

DEBTS RECOVERY TRIBUNAL-II
Ministry of Finance, Government of India
3rd Floor, Bhikhubhai Chambers, Nr. Kachrab Ashram, Paldi, Ahmedabad, Gujarat.

FORM NO.22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2015] [See Rule 52 (1) (2) of the Second Schedule to the Income-tax Act, 1961]
READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

E- AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

R.C. No. 207/2015
Certificate Holder Bank : UNION BANK OF INDIA
O.A. No. 384/2014

To,
C.D. No.1. M/s CRS Logistics Pvt. Ltd., Having Registered Office at : 5-6-7, Second Floor, Artee Chambers, Opp. Amul Dairy, Anand-388001, Gujarat.
C.D. No. 2. Mr. Deepak Chandrakant Shah, 17, Aslesha Bungalows, Lambhvel Bakrol Road, Bakrol, Anand-288001, Gujarat.
C.D. No. 3. Mr. Jagdish Nathalal Shah, 1007, Kaiwal Tower, Nr. Ganesh Crossing, Anand-388001, Gujarat. **Also at :** 36, Shaligram Bungalows, Vinukaka Marg, Bakrol Road, Vallabh Vidhyanagar, Dist. Anand-388120, Gujarat.
C.D. No. 4. Mrs. Neha Deepak Shah, 17, Aslesha Bungalows, Lambhvel Bakrol Road, Bakrol, Anand-388120, Gujarat.
C.D. No. 5. Mrs. Aarti Jagdish Shah, 1007, Kaiwal Tower, Nr. Ganesh Crossing, Anand-388001 Gujarat. **Also at :** 36, Shaligram Bungalows, Vinukaka Marg, Bakrol Road, Vallabh Vidhyanagar, Dist. Anand-388120, Gujarat.

The aforesaid CDs No. 1 to 5 have failed to pay the outstanding dues of **Rs.76,53,06,990.54 (Rupees Seventy Six Crore Fifty Three Lakhs Six Thousand Nine Hundred Ninety and Fifty Four paise only) (Less Recovery)** as on 30/11/2019 including interest in terms of judgment and decree dated 11/06/2015 passed in **O.A.No. 384/2014** as per my order dated 03/11/2025 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" <https://baanknet.com>.

Lot No.	Description of Property	Reserve price (Rounded off)	EMD 10% or rounded off
1	Office no. F/10, 1st Floor, "Pearl Heritage", Above B.O.B, Nr. Bakrol Gate, Bakrol Vadtal Road, Mota Bazaar, R. Survey no. 2357/p+2358/p/l, At/Village: Bakrol, Tal: Anand, Dist: Anand, Pin: 388315. Adm. 225.73 sq.mtrs., with undivided share in land 97.88 sq.mtrs. & Open terrace on 5th floor admeasuring area 1116 sq.mtrs. With undivided share in land 150 sq.mtrs. is situated at Peral Heritage Complex, Nr. Vaibhav Cinema, Vadtal Bakrol Road, Village Bakrol, Ta. & Dist. Anand.	Rs. 61.00 Lakhs	Rs. 06.10 Lakhs
2	Pent House No. P/1 situated at 5th floor of Block 'C' of Pearl Elegance, Beside Narayan Exotica, Bakrol Lambhvel Road, R. Survey no. 2037, At/Village: Bakrol, Tal: Anand Dist: Anand Adm. 320.63 sq.mtrs. with undivided share in land adm. 124.44 sq.mtrs.	Rs. 49.00 Lakhs	Rs. 04.90 Lakhs
3	Pent House No. P/1 situated at 5th floor of Block 'B' of Pearl Elegance, Beside Narayan Exotica, Bakrol Lambhvel Road, R. Survey no. 2037, At/Village: Bakrol, Tal: Anand Dist: Anand Super Built up area - 320-63 Sq.mtrs. and Undivided share in land admeasuring area 124-44 sq.mtrs. Property	Rs. 49.00 Lakhs	Rs. 04.90 Lakhs
4	Office no. F-3 adm. 19-50 sq.mtrs. with undivided share in land 4-60 sq.mtrs., Shop F-20 adm. 37-20 sq.mtrs. with undivided share in land 8-79 sq.mtrs., Shop F-21 adm. 18-60 sq.mtrs. with undivided share in land 4-40 sq.mtrs., Shop F-22 adm. 18-60 sq.mtrs. with undivided share in land 4-40 sq.mtrs, Shop F-23 adm. 18-60 sq.mtrs. with undivided share in land 4-40 sq.mtrs total adm. 112-50 sq.mtrs. with undivided share in land 26-59 sq. mtrs. Situated at 1st Floor, J.K. Land Mark, Balia Kaka Vad, Sardar Ganj Bazar, City Survey no. 331/A, At/Village: Anand, Tal: City, Dist: Anand, Pin:388001.	Rs.26.50 Lakhs	Rs. 02.65 Lakhs

