



The Mehsana Urban Co-Operative Bank Ltd.

<u>HEAD OFFICE, CORPORATE HOUSE, MEHSANA</u>
HEAD OFFICE, URBAN BANK ROAD, MEHSANA-384002

[Abridged Sale Notice for publication in News Papers for Auction conducted on auctiontiger.net]

Sale Notice for Sale of Immovable Properties "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 (s), 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 **on the basis of "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/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Date of E – Auction – 29.09.2026

Time of E- Auction – 02.00 PM to 04.00 PM

Possession Type – Physical Possession

Property Inspection Date and Time – 26.09.2026 from 10.00 AM to 5.00 PM

Last date of EMD Deposit – 28.09.2026

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any (Mortgaged by _____)	Total Dues.	1.Reserve Price- Rs.____/- 2.Earnest Money Deposit (EMD)– Rs.____/-
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The Mehsana Urban Co-Operative Bank Ltd.

				3.Bid Increase Amount Rs.____/-																														
1.	Jay Mataji Enterprise Proprietor – Ajaysinh Padamsinh Chauhan Guarantor 1. Arunaben Chavda 2. Priyank Sashikant Vyas Mortgagor Ajaysinh Padamsinh Chauhan	All that piece and parcel of immovable property being commercial Non agriculture land bearing New block No. 45 (Old Block no. 104 and Old Survey no. 59/3) land area admeasuring 3932 Sq.Mtrs. And thereabouts having construction of 582.57 Sq.Mtrs. Situated lying and being at village/mouje Anjana, Taluka: Talod, Registration District: Sabarkantha and Sub District: Talod. Within the state of Gujarat, located at Block No. 45, NA land Mouje: Anjana, Talod, Sabarkantha. Bounded as under: East : NEW BLOCK NO.47 West : NEW BLOCK NO.43 North : NEW BLOCK NO.44 AND JENPUR ROAD South : NEW BLOCK NO.46	Rs. 2,36,41,455.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 74,81,079.00/- 2.Earnest Money Deposit (EMD)– Rs.7,48,107.90 /- 3.Bid Increase Amount Rs.25,000/-																														
2.	Kairali Enterprise Proprietor – Mr. Rajendra Narayandas Patel Guarantor 1- Jayntibhai Chelabhai Patel 2- Ashwinkumar Savajibhai Patel 3- Jyotindrakumar Chelabhai Patel 4- Purvang Ashokbhai Patel Mortgagor	All those pieces and parcels of immovable property i.e. Commercial shop no. 1 to 9 situated at second floor in seven eleven commercial complex admeasuring constructed area about 142-26 sq mtrs.(Total Of shop 1 to 6) Total admeasuring area of 250.84 Sq. Mtrs, having proportionate undivided share constructed in small centre commercial N.A. use land of old revenue survey no 10/2 paiki and at present because of re-survey allotted new block no / survey no. 567 paiki of village : Kamalpur, Tal- Prantij, Dist. Sabarkantha, located at shop no. 1 to 9, second floor, Seven Eleven Complex, Block and R.S. no 567, Kamalpur, Prantij, Dist. Sabarkantha. Bounded as under: <table border="1"> <thead> <tr> <th>Direction</th><th>East</th><th>West</th><th>North</th><th>South</th></tr> </thead> <tbody> <tr> <td>Shop No. 1</td><td>Passage</td><td>Shop No. 2</td><td>Shop No. 4</td><td>Passage</td></tr> <tr> <td>Shop No. 2</td><td>Shop No. 1</td><td>Shop No. 3</td><td>Shop No. 4</td><td>Passage</td></tr> <tr> <td>Shop No. 3</td><td>Shop No. 2</td><td>Way to Basement</td><td>Shop No. 4</td><td>Passage</td></tr> <tr> <td>Shop No. 4</td><td>Passage</td><td>Way to Basement</td><td>Shop No. 5</td><td>Shop No. 1, 2 & 3</td></tr> <tr> <td>Shop No. 5</td><td>Passage</td><td>Way to Basement</td><td>Shop No. 6</td><td>Shop No. 4</td></tr> </tbody> </table>	Direction	East	West	North	South	Shop No. 1	Passage	Shop No. 2	Shop No. 4	Passage	Shop No. 2	Shop No. 1	Shop No. 3	Shop No. 4	Passage	Shop No. 3	Shop No. 2	Way to Basement	Shop No. 4	Passage	Shop No. 4	Passage	Way to Basement	Shop No. 5	Shop No. 1, 2 & 3	Shop No. 5	Passage	Way to Basement	Shop No. 6	Shop No. 4	Rs. 5,34,97,894.00 plus Interest plus Legal and Other Expenses	1. Shop No. 1 to 6 Reserve Price- Rs. 43,32,120.00/- 2.Earnest Money Deposit (EMD)– Rs.4,33,212/- 3.Bid Increase Amount Rs.25,000/- 2. Shop No. 7 to 9 Reserve Price- Rs. 26,46,564.00/- 2.Earnest Money Deposit (EMD)– Rs.2,64,656/-
