



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/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Date of E – Auction - 30.07.2026

Time of E- Auction – 02.00 PM to 04.00 PM

Possession Type – Physical Possession

Property Inspection Date and Time – 28.07.2026 from 10.00 AM to 5.00 PM

Last date of EMD Deposit – 29.07.2026

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.	Heer Associates Proprietor – Tejal Hardik Adhyavaru Guarantor Mr. Ajaysinh Padamsinh Chauhan Chandrikaben Laljibhai Solanki Mrs. Arunaben Chavda Mortgagor- Chandrikaben Laljibhai Solanki	All that piece and parcel of Immovable property being Shop No. 6 on Ground floor, carpet area admeasuring 59.47 Sq.Mtrs. In the scheme known as "Pushti Sparsh Arcade" construction on the non-agricultural land bearing sub plot no. 1 land area admeasuring 3247.70 sq.mtrs. Of final plot no. 617 land area admeasuring 4248 sq.mtrs. Comprised in the town planning scheme no. 23 (Sabarmati) (Final) covered out of survey no. 10/1 land area admeasuring 6171 sq.mtrs. Situated and lying at village/mouje: Acher, Taluka: Sabarmati, Registration District: Ahmedabad and Sub District: Ahmedabad-2 (vadaj) within the state of Gujarat. Bounded as under: East : Shop No. 7 West : Shop No. 5 North : Common Passage. South : Building Margin.	Rs. 56,80,395.00 plus Interest plus Legal and Other Expenses	Reserve Price – Rs. 1,05,22,949.55/- Earnest Money Deposit Rs.10,52,294.95/- Bid Increase Amount – 25,000/-
2.	Aishwarya Corporation Partners. Mr. Ajaysinh Padamsinh Chauhan Chandrikaben Laljibhai Solanki Guarantor. Mrs. Arunaben Chavda Mortgagor- Chandrikaben Laljibhai Solanki	All that piece and parcel of Immovable property being Shop No. 6 on Ground floor, carpet area admeasuring 59.47 Sq.Mtrs. In the scheme known as "Pushti Sparsh Arcade" construction on the non-agricultural land bearing sub plot no. 1 land area admeasuring 3247.70 sq.mtrs. Of final plot no. 617 land area admeasuring 4248 sq.mtrs. Comprised in the town planning scheme no. 23 (Sabarmati) (Final) covered out of survey no. 10/1 land area admeasuring 6171 sq.mtrs. Situated and lying at village/mouje: Acher, Taluka: Sabarmati, Registration District: Ahmedabad and Sub District: Ahmedabad-2 (vadaj) within the state of Gujarat. Bounded as under: East : Shop No. 7 West : Shop No. 5 North : Common Passage. South : Building Margin.	Rs. 1,03,14,994.00 plus Interest plus Legal and Other Expenses	Reserve Price – Rs. 1,05,22,949.55/- Earnest Money Deposit Rs.10,52,294.95/- Bid Increase Amount – 25,000/-
3.	M/S P R Enterprise Proprietor – Mr. Hardik Rajendrakumar Adhyavaryu Guarantor	1. All that piece and parcel of permanent leasehold property being Block No. A, Shop No. A/311 on 3rd Floor, carpet area admeasuring 45.46 Sq.Mtrs. (Built up area admeasuring 47.24 Sq.Mtrs.) in the scheme known as "Shayona Land Corporation" of "Suvan Business Park" and undivided proportionate share alongwith common amenities area admeasuring 31.11 Sq.Mtrs. Constructed on the land bearing old survey no. 332(Permanent Leasehold Land) of T.P. Scheme no. 10 allotted final plot no. 80 (Ahmedabad Municipal Corporation Sub plot no. 74+75+78 paiki 80/B/1) total land area admeasuring 8903 Sq.Mtrs. Paiki 7638.94 Sq.Mtrs, situated and lying at Village/Mouje: Rakhial, Ta-	Rs. 92,97,759.00 plus Interest plus Legal and Other Expenses	Reserve Price – Rs. 13,09,528.45/- Earnest Money Deposit Rs.13,09,52.84/-



