The Mehsana Urban Co-Operative Bank Ltd.

HEAD OFFICE MEHSANA
Corporate House, Highway, Mehsana, Gujarat-384002.

[Terms and Conditions for Sale to be uploaded in Bank's website]

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of The Mehsana Urban Co-Operative Bank Ltd., Secured Creditor, will be sold **on "As is where is basis, As is what is basis, Whatever there is & Without Recourse"** basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Date of E – Auction - 27.10.2026
Time of E- Auction – 2.00 PM to 04.00 PM
Possession Type – Physical Possession
Property Inspection Date and Time – 24.10.2026 from 10.00 AM to 5.00 PM
Last date of EMD Deposit – 26.10.2026

Sr /Lot No.	Name & address of Borrower/s / Guarantor	Give short description of the immovable property with known encumbrances, if any	Total Dues.	1.Reserve Price- Rs. ___/-

The Mehsana Urban Co-Operative Bank Ltd.

		(Mortgaged by _____)		2.Earnest Money Deposit (EMD)– Rs. ___/-
1.	Borrower Arunaben Chavda & Shaileshbhai Babubhai Ravat Guarantor Mr. Ajaysinh Padamsinh Chauhan Mortgagor- Arunaben Chavda & Shaileshbhai Babubhai Ravat	All that piece and parcel of Immovable property being Cellar built up area admeasuring 83.60 Sq.Mtrs in the scheme known as "Eastview Appartment" of "Eastview Appartment owner Association" constructed on the Non Agriculture land bearing TP Scheme no. 7 alloted final plot no. 61, 61 paiki sub plot no. A and City Survey no. 4807 situate lying and being at village/mouje: Khokhra- Mahemdavad, Taluka: Maninagar, Registration District: Ahmedabad and Sub District: Ahmedabad-5 (Narol) within the state of Gujarat, located at- Flat no. 30, basement floor (Cellar level), "Eastview Appartment" opp. Mansi Appartment, Near SDA Church, Mouje: Khokhra Mehmedabad, Maninagar, Ahmedabad-380008. East : Boundary of Property West : Flat No.1 North : Boundary of Property South : Passage Property owned by – Arunaben Chavda (Deceased) & Shaileshbhai Babubhai Ravat	Rs**. 45,66,888.00** plus Interest plus Legal and Other Expenses	Reserve Price – Rs. **25,51,500.00**/- Earnest Money Deposit Rs.2,55,150/- Bid Increase Amount – 25,000/-
2.	Borrower Arunaben Chavda Guarantor Mr. Ajaysinh Padamsinh Chauhan & Chandrikaben Laljibhai Solanki Mortgagor-	All that piece and parcel of Immovable property being block no. G, Flat no. 207 on 2nd floor, Super built up area admeasuring 66 sq.yards in the scheme known as "Aakruti Aangan “constructed on the non-agriculture land bearing sub plot no. 3 land area admeasuring 8970.33 sq.mtrs of final plot no. 68/1 and 68/2(alloted in lieu of revenue survey no. 1523) of T.P.Scheme no. 79 situated and lying at village/mouje: Vatva, Taluka:	Rs**. 19,01,784.91** plus Interest plus Legal and Other Expenses	Reserve Price – Rs. **11,06,460.00**/- Earnest Money Deposit Rs.1,10,646/- Bid Increase Amount – 25,000/-