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	1- Jyotindrakumar Chelabhai Patel (Shop No. 1,2,3,4,5,6) 2- Purvang Ashokbhai Patel (Shop No. 7,8,9)	<table><tr><td>Shop No. 6</td><td>Passage</td><td>Way to Basement</td><td>Shop No. 7</td><td>Shop No. 5</td></tr><tr><td>Shop No. 7</td><td>Passage</td><td>Complex Margin & Way to Basement</td><td>Shop No. 8</td><td>Shop No. 6</td></tr><tr><td>Shop No. 8</td><td>Passage</td><td>Complex Margin & Way to Basement</td><td>Shop No. 9</td><td>Shop No. 7</td></tr><tr><td>Shop No. 9</td><td>Passage</td><td>Complex Margin & Way to Basement</td><td>Stairs of Complex, Passage & Lift</td><td>Shop No. 8</td></tr></table>	Shop No. 6	Passage	Way to Basement	Shop No. 7	Shop No. 5	Shop No. 7	Passage	Complex Margin & Way to Basement	Shop No. 8	Shop No. 6	Shop No. 8	Passage	Complex Margin & Way to Basement	Shop No. 9	Shop No. 7	Shop No. 9	Passage	Complex Margin & Way to Basement	Stairs of Complex, Passage & Lift	Shop No. 8			3.Bid Increase Amount Rs.25,000/-																																							
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3.	Vedansh Trading Company Proprietor - 1- Jayntibhai Chelaram Patel Guarantor – 1- Shaileshbhai Chaturbhai Patel 2- Rajendra Narayandas Patel 3- Ashvinkumar Savjibhai Patel Mortgagor 1- Ashvinkumar Savjibhai Patel (Shop No. 19,20,21,22,23,24,25) 2- Shaileshbhai Chaturbhai Patel (Shop No. 10,12,13,14,15)	All those pieces & parcels of immovable property in question i.e. Commercial Shops at First Floor of Seven Eleven Complex, Shop No. 10, 12, 13, 14 & 19, 20, 21, 22, 23, 24, 25 admeasuring about 167.23 sq. mtrs., of village: Kamalpur, Ta. Prantij with construction thereon bearing Prantij Taluka Panchayat New Revenue Survey No. 567 Old R.S. No. 10/2, situated within the limits of Village: Kamalpur under Prantij Taluka Panchayat. Ta: Prantij, Dist- Sabarkantha (Owned by Mr. Shaileshbhai Chaturbhai Patel) detailed and bounded as under. <table><tr><td>Direction</td><td>East</td><td>West</td><td>North</td><td>South</td></tr><tr><td>Shop No.10</td><td>Passage</td><td>Complex Margin</td><td>Shop No.11</td><td>Complex Margin</td></tr><tr><td>Shop No.12</td><td>Passage</td><td>Complex Margin</td><td>Shop No.13</td><td>Shop No.11</td></tr><tr><td>Shop No.13</td><td>Passage</td><td>Complex Margin</td><td>Shop No.14</td><td>Shop No.12</td></tr><tr><td>Shop No.14</td><td>Passage</td><td>Complex Margin</td><td>Shop No.15</td><td>Shop No.13</td></tr><tr><td>Shop No.19</td><td>Shop No.36</td><td>Passage</td><td>Complex Margin</td><td>Shop No. 20</td></tr><tr><td>Shop No.20</td><td>Shop No.35</td><td>Passage</td><td>Shop No.19</td><td>Shop No. 21</td></tr><tr><td>Shop No.21</td><td>Shop No.34</td><td>Passage</td><td>Shop No.20</td><td>Shop No. 22</td></tr><tr><td>Shop No.22</td><td>Shop No.33</td><td>Passage</td><td>Shop No.21</td><td>Shop No. 23</td></tr><tr><td>Shop No.23</td><td>Shop No.32</td><td>Passage</td><td>Shop No.22</td><td>Shop No. 24</td></tr><tr><td>Shop No.24</td><td>Shop No.31</td><td>Passage</td><td>Shop No.23</td><td>Shop No. 25</td></tr><tr><td>Shop No.25</td><td>Shop No.30</td><td>Passage</td><td>Shop No.24</td><td>Shop No. 26 & 27</td></tr></table>	Direction	East	West	North	South	Shop No.10	Passage	Complex Margin	Shop No.11	Complex Margin	Shop No.12	Passage	Complex Margin	Shop No.13	Shop No.11	Shop No.13	Passage	Complex Margin	Shop No.14	Shop No.12	Shop No.14	Passage	Complex Margin	Shop No.15	Shop No.13	Shop No.19	Shop No.36	Passage	Complex Margin	Shop No. 20	Shop No.20	Shop No.35	Passage	Shop No.19	Shop No. 21	Shop No.21	Shop No.34	Passage	Shop No.20	Shop No. 22	Shop No.22	Shop No.33	Passage	Shop No.21	Shop No. 23	Shop No.23	Shop No.32	Passage	Shop No.22	Shop No. 24	Shop No.24	Shop No.31	Passage	Shop No.23	Shop No. 25	Shop No.25	Shop No.30	Passage	Shop No.24	Shop No. 26 & 27	Rs. 5,29,51,153.00 plus Interest plus Legal and Other Expenses	1. Shop No. 10,12,13,14 Reserve Price- Rs. 30,78,486.00/- 2.Earnest Money Deposit (EMD)– Rs.3,07,848/- 3.Bid Increase Amount Rs.25,000/- 2. Shop No. 19 to 25 Reserve Price- Rs. 39,26,981.00/- 2.Earnest Money Deposit (EMD)– Rs.3,92,698/- 3.Bid Increase Amount Rs.25,000/-
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4.	Vision Venture	1) All those pieces & parcels of immovable property in question i.e. Commercial Shops at Seven Eleven Complex, Shop No. 10,11,12 at 2nd Floor admeasuring about 125.42 sq. mtrs., of village: Kamalpur, Ta.	Rs .7,18,02,926.36	1.Reserve Price- Rs. 28,67,100.00/-																																																												