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	(1) Mr. Priyank Shashikant Vyas (2) Mr.Dharmendra Narayanbhai Patel Mortgagor- Mr. Hardik Rajendrakumar Adhyavaryu	Maninagar, Registration District: Ahmedabad and Sub District: Ahmedabad-7 (Odhav) within the State of Gujarat. Bounded as under: East : Shop No. A-312, West : Shop No. A-310. North : 9 Mtrs Road South : Margin Compound Wall. 2. All that piece and parcel of permanent leasehold property being Block No. A, Shop No. A/316 on 3rd Floor, carpet area admeasuring 46.34 Sq.Mtrs. (Built up area admeasuring 48.69 Sq.Mtrs.) in the scheme known as "Shayona Land Corporation" of "Suvan Business Park" and undivided proportionate share alongwith common amenities area admeasuring 31.71 Sq.Mtrs. Constructed on the land bearing old survey no. 332(Permanent Leasehold Land) of T.P. Scheme no. 10 allotted final plot no. 80 (Ahmedabad Municipal Corporation Sub plot no. 74+75+78 paiki 80/B/1) total land area admeasuring 8903 Sq.Mtrs. Paiki 7638.94 Sq.Mtrs, situated and lying at Village/Mouje: Rakhial, Ta-Maninagar, Registration District: Ahmedabad and Sub District: Ahmedabad-7 (Odhav) within the State of Gujarat. Bounded as under: East : Margin Compound Wall. West : 30 Feet Road North : Shop No. A-317 South : Lift.		Bid Increase Amount – 10,000/- Reserve Price – Rs. 12,70,771.30/- Earnest Money Deposit Rs.1,27,077.13/- Bid Increase Amount – 10,000/-
4.	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/-



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5.	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. 8,81,616.15/- 2.Earnest Money Deposit (EMD)– Rs.88,161.61/- 3.Bid Increase Amount Rs. 10,000/-
6.	HL Borrower Yaminiben Dixitkumar Patel Guarantor Mr. Mayur Prahladbhai Panchal Mortgagor Yaminiben Dixitkumar Patel	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING FLAT NO A/204 ON 2ND FLOOR, BUILT UP AREA ADMEASURING 97.03 SQ. MTRS. I.E. 116 SQ. YRDS. 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 RESIDENCIAL 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/204, SECOND FLOOR, BLOCK A, AVADH RESIDENCY, AVADH CITY, OPP. ITI COLLAGE, VIRAMGAM, AHMEDABAD -382150 belonging to YAMINIBEN DIXITKUMAR PATEL. Bounded: On the North by : Flat No. A-203 On the South by : Compound Wall On the East by : Common Open Space On the West by : Flat No. A-201	Rs. 25,17,101.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs.13,01,440.15/- 2.Earnest Money Deposit (EMD)– Rs.1,30,144.01/- 3.Bid Increase Amount Rs.10,000/-
7.	HL Borrower Vipul Pravinchandra Dave Guarantor	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	Rs. 24,10,286.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs.13,01,440.15/- 2.Earnest Money Deposit (EMD)– Rs.1,30,144.01/-