	Arunaben Chavda	City East, Registration District: Ahmedabad and Sub-District- Ahmedabad-11 (Aslali) within the state of Gujarat., located at Flat no. G/207, Block no. G, Second floor, "Aakruti Aangan" Near Umang Flat, opp. Rashmi Vihar, Narol area, Vatva,Ahmedabad-382440. Bounded: East : Block No. F West : Flat No. G/212 North : Lift South : Flat No. G/208 Property owned by – Mrs. Arunaben Chavda (Deceased)		
3.	Balaji Sweets Proprietor Mr. Dharmil Kalpeshbhai Amdavadi Guarantor (1) Shri. Hiren Mahavirchandra Desai, (2) Shri. Vrutik Amitbhai Amdavadi Mortgagor- Mr. Hiren Mahavirchandra Desai	All the place of parcel of property bearing Shop No. 2, Ground Floor, admeasuring about 77 sq.fts. i.e. 7.15 Sq.Mtrs. Built up City Survey no. 2818 paiki Sheet no. 141 mouje: Mahendrapara, Taluka-Morbi & District-Rajkot located at Shop/Unit no. 2, Ground Floor, Mamta Dairy Parlour, Nr. M Bagdai Heights, Nr. Morbi Old Bus Station Area, on Ayodhyapuri main circle area, on Mahendrapara Main Road, Sardarnagar area, Morbi-363641. Bounded: East : Property of Parmar Tailor West : Property of Pushpaben Vinodray North : Road & Common Wall South : Property of Pushpaben Vinodray Property owned by: - Shri. Hiren Mahavirchandra Desai	Rs**. 48,87,823.14** plus Interest plus Legal and Other Expenses	Reserve Price – Rs. **4,52,628.00**/- Earnest Money Deposit Rs.45,263/- Bid Increase Amount – 25,000/-

4.	HL Borrower Yaminiben Dixitkumar Patel Guarantor Mr.Dixitkumar Kalidas Patel Mortgagor Yaminiben Dixitkumar Patel	All that 52.83 Sq. Yards. i.e. 40.17 Sq.Mtrs.undivided share in a piece or parcel of freehold land situate lying and being at Shree Thakornath Residency, Chikniwala's kuvo, Dehgam- Nandol Road, Dehgam forming part of block no. 308 (Sub Plot no. D of old block no. 583 and new Block/Survey no. 560) of mouje Nandol of Dehgam Taluka in the Registration District Gandhinagar and Sub District of Dehgam admeasuring 20761.00 Sq.Mtrs.or thereabouts together with a flat no. P- 402 on forth floor in block no. P in a building known as "Shree Thakornath Residency" admeasuring 111.00 sq.yards. Super build up area i.e. 92.40 sq.mtrs. And 53.00 sq.mtrs.of carpet area or thereabouts and the said flat no. P-402., located at Flat no. P-402, Fourth floor. Block P. Shree Thakornath Residency, Near Laxmipura Kampa Village area, Nandol Road. Village Nandol. Taluka Dehgam, District Gandhinagar. Bounded: East : There is a Common Wall West : There is a Common Plot North : There is a Common Wall South : Block-O is there	Rs**. 23,67,104.50** plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. **7,14,110**/- 2.Earnest Money Deposit (EMD)– Rs.71,411/- 3.Bid Increase Amount Rs. 10,000/-
5.	HL Borrower Vipul Pravinchandra Dave Guarantor Mr. Ashokbhai Manilal Panchal Mortgagor Vipul Pravinchandra Dave	All that piece and parcel of immovable property being flat no. E/101 on 1st floor, Built up area admeasuring 97.03 Sq.Mtrs. i.e. 116 Sq.yards. In the scheme known as Avadh Residency" of "Avadh City" and undivided proportionate share alongwith common amenities area admeasuring 38.81 sq.mtrs., constructed on the non-agricultural land bearing survey no. 302 total land area admeasuring 26507 sq.mtrs., paiki residential and commercial NA land area admeasuring 6308 sq.mtrs., situated and lying	Rs**. 24,10,286.00** plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. **11,12,732.00**/- 2.Earnest Money Deposit (EMD)– Rs.1,11,273/- 3.Bid Increase Amount Rs.10,000/-