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Proprietor – Mr. Shaileshbhai Chaturbhai Patel Guarantor 1- Rajendra Narayandas Patel 2- Jayntibhai Chelabhai Patel 3 - Purvang Ashokbhai Patel 4 - Ditinkumar Bhupendrabhai Patel Mortgagor Mr. Purvang Ashokbhai Patel 1- Seven Eleven Complex, Shop No. 10, 11, 12, Prantij, Sabarkantha. Mr. Ditinkumar Bhupendrabhai Patel 2- Seven Eleven Complex, Shop No.19 to 27 Prantij, Sabarkantha.	Prantij with construction thereon bearing Prantij Taluka Panchayat New Revenue Survey No. 567 Old R.S. No. 10/2, situated within the limits of Village: Kamalpur under Prantij Taluka Panchayat. Ta: Prantij, Dist: Sabarkantha detailed and bounded as under :- <table border="1" data-bbox="470 450 1281 853"> <tr> <th>Village/ Taluka</th><th>Shop No.</th><th>Prantij Taluka Panchayat Revenue Survey No.</th><th>Area</th></tr> <tr> <td>Kamalpur, Prantij</td><td>10,11,12 (2nd Floor)</td><td>Survey No.567 Old R. S. No.10/2</td><td>125.42 Sq. Mtrs.</td></tr> <tr> <td>Boundaries</td><td>Shop No.10</td><td>Shop No.11</td><td>Shop No.12</td></tr> <tr> <td>East</td><td>Passage</td><td>Passage</td><td>Passage</td></tr> <tr> <td>West</td><td>Complex Margin</td><td>Complex Margin</td><td>Complex Margin</td></tr> <tr> <td>North</td><td>Shop No.11</td><td>Shop No.12</td><td>Shop No.13</td></tr> <tr> <td>South</td><td>Passage</td><td>Shop No.10</td><td>Shop No.11</td></tr> </table> 2) All those pieces & parcels of immovable property in question i.e. Commercial Shops at Seven Eleven Complex, Shop No. 19, 20, 21, 22, 23, 24, 25, 26, 27 at 2nd Floor admeasuring about 250.84 sq. mtrs., of village: Kamalpur, Ta. Prantij with construction thereon bearing Prantij Taluka Panchayat New Revenue Survey No. 567 Old R.S. No. 10/2, situated within the limits of Village: Kamalpur under Prantij Taluka Panchayat. Ta: Prantij, Dist: Sabarkantha detailed and bounded as under :- <table border="1" data-bbox="470 1082 1281 1449"> <tr> <th>Village/ Taluka</th><th>Shop No.</th><th>Prantij Taluka Panchayat Revenue Survey No.</th><th>Area</th></tr> <tr> <td>Kamalpur, Prantij</td><td>19 to 27</td><td>New Revenue Survey No.567 Old R. S. No.10/2</td><td>250.84 Sq. Mtrs.</td></tr> <tr> <td>Boundaries</td><td>Shop No.19</td><td>Shop No.20</td><td>Shop No.21</td></tr> <tr> <td>East</td><td>Shop No.36</td><td>Shop No.35</td><td>Shop No.34</td></tr> <tr> <td>West</td><td>Passage</td><td>Passage</td><td>Passage</td></tr> <tr> <td>North</td><td>Complex Margin</td><td>Shop No.19</td><td>Shop No.20</td></tr> </table>	Village/ Taluka	Shop No.	Prantij Taluka Panchayat Revenue Survey No.	Area	Kamalpur, Prantij	10,11,12 (2 nd Floor)	Survey No.567 Old R. S. No.10/2	125.42 Sq. Mtrs.	Boundaries	Shop No.10	Shop No.11	Shop No.12	East	Passage	Passage	Passage	West	Complex Margin	Complex Margin	Complex Margin	North	Shop No.11	Shop No.12	Shop No.13	South	Passage	Shop No.10	Shop No.11	Village/ Taluka	Shop No.	Prantij Taluka Panchayat Revenue Survey No.	Area	Kamalpur, Prantij	19 to 27	New Revenue Survey No.567 Old R. S. No.10/2	250.84 Sq. Mtrs.	Boundaries	Shop No.19	Shop No.20	Shop No.21	East	Shop No.36	Shop No.35	Shop No.34	West	Passage	Passage	Passage	North	Complex Margin	Shop No.19	Shop No.20	plus Interest plus Legal and Other Expenses	2.Earnest Money Deposit (EMD)– Rs. 2,86,710/- 3.Bid Increase Amount Rs. 25,000/- (Shop No.10,11,12) 2.Reserve Price- Rs. 63,25,100.00/- 2.Earnest Money Deposit (EMD)– Rs.6,32,510 /- 3.Bid Increase Amount Rs.25,000/- (Shop No.19 to 27)
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5.	Rajesh Harshadbhai Zinzuwadia Mortgagor : Rajesh Harshadbhai Zinzuwadia	1- IMMOVABLE PROPERTY OF PLOT NO. 13,14,19,20 HAVING ITS COMBINE PLOT AREA ADMEASURING 3797.28 SQ. YARDS EQUIVALENT TO 3175.00 SQ. MTRS. (ADMEASURING 5117 SQ.YDS. SUPER BUILT UP AREA) SITUATED ON N.A. LAND BEARING BLOCK/SURVEY NO.1068 (OLD SURVEY NO.33) ADMEASURING 59620 SQ. MTRS. SITUATE, LYING AND BEING AT MOUJE BAJANA, TALUKA DASADA AND DISTRICT SURENDRANAGAR AND REGISTRATION SUB DISTRICT DASADA., LOCATED MEHSARYAN AT-PLOTO 13-14-19-20, AT BAJANA, DASADA, SURENDRANAGAR. Bounded as under:- On the East by: ROAD On the West by: ROAD On the North by: PLOT NO.21 & 12. On the South by: PLOT NO.18 & 15	Rs. 81,79,339.96 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 60,60,288.00/- 2.Earnest Money Deposit (EMD)– Rs.6,06,028 /- 3.Bid Increase Amount Rs.25,000/- (Plot No. 13-14-19-20)																																												
6.	Mrs. Rakshaben Rajeshbhai Zinzuwadia Co-applicant- Mr.Rajeshbhai Harshadbhai Zinzuwadia Mortgagor :	1- All that piece and parcel of immovable property being Plot Nos. 15. 16. 17 & 18 having its combined plot area admeasuring 4157.88 Sq. Yards equivalent to 3476.50 Sq.Meters, (Super Built up area admeasuring 5602 Sq. Yards) situated on N.A. land bearing Khata No. 1656, Block/Survey No. 1068(Old. Survey No. 23) Total land area admeasuring 59620 Sq.Meters situated and lying at Village/Mouje: Bajana, Taluka: Dasada, District: Surendranagar and Registration Sub District: Dasada. Bounded as under:- On the East by: ROAD On the West by: ROAD	Rs. 76,82,168.17 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 66,36,082.00/- 2.Earnest Money Deposit (EMD)– Rs.6,63,608/- 3.Bid Increase Amount Rs.25,000/- (Plot No. 15. 16. 17 & 18)																																												