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	Mr. Ashokbhai Manilal Panchal Mortgagor Vipul Pravinchandra Dave	and lying 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		3.Bid Increase Amount Rs.10,000/-																				
8.	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. 12,69,029.00/- 2.Earnest Money Deposit (EMD)– Rs.1,26,902.90/- 3.Bid Increase Amount Rs.25,000/-																				
9.	Kairali Enterprise Proprietor – Mr. Rajendra Narayandas Patel Guarantor 1- Jayntibhai Chelabhai Patel 2- Ashwinkumar Savajibhai Patel 3- Jyotindrakumar Chelabhai Patel	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> </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	Rs. 5,34,97,894.00 plus Interest plus Legal and Other Expenses	1. Shop No. 1 to 6 Reserve Price- Rs. 45,60,128.25/- 2.Earnest Money Deposit (EMD)– Rs.4,56,002.82/- 3.Bid Increase Amount Rs.25,000/- 2. Shop No. 7 to 9 Reserve Price- Rs. 27,85,856.95/-
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	4- Purvang Ashokbhai Patel Mortgagor 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. 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> <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. 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	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		2.Earnest Money Deposit (EMD)– Rs.2,78,585.69/- 3.Bid Increase Amount Rs.25,000/-																														
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10.	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)	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> <th>Direction</th><th>East</th><th>West</th><th>North</th><th>South</th></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. 32,40,511.75/- 2.Earnest Money Deposit (EMD)– Rs.3,44,051.17/- 3.Bid Increase Amount Rs.25,000/- 2. Shop No. 19 to 25 Reserve Price- Rs. 41,34,191.00/- 2.Earnest Money Deposit (EMD)– Rs.4,13,419.10 /- 3.Bid Increase Amount Rs.25,000/-
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	2- Shaileshbhai Chaturbhai Patel (Shop No. 10,12,13,14,15)																																				
	Patel Laljibhai Mohandas Ni Co. Proprietor – Mr. Rashiklal LaljiBhai Patel Guarantor 1- Jignesh Babulal Patel 2- Alkaben Laljibhai Patel Mortgagor Mr. Rashiklal LaljiBhai Patel	1- The Property Measuring 83.61 Sq.Mtrs. Situated on Plot No. 22/19 of New Market Yard in R.s.No. 164 Paiki, Gungadi Pari, Sheet No. 116, C.T.S. No. 970 and M.C.S.C. No. 9/21/40/3 at Patan located Plot No. 22/19 Sardar Gunj Patan. Bounded: East : Adjoining CTS No.969 of Property West : Adjoining CTS No.969 of Property North : Market Open Land South : Market Yard Land	Rs. 6,03,13,404.97 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 37,63,624.50/- 2.Earnest Money Deposit (EMD)– Rs. 3,76,362.45/- 3.Bid Increase Amount Rs. 25,000/-																																	
12	Om Construction Partner- 1- Jayesh Himmatbhai Patel 2- Praful Himmatbhai Patel Guarantor- 1- Naresh Premjibhai Kevadiya 2- Shri Kishorbhai Zalodia	1- All those pieces and parcels of freehold Non-Agricultural Land situated lying and being at Taiyabpur , Taluka Kapadvanj, District Kheda bearing Industrial Plot Nos.1 to 20 of Consolidated Survey No. 97/1 (Old survey Nos 97/1, 97/2 , 97/3, 98/1, 98/2 and 98/1) of Mouje Taiyabpur of Kapadvanj Taluka in Registration District Kheda and Sub-District of Kapadvanj as described hereinbelow (along construction made/ to be made on the said Plot Nos.1 to 20) <table><tr><td>Plot No.</td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr><tr><td>East</td><td>9.00 Mtrs. Road</td><td>9.00 Mtrs, Road</td><td>9.00 Mtrs, Road</td><td>Plot No. 11.</td><td>Plot No.10.</td><td>Plot No. 9.</td><td>Plot No.8.</td><td>9.00 Mtrs, Road</td><td>9.00 Mtrs, Road</td><td>9.00 Mtrs, Road</td></tr><tr><td>West</td><td>24.00 Mtrs. Road</td><td>24.00 Mtrs, Road</td><td>24.00 Mtrs, Road</td><td>9.00 Mtrs, Road</td><td>9.00 Mtrs. Road</td><td>9.00 Mtrs , Road</td><td>9.00 Mtrs, Road</td><td>Plot No.7.</td><td>Plot No.6.</td><td>Plot No.5.</td></tr></table>	Plot No.	1	2	3	4	5	6	7	8	9	10	East	9.00 Mtrs. Road	9.00 Mtrs, Road	9.00 Mtrs, Road	Plot No. 11.	Plot No.10.	Plot No. 9.	Plot No.8.	9.00 Mtrs, Road	9.00 Mtrs, Road	9.00 Mtrs, Road	West	24.00 Mtrs. Road	24.00 Mtrs, Road	24.00 Mtrs, Road	9.00 Mtrs, Road	9.00 Mtrs. Road	9.00 Mtrs , Road	9.00 Mtrs, Road	Plot No.7.	Plot No.6.	Plot No.5.	Rs. 26,03,62,577.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 2,29,35,375.00/- 2.Earnest Money Deposit (EMD)– Rs.22,93,537.50 /- 3.Bid Increase Amount Rs.25,000/- (1 to 20 Plot)
Plot No.	1	2	3	4	5	6	7	8	9	10																											
East	9.00 Mtrs. Road	9.00 Mtrs, Road	9.00 Mtrs, Road	Plot No. 11.	Plot No.10.	Plot No. 9.	Plot No.8.	9.00 Mtrs, Road	9.00 Mtrs, Road	9.00 Mtrs, Road																											
West	24.00 Mtrs. Road	24.00 Mtrs, Road	24.00 Mtrs, Road	9.00 Mtrs, Road	9.00 Mtrs. Road	9.00 Mtrs , Road	9.00 Mtrs, Road	Plot No.7.	Plot No.6.	Plot No.5.																											