Note* The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com>
The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:

Beneficiary Bank Name	Union Bank of India Asset Recovery Branch 1st Floor, Rangoli Complex, Opp. V.S. Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006
Beneficiary Bank Name	Union Bank of India
Beneficiary Account No.	559801980050000
IFSC Code	UBIN0555983

- The bid increase amount will be **Rs. 25,000/-** for lot no. 1 to 4 each.
- Prospective bidders may avail online training from service provider **PSB Alliance (BAANKNET Auction Portal)** (Tel Helpline No. **+91-8291220220** and **Mr. Kashyap Patel (Mobile No.9327493060)** Helpline E-mail ID: **Support.BAANKNET@psballiance.com.** and for any property related query contact **Mr. S. Santosh Kumar, Bank Officer (Mob.No. 9731999609).**
- Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
- The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
- The properties are being put to sale on **"as is where is", "as is what is" and "as is whatever"** basis and prospective buyers are advised to carry out due diligence properly.
- Schedule of auction is as under :

SCHEDULE OF AUCTION		
1	Inspection of property	12/12/2025 Between 11.00 am to 2.00 pm.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	07/01/2026 Upto 05.00 pm
3	e-auction	08/01/2026 Between 12.00 pm to 01.00 pm (with auto extension clause of 03 minutes, till E-auction ends.)

Seal

(ANUBHA DUBEY)
Recovery Officer-I,
Debts Recovery Tribunal-II, Ahmedabad



यूनियन बैंक ऑफ इंडिया
Union Bank of India

Asset Recovery Branch, Ahmedabad,
1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006

SALE NOTICE (30 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 - 09.01.2026 (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 **Symbolic 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**, Bank of India, Karnataka Bank, Indian Bank from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:


Sr. No.	Name of the Borrower, Co-Applicant & Guarantor(s)	Description of the Property	Amount due	Reserve Price and EMD & Bid Increment
1	1. Mrs. DEVASHRAY PAPAERS (INDIA) LLP (Borrower & Mortgagor), 2. Shri Naranbhai Devjibhai Desai S/O. Shri Devjibhai Yastabhai Desai, (Guarantor & Mortgagor) 3. Smt. KumudbenNaranbhai Desai W/O. Shri Naranbhai Devjibhai Desai, (Guarantor & Mortgagor) 4. Shri Dhruvkumar Naranbhai Desai S/O. Shri Naranbhai Devjibhai Desai, (Guarantor) 5. M/s. NKR Engineers Private Limited (Guarantor)	Property no 1 Registered Mortgage over All that piece and parcel Non Agriculture open land for industrial use (multiple purpose use, at Revenue survey no. 166, TPS No. 416/B (FP 84+85/1+85/2P), Near Devashray Farm, Vanch Road, Mouje-Ramol, Taluka-Vatva, District Ahmedabad, Gujarat. Land admeasuring 11837 sq mts. Owner: Naranbhai Devjibhai Desai (Rabari) and Kumudben Naranbhai Desai (Rabari) and bounded by:- - Details of encumbrances over the property, as known to the secured creditor, if any:- - SA No. 368/2025 in DRT-I, Ahmedabad. (Symbolic Possession) Survey No 166 By East Open Land of Survey No.165 &163 By West Land at Survey No.167 By North Open land of Survey No.162 &163 By South Main Road from Ramol to Bibipura Vaanch. Survey No 167/2 (admeasuring 2833 sq. mts.) By East Land of Survey No.167/1 By West Land at Survey No.168/5 By North Open land of Survey No.161 By South Land at Survey No.167/2 and main Road to go to Survey No 167/2 Survey No 167/3 (admeasuring 4249 sq. mts.) By East Land of Survey No.163/2 By West Land at Survey No.168/9 By North Open land of Survey No.163/2 By South Road to go to Vanch	Rs. 1,74,64,076.58 (Rs. One hundred seventy four crores forty six Lakhs ninety four thousand seventy six and paise fifty eight only) as on 31.08.2025 and further interest at contractual rate & cost from 01-09-2025.	Reserve Price : Rs. 21,63,00,000/- EMD : Rs. 21,63,000/- Bid. Inc. : Rs. 5,00,000/-
2		Property no.2 Registered Mortgage over All that piece and parcel Non Agriculture open land for industrial use (multiple purpose use at Revenue survey no 167/1, 167/2, 167/3 TPS No. 416/B (FP 84+85/1+85/2P) Near Devashray Farm, Vanch Road, Ahmedabad-382449 Mouje -Ramol, Taluka-Vatva, District Ahmedabad, Gujarat. Land admeasuring 20032 sq mts. Owner: Naranbhai Devjibhai Rabari and Kumudben Naranbhai Rabari and bounded by: Details of encumbrances over the property, as known to the secured creditor, if any:- - SA No. 368/2025 in DRT-I, Ahmedabad. (Symbolic Possession) Survey No 167/1 (admeasuring 12950 sq. mts.) By East Land of Survey No.167/1 By West Land at Survey No.168/5 By North Open land of Survey No.161 By South Land at Survey No.167/2 and main Road to go to Survey No 167/2 Survey No 167/3 (admeasuring 4249 sq. mts.) By East Land of Survey No.163/2 By West Land at Survey No.168/9 By North Open land of Survey No.163/2 By South Road to go to Vanch		Reserve Price : Rs. 37,10,00,000/- EMD : Rs.37,10,000/- Bid. Inc. : Rs. 5,00,000/-