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	Mrs. Rakshaben Rajeshbhai Zinzuwadia	On the North by: PLOT NO.19 & 14. On the South by: ROAD		
7.	Mrs.Harshida Harshadbhai Zinzuwadia Co-applicant- Mr.Rajeshbhai Harshadbhai Zinzuwadia Mortgagor : Mrs.Harshida Harshadbhai Zinzuwadia	1- All that piece and parcel of immovable property being Plot Nos.25, 26, 39 & 40 having its combined plot area admeasuring 4186.00 Sq. Yards equivalent to 3500.00 Sq.Meters, (Super Built up area admeasuring 5641 Sq. Yards) situated on N.A. land bearing Khata No. 1656, Block/Survey No. 1068(Old Survey No. 33) Total land admeasuring 59620 Sq.Meters situated and lying at Village/Mouje: area Bajana, Taluka: Dasada. District: Surendranagar and Registration Sub District: Dasada. Bounded as under:- East: Road West: Road North: Plot No.41 & 24 South: Plot No.38 & 27	Rs. 83,06,823.40 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 66,81,208.00/- 2.Earnest Money Deposit (EMD)– Rs.6,68,120/- 3.Bid Increase Amount Rs.25,000/- (Plot No. 25, 26, 39 & 40)
8.	Mr. Harshadbhai Kashturchand Zinzuwadia' Co-applicant- Mr.Rajeshbhai Harshadbhai Zinzuwadia Mortgagor : Mr. Harshadbhai Kashturchand Zinzuwadia'	1- All that piece and parcel of immovable property being Plot Nos.23, 24, 41 & 42 having its combined plot area admeasuring 4186.00 Sq. Yards equivalent to 3500.00 Sq.Meters, (Super Built up area admeasuring 5641 Sq. Yards) situated on N.A. land bearing Khata No. 1656, Block/Survey No. 1068(Old Survey No. 33) admeasuring 59620 Sq.Meters situated and lying at Village/Mouje: Bajana, Taluka: Dasada, District: Surendranagar and Registration Sub District: Dasada. Bounded as under:- On the East by: Road On the West by: Road On the North by: Common Plot On the South by: Plot No.40 & 25	Rs. 85,20,762.66 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 66,81,208.00/- 2.Earnest Money Deposit (EMD)– Rs.6,68,120/- 3.Bid Increase Amount Rs.25,000/- (Plot No. 23, 24, 41 & 42)
9.	Mrs. Shreya Rajeshbhai Zinzuwadia Co-applicant-	1- ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY OF PLOT NO. 27 & 38 HAVING ITS COMBINE PLOT AREA ADMEASURING 2492.46 SQ. YARDS EQUIVALENT TO 2084.00 SQ. MTRS. (ADMEASURING 3359 SQ.YDS. SUPER BUILT UP AREA) SITUATED ON N.A. LAND BEARING BLOCK/SURVEY NO.1068 (OLD SURVEY NO.33) ADMEASURING 59620 SQ. MTRS. SITUATE, LYING AND BEING AT MOUJE BAJANA, TALUKA DASADA AND DISTRICT SURENDRANAGAR AND REGISTRATION SUB DISTRICT DASADA. Located at -PLOT NO. 27 & 38 AT BAJANA, DASADA, SURENDRANAGAR.	Rs. 49,95,061.27 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 39,78,220.00/- 2.Earnest Money Deposit (EMD)– Rs.3,97,822 /-