The Mehsana Urban Co-Operative Bank Ltd.

3- Namankumar Kanubhai Trapsia

Mortgagor :

Namankumar Kanubhai Trapsia

North	Plot No. 2,	Plot No.3	Adj. Survey No.99.	Adj. Survey No.99.	Plot No.4.	Plot No. 5.	Plot No.6.	Plot No.9.	Plot No.10.	Plot No.11.
South	18.00 Mtrs, Road	Plot No.1	Plot No.2.	Plot No.5.	Plot No.6.	Plot No. 7.	18.00 Mtrs, Road	18.00 Mtrs, Road	Plot No.8.	Plot No.9.

Plot No.	1	2	3	4	5	6	7	8	9	10
Net Plot Area. (Sq.mtr)	988.65	864.10	956.97	776.91	480.00	480.00	625.65	625.65	480.00	480.00
Undivided Share	385.71	337.11	373.35	303.10	187.27	187.27	244.09	244.09	187.27	187.27
Total Plot Area	1374.35	1201.21	1330.31	1080.02	667.27	667.27	869.74	869.74	667.27	667.27

Plot No.	11	12	13	14	15	16	17	18	19	20
East	9.00 Mtrs, Road	Plot No.17.	Plot No.16.	Plot No. 15.	9.00 Mtrs, Road	9.00 Mtrs, Road	9.00 Mtrs, Road	Common Plot.	24.00 Mtrs, Road	24.00 Mtrs, Road
West	Plot No.4.	9.00 Mtrs, road.	9.00 Mtrs, Road.	9.00 Mtrs, Road.	Plot No.14.	Plot No. 13.	Plot No. 12.	9.00 Mtrs, Road.	12.00 Mtrs, Road	12.00 Mtrs, Road



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									d.	
North	Adj. Survey No.99 & 24.00 Mtrs. Road	24.00 Mtrs, Road	Plot No.12.	Plot No.13.	Plot No.16.	Plot No.17.	24.00 Mtrs, Road	Adj. Survey No.328.	Common Plot.	Plot No.19.
South	Plot No.10.	Plot No. 13.	Plot No.14.	18.00 Mtrs, Road.	18.00 Mtrs, Road	Plot No.15.	Plot No.16.	18.00 Mtrs, Road.	Plot No.20.	Plot No.21.

Plot No.	11	12	13	14	15	16	17	18	19	20
Net Plot Area. (Sq.mtr)	817.37	1123.05	480.00	625.65	632.47	475.24	891.93	1364.16	846.81	663.95
Undivided Share	318.88	438.14	187.27	244.09	246.75	185.41	347.97	532.21	330.37	259.03
Total Plot Area	1136.22	1561.19	667.27	869.74	879.22	660.65	1239.90	1896.37	1177.18	922.98

13	Zed Enterprises Proprietor:- 1) Mr. Hiteshkumar Shankarlal Patel Guarantor:- 1) Mr.Narendrakumar Jayntilal Patel 2) Mr.Prakash Vinod rathod 3) Mr. Naimeshkumar Haribhai Patel	New Block./Survey No.845(Vide Promulgation Entry No.4411 dated 17.06.2017) (Old Block./Survey No.591,/paiki-1) Land Admeasuring Hector Are Sr.Mtr 0-74-12, Assessment 3.09 Non Agriculture Land Old Condition, Name of Farm 'Tebo, Of Maguna Village SIM , Ta- Di -Mehsana, located at New Block./Survey No.845, AT MAGUNA, TAL & DISTT-Mehsana. bounded as under :- East : Adj.New Block/Survey No. 844 West : Adj.New Block/Survey No. 846 North : Adj Road is Situated South : Adj.New Block/Survey No. 853 Property Owner:- Mr. Naimeshbahi Haribhai Patel	Rs. 5,13,07,977.46 plus Interest plus Legal and Other Expenses	Reserve Price- Rs. 1,77,44,328.00/- 2.Earnest Money Deposit (EMD)– Rs. 17,74,432.80 3.Bid Increase Amount Rs.50,000/-
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The Mehsana Urban Co-Operative Bank Ltd.