		at Village/Mouje: Viramgam, Taluka: Viramgam, Registration District: Ahmedabad and Sub District: Viramgam with in state of Gujarat. Bounded: On the North by : Flat No. E-102 On the South by : Compound Wall of Society On the East by : Flat No. E-104 On the West by : Compound Wall of Society		
6.	HL Borrower Utsav Dave Guarantor Mr. Vijaykumar Chandulal Vyas Mortgagor Utsav Dave	All that piece and parcel of immovable property being Flat no. A/503 on 5th floor, Built up area admeasuring 97.03 Sq.Mtrs. i.e. 116 Sq.yards. In the scheme known as Avadh Residency" of "Avadh City" and undivided proportionate share alongwith common amenities area admeasuring 38.81 sq.mtrs., constructed on the non-agricultural land bearing survey no. 302 total land area admeasuring 26507 sq.mtrs., paiki residential and commercial NA land area admeasuring 6308 sq.mtrs., situated and lying at Village/Mouje: Viramgam, Taluka: Viramgam, Registration District: Ahmedabad and Sub District: Viramgam with in state of Gujarat, Located at Flat no. A/503 on 5th floor, Block A, Avadh Residency, Avadh City, Opp- ITI Collage, Viramgam, Ahmedabad- 382150. Bounded: On the North by : Society Road On the South by : Flat No. A-504 On the East by : Open Space On the West by : Flat No. A-502	Rs**. 25,59,451.26** plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. **10,85,020.00**/- 2.Earnest Money Deposit (EMD)– Rs.1,08,502/- 3.Bid Increase Amount Rs.25,000/-

The Mehsana Urban Co-Operative Bank Ltd.

7.	Manpasand Food Proprietor – Mr. Anshu Rupeshbhai Amdavadi Guarantor:- 1) Shri. Hiren Mahavirchandra Desai 2) Shri. Shrainik Sureshbhai Sheth 3) Mr.Akshat Amitbhai Amdavadi Mortgagor : Mr. Akshat Amitbhai Amdavadi	(1)The Property Situated on at Shop No.06, City suvery no. 1986/2 Sheet no.203, Ward no.3, Mouje Shaktipura, Taluka & district- Morbi, Located Shop no.6, Ground Floor, Vipul Sweet and Namkeen, Opp Gurudatatray Temple, Sanala Main Road, Near Shaktipura Morbi. Bounded: On the North by : Sanala Main Road On the South by : Godown On the East by : Shop No. 05 On the West by : Shop No. 07 **Property owned by : Mr. Akshat Amitbhai Amdavadi**	Rs**. 1,10,42,798.26** plus Interest plus Legal and Other Expenses	Reserve Price- Rs. **16,92,688.00**/- 2.Earnest Money Deposit (EMD)– Rs. 1,69,269/- 3.Bid Increase Amount Rs.25,000/-
8.	1) Sunny J. Patel 2) Dixitkumar Kalidas Patel GUARANTOR : 1- Yaminiben Dixitkumar Patel **Mortgagor :** Sunny J. Patel & Dixitkumar Kalidas Patel	1- ALL THAT 52.83 SQ. YDS. I.E. 44.17 SQ. MTRS. UNDIVIDED SHARE IN A PIECE OR PARCEL OF FREEHOLD LAND SITUATE LYING AND BEING AT SHREE THAKORNATH RESIDENCY, CHIKNIWALA'S KUVO, DEHGAM-NANDOL ROAD, DEHGAM FORMING PART OF BLOCK NO. 308 (SUB PLOT NO. D OF OLD BLOCK NO. 583 AND NEW BLOCK/ SURVEY NO. 560) OF MOUJE NANDOL OF DEHGAM TALUKA IN THE REGISTRATION DISTRICT GANDHINAGAR AND SUB DISTRICT OF DEHGAM ADMEASURING 20761.00 SQ. MTRS. OR THEREABOUTS TOGATHERWITH A FLAT NO. P-401 ON FORTH FLOOR IN BLOCK NO. P IN A BUILDING KNOWN AS " SHREE THAKORNATH RESIDENCY" ADMEASURING 111.00 SQ. YDS. I.E. 92.40 SQ. MTRS. AND 53.00 SQ. MTRS. CARPET AREA OR THEREABOUTS AND THE SAID FLAT NO. P-401., located at -P/401, BLOCK NO P, FOURTH FLOOR, SHREE THAKORNATH RESIDENCY, NEAR	Rs.29,60,678.76 plus Interest plus Legal and Other Expenses	**1.**Reserve Price- Rs. **9,60,336.00**/- 2.Earnest Money Deposit (EMD)– Rs.96,034/- 3.Bid Increase Amount Rs.25,000/-