The Mehsana Urban Co-Operative Bank Ltd.

	Mr.Rajeshbhai Harshadbhai Zinzuwadia Mortgagor : Mrs. Shreya Rajeshbhai Zinzuwadia	Bounded as under:- On or towards North : PLOT NO.39 & 26 On or towards South : ROAD On or towards East : ROAD On or towards West : ROAD		3.Bid Increase Amount Rs.25,000/- (Plot No. 27 & 38)
10.	Mr. Jay Rajeshbhai Zinzuwadia Co-applicant- Mr.Rajeshbhai Harshadbhai Zinzuwadia Mortgagor : Mr. Jay Rajeshbhai Zinzuwadia	1- All that piece and parcel of immovable property being Plot Nos.11, 12, 21 & 22 having its combined plot area admeasuring 3975.75 Sq. Yards equivalent to 3324.22 Sq.Meters, (Super Built up area admeasuring 5357 Sq. Yards) situated on N.A. land bearing Khata No. 1656. Block/Survey No. 1068(Old Survey No. 33) Total land area admeasuring 59620 Sq.Meters situated and lying at Village/Mouje: Bajana, Taluka: Dasada, District: Surendranagar and Registration Sub District: Dasada. Bounded as under:- East: Road West: Road North: Survey No.1062 South Plot No.20 & 13	Rs. 75,24,504.09 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 63,45,478.00/- 2.Earnest Money Deposit (EMD)– Rs.6,34,547/- 3.Bid Increase Amount Rs.25,000/- (Plot No. 11. 12. 21 & 22)
11.	J B CONSTRUCTION Address: FIRST FLOOR, 53, SUNSITY RAW HOUSE, PEDDAR ROAD, MOTA VARACHHA, SURAT. ----- Proprietor ----- JAIMISH BABUBHAI KEVADIYA Address: 131, GOKULDHAM SOCIETY, ABRAMA ROAD, MOTA VARACHHCHHA, SURAT-384101. ----- GUARANTOR/S ----- (1) NARESH PREMJBHAI KEVADIYA	Property No. 1 Owner of Property : NARESHBHAI PREMJBHAI KEVADIYA Description of Property : ALL THAT PIECE AND PARCEL OF FREE HOLD NON AGRICULTURE LAND SITUATE LYING AND BEING AT RAMOL, TALUKA VATVA, DISTRICT AHMEDABAD FORMING PART OF SURVEY NO 127/1 ADMEASURING 3541.00 SQ.MTRS OF MOUJE RAMOL OF VATVA TALUKA IN THE REGISTRATION DISTRICT AHMEDABAD AND SUB DISTRICT OF AHMEDABAD-11 ASLALI AND FINAL PLOT NO. 34/1 OF TOWN PLANNING SCHEME NO. 115 ADMEASURING 2125.00 SQMTRS. OR THEREABOUTS (ALONG WITH CONSTRUCTION MADE/TO BE MADE ON THE SAME LAND) Address of Property: PLOT NO. 34/1, SCHEME NO. 115, AT-RAMOL, TALUKA-VATVA, DI- AHMEDABAD. Boundary of Property :- North : FINAL PLOT NO. 33/10 South : 18.00 MTRS WIDE ROAD East : FINAL PLOT NO. 33/8 West : SARDAR PATEL RING ROAD.	Rs.4,85,66,295.00 (Rupees Four Crore Eighty Five Lakh Sixty Six Thousand Two Hundred Ninety Five Only) up to 03/09/2025	Property No.1 Reserve Price – Rs.32,11,48,800/- Earnest Money Deposit Rs.3,21,14,880/-