	4) Mr. Mittalkumar Jagdishbhai Patel Mortgagor : Mr. Naimeshbahi Haribhai Patel			
14	Gurudev Traders Proprietor – Mr. Deep Vipulbhai Amdavadi Guarantor:- 1) Shri Dharmil Kalpeshbhai Amdavadi 2) Shri. Vrutik Amitbhai Amdavadi, Mortgagor : Shri. Dharmil Kalpeshbhai Amdavadi	1)All the place of parcel of property bearing Garage, Ground Floor, admeasuring about 82.30 Sq.Mtrs. First floor 26.23 sq.mtrs. Totaling construction 108.53 sq.mtrs. Build up city survey no. 2719, ward no. 1, Sheet no. 205 garage use mouje- Morbi, ta-morbi & District- Rajkot located at Garage, Ground Floor, admeasuring about 82.30 sq.mtrs. First floor 26.23 sq.mtrs. Totaling construction 108.53 sq.mtrs. Built up city survey no. 2719, ward no. 1 sheet no. 205, garage use mouje morbi, taluka morbi & District Rajkot. Bounded: On the North by: Sheri No. 16 On the South by: Kabir Tekri Main Road On the East by : Property of City Survey no. 2718 On the West by : Property of City Survey no. 2720 Property owned by : Shri. Dharmil Kalpeshbhai Amdavadi	Rs. 1,11,30,523.99 plus Interest plus Legal and Other Expenses	Reserve Price- Rs. 26,08,177.50/- 2.Earnest Money Deposit (EMD)– Rs. 2,60,817.75 /- 3.Bid Increase Amount Rs.25,000/-



The Mehsana Urban Co-Operative Bank Ltd.

15	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. 19,79,752.50/- 2.Earnest Money Deposit (EMD)– Rs. 1,97,975.25/- 3.Bid Increase Amount Rs.25,000/-																								
16	Vision Venture Proprietor – Mr. Shaileshbhai Chaturbhai Patel Guarantor 1- Rajendra Narayandas Patel 2- Jayntibhai Chelabhai Patel 3 - Purvang Ashokbhai Patel	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. 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><tr><td>Village/ Taluka</td><td>Shop No.</td><td>Prantij Taluka Panchayat Revenue Survey No.</td><td>Area</td></tr><tr><td>Kamalpur, Prantij</td><td>10,11,1 2 (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></table>	Village/ Taluka	Shop No.	Prantij Taluka Panchayat Revenue Survey No.	Area	Kamalpur, Prantij	10,11,1 2 (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	Rs .7,18,02,926.36 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 28,67,100.00/- 2.Earnest Money Deposit (EMD)– Rs. 2,86,710/- 3.Bid Increase Amount Rs. 25,000/- (Shop No.10,11,12)
Village/ Taluka	Shop No.	Prantij Taluka Panchayat Revenue Survey No.	Area																									
Kamalpur, Prantij	10,11,1 2 (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																									



The Mehsana Urban Co-Operative Bank Ltd.

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.	<table><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><tr><td>Village/ Taluka</td><td>Shop No.</td><td>Prantij Taluka Panchayat Revenue Survey No.</td><td>Area</td></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></table> <table><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><tr><td>South</td><td>Shop No.20</td><td>Shop No.21</td><td>Shop No.22</td></tr></table> <table><tr><td>Boundaries</td><td>Shop No.22</td><td>Shop No.23</td><td>Shop No.24</td></tr><tr><td>East</td><td>Shop No.33</td><td>Shop No.32</td><td>Shop No.31</td></tr><tr><td>West</td><td>Passage</td><td>Passage</td><td>Passage</td></tr><tr><td>North</td><td>Shop No.21</td><td>Shop No.22</td><td>Shop No.23</td></tr><tr><td>South</td><td>Shop No.23</td><td>Shop No.24</td><td>Shop No.25</td></tr></table> <table><tr><td>Boundaries</td><td>Shop No.25</td><td>Shop No.26</td><td>Shop No.27</td></tr><tr><td>East</td><td>Shop No.30</td><td>Shop No.27</td><td>Shop No.28</td></tr><tr><td>West</td><td>Passage</td><td>Passage</td><td>Shop No.26</td></tr><tr><td>North</td><td>Shop No.24</td><td>Shop No.25</td><td>Shop No.25</td></tr><tr><td>South</td><td>Shop No.26 & 27</td><td>Passage</td><td>Passage</td></tr></table>	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	South	Shop No.20	Shop No.21	Shop No.22	Boundaries	Shop No.22	Shop No.23	Shop No.24	East	Shop No.33	Shop No.32	Shop No.31	West	Passage	Passage	Passage	North	Shop No.21	Shop No.22	Shop No.23	South	Shop No.23	Shop No.24	Shop No.25	Boundaries	Shop No.25	Shop No.26	Shop No.27	East	Shop No.30	Shop No.27	Shop No.28	West	Passage	Passage	Shop No.26	North	Shop No.24	Shop No.25	Shop No.25	South	Shop No.26 & 27	Passage	Passage	
South	Passage	Shop No.10	Shop No.11																																																																								
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South	Shop No.26 & 27	Passage	Passage																																																																								