Contact Details : Mr. S. Santosh Kumar, Mobile No : 97319 99609, 99099 63733

This may also be treated as statutory 30 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.
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 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 : 03.12.2025, Place : Ahmedabad Authorised Officer For Union Bank Of India



Chola
Enter a better life

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, Super B, C54 & C55.4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **Cholamandalam Investment and Finance Company Limited**, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) of the said Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of **M/s. Cholamandalam Investment And Finance Company Limited** for an amount as mentioned herein under and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

NAME AND ADDRESS OF BORROWER(S) & LOAN ACCOUNT NUMBER	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT	DESCRIPTION OF THE PROPERTY POSSESSED	DATE OF POSSESSION
Loan Account No.: LAP2STR000089784 Mr. Manish Mangilal Solanki Mrs. Hinaben Solanki Mr. Mangilal Solanki All are Residing at: 5-A, B Tower, Raina Yogi Apartment, Nr. Someshwara Enclave, Vesu, Surat, Nr. Someshwara Enclave, Surat, Gujarat - 395007 Also At: Flat No.: 5/A, 5th Fl. Bldg. No.: B, B/s, Dream Home, Nr. Someshwar Enclave, Vesu Surat City Surat, Gujarat-395007	15-09-2025	Rs.2651104/- (Rupees Twenty Six lakhs Fifty One Thousand One Hundred Four Only) as on 10-09-2025	All the piece and parcel of immovable property Flat No. 5/A on the 5th Floor of B wing building known as "Ratnayogi Apartment" situated at Vesu Bearing Revenue Survey No. 91, New R. S. No. 69/1, T. P. Scheme No. 21 (Vesu) Old Final Plot No. : 9, New Final Plot no. 6 of Village: Vesu, Taluka Majura (Surat City), District: Surat total admeasuring about super Built up area 1310.00 Sq. feet i.e. 121.747 Square Meter, Built up area 80.46 Sq. Meters. Bounded As Under: East: Road, West: Someshwar Society, North: Adj. Revenue Survey No. 69 paiki, South: Adj. Revenue Survey No. 60	03-12-2025 Possession

Date : 03-12-2025
Place : Surat

AUTHORISED OFFICER,
M/s. Cholamandalam Investment and Finance Company Limited



Manappuram Home Finance Ltd.
FORMERLY MANAPPURAM HOME FINANCE PVT. LTD.
CIN: U5529X1201OPC003973, Unit 301-315, 3rd Floor, A Wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai - 400093