The Mehsana Urban Co-Operative Bank Ltd.

Address: PLOT NUMBER 15,
822|2|2 SUNCITY BUNGLOWS,
OPP PARISHRAM SOCIETY,
NEAR GOPAL CHAWK, NAVA
NARODA, AHMEDABAD
(2) VARSHABEN NARESHBHAI
KEVADIYA Address: PLOT
NUMBER 15, 822|2|2 SUNCITY
BUNGLOWS, OPP PARISHRAM
SOCIETY, NEAR GOPAL CHAWK,
NAVA NARODA, AHMEDABAD.
(3) KRISHNA NAMAN TRAPSIYA
Address: A 902-SHALIGRAM
PLUS, SHILAJ ROAD NEAR
BADSHAH FARM, THALTEJ
AHMEDABAD.

Karmyogi Construction

Address :- Gadhali, Dist.
Bhavnagar-364750.

----- **Proprietor** -----

Dashrathbhai Sukhdevsinh
Gohil

Address:- Gadhali, Dist.
Bhavnagar-364750.

----- **GUARANTOR/S** -----

(1) Naman Kanubhai Trapasiya
Address: - A-902, Shaligram
Plus, Shilaj Road, Nr. Badshah
Farm, Thaltej, Ahmedabad.

Rs.4,94,04,811.00
(Rupees Four
Crore Ninty Four
Lakh Four
Thousand Eight
Hundred Eleven
Only) up to
30/09/2025



The Mehsana Urban Co-Operative Bank Ltd.

(2) Naresh Premjibhai Kevadiya
Address: - Plot No.15, 822/2/2,
Suncity Bungalows, Opp.
Parishram Society, Nr. Gopal
Chowk, Nava Naroda,
Ahmedabad.

(3)Varshaben Nareshbhai
Trapasiya
Address:- Plot No.15, 822/2/2,
Suncity Bungalows, Opp.
Parishram Society, Nr. Gopal
Chowk, Nava Naroda,
Ahmedabad.

Bhumi Consultancy Services

Address:- 302, Mangalmurti
Complex, Third Floor, Opp. City
Gold Multiplex, Ashram Road,
Ahmedabad.

-----Partners -----

(1) Mittal Arunkumar Patel
Address:- 20, Dineshpark
Society, Ramji Mandir Road,
Ranip, Ahmedabad.

(2) Bhumika Mittal Patel
Address:- 20, Dineshpark
Society, Ramji Mandir Road,
Ranip, Ahmedabad.

----- GUARANTOR/S -----

(1)Varshaben Nareshbhai
Kevadiya

Rs.5,73,53,002.00
(Rupees Five
Crore Seventy
Three Lakh Fifty
Three Thousand
Two Only) up to
31/05/2025.



The Mehsana Urban Co-Operative Bank Ltd.

Address:- Plot No.15, Suncity Bungalows, Opp. Parishram Society, Nr. Gopal Chowk, Nava Naroda, Ahmedabad.

(2) Krishna Namankumar Trapasiya Address:- A-902, Shaligram Plus, Shilaj Road, Nr. Badshah Farm, Thaltej, Ahmedabad.

(3) Naresh Premjibhai Kevadiya Address at:- Plot No.15, Suncity Bungalows, Opp. Parishram Society, Nr. Gopal Chowk, Nava Naroda, Ahmedabad.

M N Construction

Address:- Shop No.16, Second Floor, Saundarya Skylon, Near Avsar Party Plot, Modhera Road, Mehsana-384002.

-----Partners-----

(1) Mittalkumar Jagdishbhai Patel

Address :- 27, Radhe Bungalows, Modhera Road, Mehsana.

(2) Naimeshkumar Haribhai Patel

Address:- 45, Nandanvan Township, Modhera Road, Mehsana.

Rs.4,67,70,149/-
(RUPEES Four
Crore Sixty Seven
Lakh Seventy
Thousand One
Hundred Forty
Nine Rupees Only)
up to 30.04.2025.



The Mehsana Urban Co-Operative Bank Ltd.

