Mr. Sharthak Dilipbhai Patel (Legal Heir – S/o deceased Borrower Shri Dilipbhai Mangalbhai Patel) Mrs. Hamatulben Dharmesh Darji (Legal Heir – W/o deceased Guarantor Shri Dharmesh R Darji) Mr. Devam Dharmesh Darji (Legal Heir – S/o deceased Guarantor Shri Dharmesh R Darji)		Amount due :- Rs. 37,87,779.49 as on 31.08.2026 and further interest at contractual rate & cost from 01.09.2026
Property No. 1 :- All the Part and Parcel of the Property belonging to Mr. Dilipbhai Mangalbhai Patel, situated at C.S. No. 1658, Surivadi Bhagol, Ranchodji Temple, At ODE, Taluka & Dist. Anand, Gujarat, Pin Code - 388201, Area : 272.25 Sq.mtr. Bounded By :- East : C.S. No. 1714, North : C.S. No. 1659, West : Road than Bhikhabhai S Parmar Land, South : Road. • Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None		
• Reserve Price - Rs. 30,17,500/- • Earnest money to be deposited - Rs. 3,01,750/- • Bid Increment Amount Rs. 30,175/-		

Contact Details : Mr. Rajesh Singh (Manager) (M) : 9650071265 or Mr. Mukesh Kumar, (Chief Manager) (M) : 9082528657

This may also be treated as 15 Notice 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. 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.

DATE AND TIME OF INSPECTION FOR PROPERTIES : AS PER CONSULTATION WITH BRANCH MANAGAR

Date : 30.09.2026
Place : Ahmedabad

For Detailed Terms and Condition of the Sale, Please refer to the link provided in [https:// www.unionbankofindia.co.in](https://www.unionbankofindia.co.in)
For Registration and Login and Bidding Rules visit <https://baanknet.com> (PSB Alliance Pvt. Ltd.)

Sd/-
Authorised Officer,
Union Bank of India