DEMAND NOTICE
Whereas the Authorized Officer of Manappuram Home Finance Ltd., having our registered office at IV/470A (old) w/638A (new), Manappuram House, Valapad, Thiruvur, Kerala-686057 and branches at various places in India (hereinafter referred to as "MAHOFRN") is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (iv) of clause (m) of sub-section (1) of Section 2 of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act) read with Notification No. S.O. 3466 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, inter alia carrying on business of advancing loans for construction and / or purchase of dwelling units and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFRN and whereas MAHOFRN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name of the Borrower / Co-Borrower / LAN/Branch	Description of Secured Asset in respect of which Interest has been created	NPA Date	Date of Notice sent & Outstanding Amount
1	MAKVANA SANGITABEN VIHABHAI, MAKAVANA VIHABHAI CHONDABHAI /MHL00120031623/ AHMEDABAD	Gram Panchayath Property NO. 548, Gram Panchayath Property Sr. NO. 548, GUNDALA village, GUNDALA Gram Panchayath limit, Tal. GONDAL, Dist. RAJKOT, GUJARAT, Pin-360311. Plot area 83.64 sq. mtr. EAST-Road, WEST-Property of Ramjibhai Vihabhai, SOUTH-Road, NORTH-Property of Ramjibhai Bachubhai	12-11-2025	15-11-2025 Rs.305641/-
2	ROJASARA ASMITABEN PRABHATBHAI, ROJASARA PRABHATBHAI MANGHARHAI / MHL00120034979/ AHMEDABAD	Gram Panchayath Property NO. 261, Gram Panchayath Property Sr. NO. 261, PATIYALI village, within PATIYALI gram panchayath limit, Tal. VINCHHIYA, RAJKOT, GUJARAT, Pin-360055 Plot area 140.00 sq. yard, EAST-Property of Rojasa Vineshbhai Meghabhai, WEST-Property of Rojasa Marayabhai Jadavbhai, SOUTH-Property of Rojasa Kanjibhai Chhaganbhai, NORTH-Road	12-11-2025	15-11-2025 & Rs.237170/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower / Co-Borrower, MAHOFRN shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MAHOFRN at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(b) of the SARFAESI Act. Take note that in terms of S- 13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner

Date: 08/12/2025, Place: GUJARAT

Sd/- Authorized Officer, Manappuram Home Finance Ltd



U GRO
CAPITAL

U GRO Capital Limited
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

DEMAND NOTICE
UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")
The undersigned being the authorised officer of **UGRO Capital Limited** under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1.	1. PRIME LIFE PRODUCTS 2. RIDHAM MANUSUKHBHAI BUSA 3. LILIBEN BUSA LAN - UGRAPMPC000063476	Demand Notice date: 10/9/2025 Notice Amount: Rs.2,093,818/- As on 08-09-2025

Description of Secured Asset(s):- Model: UN200SKIII 3 PLATEN INJECTION MOULDING MACHINE LOCKING FORCE 200 TON Make: YIZUMI PRECISION MACHINERY (INDIA) PVT LTD Invoice: S1007/24
The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with **UGRO Capital Limited**.
In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, **UGRO Capital Limited** shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). **UGRO Capital Limited** is also empowered to **ATTACH AND/OR SEAL** the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), **UGRO Capital Limited** also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to **UGRO Capital Limited**. This remedy is in addition and independent of all other remedies available to **UGRO Capital Limited** under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from **UGRO Capital Limited** and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: GUJARAT
Date: 08.12.2025

Sd/- (Authorized Officer)
For UGRO Capital Limited, authorised.officer@ugrocapital.com



Mahindra FINANCE


Registered Office at : Gateway Building, Appollo Bunder, Mumbai- 400 001.
Corporate office at : B Wing, 3rd Floor, Agastya Corporate Park, Prarami Anili Building, Kamani Junction, Kurla West Mumbai - 400 070.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6) READ WITH RULE 9(1) OF SARFAESI ACT]
E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")
Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to **Mahindra and Mahindra Financial Services Ltd.** ("Secured Creditor/NBFC"), the possession of which has been taken by the Authorized Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on **"As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis"** on Date, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule.

Brief Description of Parties, Outstanding Dues and Property

Name of the Borrower & Mortgagor(s)	Demand Amount, Demand Notice Date & Possession Notice Date	Property Inspection Date and Time	Last Date for Receipt of Bids along with document(s)	Date & Time of E-Auction	RP, EMD & BIA	Name of Authorised Officer, Contact No. & Email id
Mr. Prakash Shroff (Borrower & Mortgagor) & Mrs. Rachana A Raval (Co-Borrower)	Demand Amount : Rs. 1,61,58,606.95/- (Rupees One Crore Sixty-One Lakh Fifty-Eight Thousand Six Hundred Six and Ninety-Five Paise only) as on 13th August 2024. 13(2) Demand Notice Date: 16.08.2024. Date of Possession : 16.03.2025.	15.12.2025 to 19.12.2025	Between 11:00 AM to 5:00 PM	E-Auction Date: 26.12.2025 E-Auction Time: 11.00 AM to 04.00 PM	Reserve Price : Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakh Only) Earnest Money Deposit: Rs. 17,00,000/- (Rupees Seventeen Lakh Only) Bid Incremental Amount : Rs. 10,00,000/- (Rupees Ten Thousand Only)	Mr. RAVI KUMAR SHARMA +91 9828042866. ravi.sharma3@mahindrafinance.com. Mr. VARAD BHARNUKE +91 8097185044 varad.bharnuke@mahindrafinance.com. Arif Khan +91 9822548464 ARIF.KHAN@mahindrafinance.com. Mr. ANURODH KUMAR TIWARI +91 9752002281 ANURODH.TIWARI@mahindrafinance.com.