		LAXMIPURA KAMPA VILLAGE AREA, NANDOL ROAD, NANDOL, DEHGAM. Bounded as under : On the East by : Common Wall On the West by : Common Wall On the North by : Common Wall On the South by : Block O		
9.	1- Dharmendra Narayanbhai Patel. 2- Kapilaben Narayanbhai Patel GUARANTOR 1- Sharmishtha Jigensh Patel **Mortgagor :** Dharmendra Narayanbhai Patel & Kapilaben Narayanbhai Patel	1- All that 52.83 Sq. Yards. i.e. 44.17 Sq.Mtrs.undivided share in a piece or parcel of freehold land situate lying and being at Shree Thakornath Residency, Chikniwala's kuvo, Dehgam- Nandol Road, Dehgam forming part of block no. 308 (Sub Plot no. D of old block no. 583 and new Block/Survey no. 560) of mouje Nandol of Dehgam Taluka in the Registration District Gandhinagar and Sub District of Dehgam admeasuring 20761.00 Sq.Mtrs.or thereabouts together with a flat no. 103 on first floor in block no. K-1 in a building known as "Shree Thakornath Residency" admeasuring 111.00 sq.yards Super build up area i.e. 92.80 sq.mtrs. And 53.00 sq.mtrs.of carpet area or thereabouts and the said flat no. K/1-103., located at Flat no. 103, First floor. Block K-1, Shree Thakornath Residency Village Nandol. Taluka Dehgam, District Gandhinagar. Bounded: East : Block-L is there West : Block-J is there North : There is a Common Wall South : There is a Common Road	Rs. 22,96,263.48 plus Interest plus Legal and Other Expenses	**1.**Reserve Price- Rs. **11,53,480.00**/- 2.Earnest Money Deposit (EMD)– Rs.1,15,348/- 3.Bid Increase Amount Rs.25,000/-

The Mehsana Urban Co-Operative Bank Ltd.

10.	1- Niraliben Dharmendra Patel GUARANTOR 1- Sharmishtha Jigensh Patel **Mortgagor :** 1- Niraliben Dharmendra Patel	1- All that 52.83 Sq. Yds i.e. 44.17 Sq.Mtrs Undivided Share in a piece and parcel of Freehold Land Situate lying and being At Shree Thakornath Residency. Chikniwala's Kuvo, Dehgam-Nandol Road, Dehgam Forming Part of Block No.308(Sub Plot No.D of Old Block No.583 and New Block/Survey No.560) of Mouje Nandol of Dehgam Taluka in the Registration District Gandhinagar and Sub District of Dehgam Admeasuring 20761.00 Sq.Mtrs Or Thereabouts together with A Flat No.203 on Second Floor in Block No.K-1 in a Building Known as "Shree Thakornath Residency" Admesuring 111.00 Sq. Yds. Super Built up area i.e.92.80 Sq.Mtrs and 53.00 Sq.Mtrs Carpet Area or thereabout and the said Flat No K/1-203. Located at Flat No.203, Block No.K-1, Second Floor, Shree Thakornath Residency, Village Nandol, Taluka Dehgam, District Gandhinagar. Bounded: East : Block-L is there West : Block-J is there North : There is a Common Wall South : There is a Common Road	Rs. 22,96,713.00 plus Interest plus Legal and Other Expenses	**1.**Reserve Price- Rs. **11,53,480.00**/- 2.Earnest Money Deposit (EMD)– Rs.1,15,348/- 3.Bid Increase Amount Rs.25,000/-
11.	Borrower Mr. Sanjay Sikandarlal Malhotra Guarantor (1) Mr. Shushil Kundanlal Suri, (2) Mr. Ashish Vinodprakash Trivedi Mortgagor- Mr. Sanjay Sikandarlal Malhotra	All that piece or parcel of Immovable property being Tenament No. 33 Plot area admeasuring 70.23.49 Sq.Mtrs., construction thereon Built up tarea admeasuring 51.84 Sq.Mtrs. in the scheme known as "Shree Tejanand Co-op Housing Society Ltd" Constructed on the land bearing Survey no. 252/314 Paiki Sheet No. 103. City Survey No. 4706 situated ying and being at Village/Mouje: Kalol. Ta- Kalol, Registration District:Gandhinagar and Sub District: Kalol. located at Tenament No. 33, Shree Tejanand Co-	**Rs. 33,20,869.51** plus Interest plus Legal and Other Expenses	Reserve Price – Rs. **23,29,020.00**/- Earnest Money Deposit Rs.2,32,902/- Bid Increase Amount – 25,000/-