	-----Guarantor----- ----- (1)Nareshbhai Premjibhai Kevadiya Address:- Plot no.15, "SUNCITY BUNGLOWS", Opp. Parishram Society, Near Gopal Chowk, Nava Naroda, Ahmedabad. (2)Hiteshbhai Maganbhai Bhuva. Address :- 6, "KENSIVILLA", 18 Bungalows, Near Ashtmangal Orchid, Opp. Ved Bungalows, Nikol, Naroda, Ahmedabad. (3)Namankumar Kanubhai Trapsia Address at:- A-902, Shaligram Plus, Shilaj Road, Near Badshah Farm, Thaltej, Ahmedabad-380059.			
12	Umiya Hardware Stores Proprietor Mr. Dharmendra Narayanbhai Patel Guarantor (1) Mrs. Kapilaben Narayanbhai Patel,	All that piece or parcel of leasehold land bearing survey no. 171 of Mouje Vadaj of Sabarmati Taluka in Registration District Ahmedabad and Sub District of Ahmedabad-2 Vadaj and Final plot no. 350,354 and 355 of Town planning scheme no. 29 were acquired by Gujarat Government for construction of Residential Flats and commercial building for Gujarat Housing Board (GHB) under 300 H.I.G. Scheme and Shop no. 287 on Ground floor in "300 H.I.G. Scheme" also known as "Nirmal Appartment" admeasuring 20.80.39 Sq.Mtrs in Block No. 118 or thereabouts. Bounded:	Rs. 73,55,571.04 plus Interest plus Legal and Other Expenses	Reserve Price – Rs. 65,29,500/- Earnest Money Deposit Rs.6,52,950/- Bid Increase Amount – 25,000/-



The Mehsana Urban Co-Operative Bank Ltd.

	(2) Mrs. Yaminiben Dixitkumar Patel, (3) Mr. Hardik Rajendrakumar Adhyavaryu (4) Mrs. Niraliben Dharmendra Patel Mortgagor- Mr. Dharmendra Narayanbhai Patel	East : Open Space West : Marginal Space and T P Road North : Marginal Space and Approach Road South : Other Shop Property owned by – Mr. Dharmendra Narayanbhai Patel		
13	Sun Air System Limited. ----- Director/s ----- 1. ANANDBHAI P. MANDALIA 402, PRABHUVAN FLAT, CHANDRANAGAR ROAD, NEAR BANSIDHAR SOCIETY, ANJALI CROSSROADS, PALDI, AHMEDABAD. 2. VAISHALIBEN V. PATEL B-301, PARK VIEW EDEN, SHUKAN MALL CROSSROADS, SCIENCE CITY, SOLA AHMEDABAD. 3. VAISHALIBEN S. PATEL 15, SHIV NAGAR SOCIETY, NEAR CHANAKYAPURI BRIDGE, GHATLODIA, AHMEDABAD. ----- GUARANTOR/S ----- (1) PIYUSHBHAI M. VAGHELA	Property No.1 (Owner Name:Anand Pravinkumar Mandaliya) All that right, title and interest as members of Shakamba Towers Co-operative Housing Society limited in a piece or parcel of freehold land situate lying and being at Shakamba Tower, Opp. Sterling Hospital, Gurukul Road, Memnagar, Ahmedabad forming part of Survey Nos.16 and 18 of mouje Memnagar of Ghatlodia taluka in the registration District Ahmedabad and sub-District of Ahmedabad-3 (Memnagar) and part of final Plot No.190/1 (as per revenue record Final Plot No.190 Paiki) of Town Planning Scheme No.1 admeasuring No.3227.00 Sq.Mtrs or thereabouts together with a Flat No.904 on Nineth Floor in Block No. A in a building known as "Shakamba Towers" admeasuring 100.00 Sq.Mtrs. or thereabouts. Boundary of Property :- North : Passage,Stair & Flat No.A/901 South : Margin East : Internal Road and Block No. C West : Flat No.903. Property No.2 (Owner Name:Trupti Anand Mandaliya) Description of Property : All that piece or parcel of freehold land situate lying and being at Siddhi Vinayak tower, behind DCP office, off. S.G. Highway, makarba, Ahmedabad forming part of survey nos.195/2, 196/1+ 2/A,206,211/1,211/3,212/1, and 212/2 of mouje makarba of Vejalpur taluka in the registration district ahmedabad-4 (paldi) and sub-plot No. A of new final plot nos.27+29+40 +45+47+48+ 49/A (old final plot nos.12, 13, 14, 15, 16, 17 and 18) of town planning scheme no.84/B admeasuring 23184.00 Sq.Mtrs or thereabouts together with an office No.C-702 on seventh floor in Tower No. C in a building knowns as "Siddhi Vinayak towers " admeasuring 417.00 sq.ft i.e. 38.74 Sq.Mtrs.(super built-up area) along with undivided proportionate share in the land of building knowns as "Siddhi Vinayak towers.	Rs.4,43,90,377.00 (Rupees Four Crore Forty-Three Lakh Ninety Thousand Three Hundred Seventy-Seven Only) up to 30/06/2021	Property No.1 Reserve Price – Rs. 52,73,910/- Earnest Money Deposit Rs.5,27,391/- Bid Increase Amount Rs. 25000/ Property No.2 Reserve Price – Rs. 19,24,560/- Earnest Money Deposit Rs.1,92,456/- Bid Increase Amount Rs. 25000/



The Mehsana Urban Co-Operative Bank Ltd.