Details of Property : ITEM No. I.- All that piece and parcel of property bearing Old Panchayat No. 635 and its New Panchayat Property No. 9121 and Sheet No. 30 and City Survey No. 3770 having admeasuring 13751 Sq. Mtrs. paiki City Survey No. 3770/15 and its New Nagari Panchayat (Assessment) Property No. 921/1/15 having admeasuring 958 Sq. Mtrs. Open Plot Property, in the sim of Mouje Village: Pethapur, Taluka: Gandhinagar, Dist: Gandhinagar in the district of Gandhinagar and Registration Sub District of Gandhinagar Zone Belonging to Mr. Prakash Shroff and being bounded as follows : **On or towards East : Relevant City Survey No. 3770/14, On or towards West : Relevant Way, On or towards South : City Survey No. 3770/9, On or towards North : Relevant Way.**
For detailed terms & conditions of the sale, Please refer to the provided link at <https://www.mahindrafinance.com/sme-loans/auCTION-notices> or contact with Authorised Officers & for E-Auction Guidance Contact Person Mr. Balaji Mannur, Mob No: 7977701080, e-mail-ID: Mannur.govindarajan@c1india.com.
Date : 08.12.2025 | Place : Gandhinagar, Gujarat Sd/- Authorised Signatory, Mahindra and Mahindra Financial Services Limited.



यूनियन बैंक ऑफ इंडिया
Union Bank of India

Asset Recovery Branch, Ahmedabad,
1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006

SALE NOTICE (30 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 - 09.01.2026 (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-Applicant & Guarantor(s)	Description of the Property	Amount due	Reserve Price and EMD & Bid Increment
Mr. Pradip Nagindas Thakkar (Akhani)	Property 1: All that piece and parcel of immovable property Situated at Flat No A-502, admeasuring 160.00 Sq.Yardie. 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 bearing Survey No.57/2 of T.P. Scheme No.73 (Vinzol-1) and Final Plot No.26/2 admeasuring 6617.00 Sq.Mtrs situated at Mouje-Vinzol, Taluka-Dasroi in the Registration District Ahmedabad and Sub-District Ahmedabad-11 (Aslali) in the name of Mr. Pradip Nagindas Thakkar (Akhani) bounded by following boundaries: East- Margin & Block-B, West- Adjoining Flat No.A-501, North- Margin & other Property, South- Passage, Staircase & Flat No.A-503. Property 2 : All that piece and parcel of immovable property Situated at Flat No.A-503, admeasuring 160.00 Sq.Yardie. 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 bearing Survey No.57/2 of T.P. Scheme No.73 (Vinzol-1) and Final Plot No.26/2 admeasuring 6617.00 Sq.Mtrs situated at Mouje-Vinzol, Taluka-Dasroi in the Registration District Ahmedabad and Sub-District Ahmedabad-11 (Aslali) in the name of Mr. Pradip Nagindas Thakkar (Akhani) bounded by following boundaries: East- Margin & Block-B, West- Adjoining Flat No.A-504, North- Internal society road & Block F & G, South- Passage, Staircase & Flat No.A-504 Details of encumbrances over the property, as known to the secured creditor, if any: SA/60/2025 in DRT - 1, Ahmedabad, SA/72/2025 in DRT - 1, Ahmedabad (Physical Possession)	Rs.41,19,781.00 (Rs.Forty one Lakhs Nineteen thousand seven hundred eighty one only) as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025	For Property No. 1 Reserve Price Rs. 20,40,000/- EMD Rs. 2,04,000/- Bid. Inc. Rs. 21,000/-
			For Property No. 2 Reserve Price Rs. 20,40,000/- EMD Rs. 2,04,000/- Bid. Inc. Rs. 21,000/-

Contact Details : Mr. S. Santosh Kumar, Mobile No : 97319 99609, 9909963733

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 30 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 : 06.12.2025, Place : Ahmedabad Authorised Officer For Union Bank Of India