		op Housing Society Ltd" Nr Mathuresh Society. Opp- Umiya Society area, Narayan Nagar Area, Kalol, Gandhinagar. Bounded: East : Marginal Space and Society Road West : Marginal Space and Common Road North : Tenament No. 34 and Common Wall South : Marginal Space and Tenament No. 31 and 32 Property owned by – Mr. Sanjay Sikandarlal Malhotra		

TERMS & CONDITIONS

1) **The above Secured Assets shall be sold on the basis of "As is where is, As is what is, whatever there is and without recourse" and not to be sold below the Reserve Price mentioned as above.**
2) **Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.**
3) **Before Submitting the Bids, Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.**
4) **To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets except Society Dues, Property Tax & Electricity Charges etc. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of The Mehsana Urban Co. Op. Bank Ltd. The secured assets is being sold with all the existing and future encumbrances whether known or unknown to The Mehsana Urban Co. Op. Bank Ltd The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.**
5) **Applicable Stamp Duty/ Additional Stamp Duty/ Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.**
6) **All statutory/non statutory dues, taxes, rates, assessments, charges, fees, claims etc. pertaining to above secured assets will be the responsibility of the purchaser only.**
7) **Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd./Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India). Contact Nos.: Mr. Maulik Shrimali -9173528727 | 9265562819 | 9265562821 | 9265562818, Maulik.shrimali@auctiontiger.net or support@auctiontiger.net.**
8) **EMD and KYC should reach the undersigned on or before 26.10.2026 up to 2.30 pm.**
9) **The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of the amount as**

mentioned in Auction Notice.

10) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately within next working day after sale, if the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without any Notice. After deposit of 25% and thereafter confirming the sale by the Authorised Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.
11) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of The Mehsana Urban Co. Op. Bank Ltd "Auction EMD (Sec Deposit)Account" No. 001015901500005, IFSC Code: MSNU0000001, for inspection of the secured assets OR any information please contact to Mobile No. 8347015611 & 9898260305, Recovery Department, Head Office, Mehsana.
12) The EMD amount of unsuccessful bidder will be returned on closure of the E-Auction/Sale Proceeding. The EMD amount shall not carry any Interest.
13) The sale certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name (s).
14) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
15) In case of stay of sale or Recovery Proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
16) No person other than intending Bidder/offerer themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorisation Letter is required to submit along with Bid Amount.
17) The Borrower Company through its Directors, Guarantors & Mortgagor are also given liberty to participate in the sale so as to fetch maximum value of the property.
18) The sale is subject to confirmation by the Authorised Officer.
19) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
20) It shall be responsibility of the successful bidder to pay 1% T.D.S. of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.

STATUTORY NOTICE:-As per Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

The present address of the Borrower Company & Residence of Directors, Guarantors & Mortgagor are not known. Hence, this notice also be considered as a 15/15 days' notice to the Borrower Company its Directors, Guarantors & Mortgagor of the above said outstanding dues about holding of fresh/subsequent public auction as the case may be for sale of above secured assets on the above mentioned date & other details.

SPECIAL INSTRUCTION & CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither The Mehsana Urban Co Op. Bank Ltd. nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back –up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/-

The Mehsana Urban Co-Operative Bank Ltd.

Date: 29.09.2026
Place :- Mehsana

Name:
Authorised Officer
The Mehsana Urban Co-Operative Bank Ltd.



The Mehsana Urban Co-Operative Bank Ltd.