	303, PASSPORT OFFICE QUARTERS, GULBAI TEKRA, ELLIS BRIDGE, AHMEDABAD. (2) TRUPTI A. MANDALIA 402, PRABHUVAN FLAT, CHANDRANAGAR ROAD, NEAR BANSIDHAR SOCIETY, ANJALI CROSSROADS, PALDI, AHMEDABAD (3) CHIRAG D. PATEL B-301, PARK VIEW EDEN, SHUKAN MALL CROSSROADS, SCIENCE CITY, SOLA AHMEDABAD.	Boundary of Property :- North : Office No.C-703 South : Office No.C-705 East : Wide Passage & Lift Well West : Wide Drive Way & Block-A Property No.3 (Owner Name: Trupti Anand Mandalia) Description of Property : All that piece or parcel of freehold land situate lying and being at Siddhi Vinayak tower, behind DCP office, off. S.G. Highway, Makarba, Ahmedabad forming part of survey nos.195/2, 196/1+2/A ,206,211/1,211/3,212/1, and 212/2 of mouje Makarba of Vejalpur taluka in the registration district Ahmedabad-4 (paldi) and sub-plot No. A of new final plot nos.27+29+40+45+47+48+49/A (Old final plot Nos. 12, 13, 14, 15, 16, 17 and 18) of Town Planning Scheme No.84/B admeasuring 23184.00 Sq.Mtrs or thereabouts together with an Office No. C-835 on Eighth floor in Tower No. C in a building knowns as "Siddhi Vinayak towers " admeasuring 413.00 sq.ft i.e. 39.29 Sq.Mtrs.(Super builtup area) along with undivided proportionate share in the land of building knowns as "Siddhi Vinayak Towers". Address Of Property: C-835, Siddhi Vinayak Towers, Mouje:Makarba, Taluka:Vejalpur, Dist: Ahmedabad-4(Paldi). Boundary Of Property. North : Office No.C-836 South : Lift Well & Foyer East : Wide Drive Way & Block-A West : Wide Passage & Office No.C-802		Property No.3 Reserve Price – Rs. 19,34,560/- Earnest Money Deposit Rs.1,93,456/- Bid Increase Amount Rs. 25000/
14.	LMP Overseas (Partnership Firm) Partners:- (1) Rasiklal Laljibhai Patel (2) Jigneshkumar Babubhai Patel Guarantor	Description of Secured Assets. (Movable & Immovable) ALL THE PIECE OF LEASE HOLD LAND OR GROUND, BUILDING & PALNT & MACHINERY KNOWN AS PLOT NOS. 287 TO 293 IN SECTOR-IV, PHASE-1, KANDLA SPECIAL ECONOMIC ZONE CONTAINING BY ADMEASURING TOTAL AREA IS 15586.24 SQ.MTRS. KASEZ-GANDHIDHAM TALUKA: GANDHIDHM, DIST: KUTCH, WITH IN THE STATE OF GUJARAT located at PLOT NO:287 TO 293, SECTOR-IV, PHASE-1, KANDLA SPECIAL ECONOMIC ZONE, GANDHIDHAM, DIST: KUTCH BOUNDED : On or towards North : PLOT NO: 286 AND 294 On or towards South : WIDE INTERNAL ROAD On or towards East :WIDE INTERNAL ROAD	Rs.24,24,54,027.76 (Rupees Twenty Four Crore Twenty Four Lakh Fifty Four Thousand Twenty Seven and Seventy Six Paisa Only)) plus Interest plus	Reserve Price- Rs. 33,18,65,910/- 2.Earnest Money Deposit (EMD)– Rs. 3,31,86,591/- 3.Bid Increase Amount Rs. 5,00,000/-



The Mehsana Urban Co-Operative Bank Ltd.

(1) Vasantakumar Mohanbhai Patel (2) Jitendra Bhagwandas Patel Mortgagor LMP Overseas.	On or towards West : WIDE INTERNAL ROAD	Legal and Other Expenses	
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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 28.09.2026 up to 2.00 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.



The Mehsana Urban Co-Operative Bank Ltd.

- 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/offered themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorization 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 thereof 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 days' notice to the Borrower Company its Directors, Guarantors & Mortgagor of the above said outstanding dues about holding of subsequent public auction 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.

For detailed terms and conditions of sale, please refer/visit to the website link <https://sarfaesi.auctiontiger.net> Also, prospective bidders may contact the Authorised officer on Mobile: 8347015611 & 9898260305.

Date: 08.09.2026

Place: - Mehsana

Name:

Authorised Officer

The Mehsana Urban Co-Operative Bank Ltd.