The Mehsana Urban Co-Operative Bank Ltd.

	Mortgagor : Rajesh Harshadbhai Zinzuwadia	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	plus Interest plus Legal and Other Expenses	2.Earnest Money Deposit (EMD)– Rs.6,37,925 /- 3.Bid Increase Amount Rs.25,000/- (Plot No. 13-14-19-20)
18	Mrs. Rakshaben Rajeshbhai Zinzuwadia Co-applicant- Mr.Rajeshbhai Harshdbhai Zinzuwadia Mortgagor : Mrs. Rakshaben Rajeshbhai Zinzuwadia	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 On the North by: PLOT NO.19 & 14. On the South by: ROAD	Rs. 76,82,168.17 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs.69,85,350.00/- 2.Earnest Money Deposit (EMD)– Rs.6,98,535 /- 3.Bid Increase Amount Rs.25,000/- (Plot No. 15. 16. 17 & 18)
19	Mrs.Hrshida Harshdbhai Zinzuwadia Co-applicant- Mr.Rajeshbhai Harshdbhai Zinzuwadia Mortgagor : Mrs.Hrshida Harshdbhai 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.70,32,850.00/- 2.Earnest Money Deposit (EMD)– Rs.7,03,285/- 3.Bid Increase Amount Rs.25,000/- (Plot No. 25. 26. 39 & 40)



The Mehsana Urban Co-Operative Bank Ltd.

20	Mr. Harshdbhai Kashturchand Zinzuwadia' Co-applicant- Mr.Rajeshbhai Harshdbhai Zinzuwadia Mortgagor : Mr. Harshdbhai 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.70,32,850.00/- 2.Earnest Money Deposit (EMD)– Rs.7,03,285/- 3.Bid Increase Amount Rs.25,000/- (Plot No. 23. 24. 41 & 42)
21	Mrs. Shreya Rajeshbhai Zinzuwadia Co-applicant- Mr.Rajeshbhai Harshdbhai Zinzuwadia Mortgagor : Mrs. Shreya Rajeshbhai Zinzuwadia	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. 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	Rs. 49,95,061.27 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs.41,87,600.00/- 2.Earnest Money Deposit (EMD)– Rs.4,18,760 /- 3.Bid Increase Amount Rs.25,000/- (Plot No. 27 & 38)
22	Mr. Jay Rajeshbhai Zinzuwadia Co-applicant- Mr.Rajeshbhai Harshdbhai Zinzuwadia Mortgagor :	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	Rs. 75,24,504.09 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 66,79,450.00/- 2.Earnest Money Deposit (EMD)– Rs.6,67,945/- 3.Bid Increase Amount Rs.25,000/- (Plot No. 11. 12. 21 & 22)



The Mehsana Urban Co-Operative Bank Ltd.

	Mr. Jay Rajeshbhai Zinzuwadia	West: Road North: Survey No.1062 South Plot No.20 & 13		
23	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 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	Rs.29,60,678.76 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs.11,85,600.00/- 2.Earnest Money Deposit (EMD)– Rs.1,18,560 /- 3.Bid Increase Amount Rs.25,000/-
24	1- Dharmendra Narayanbhai Patel. 2- Kapilaben Narayanbhai Patel GUARANTOR 1- Sharmishtha Jigensh Patel Mortgagor : Dharmendra Narayanbhai Patel & Kapilaben	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.14,24,050.00/- 2.Earnest Money Deposit (EMD)– Rs.1,42,405/- 3.Bid Increase Amount Rs.25,000/-



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	Narayanbhai Patel			
25	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.14,24,050.00/- 2.Earnest Money Deposit (EMD)– Rs.1,42,405/- 3.Bid Increase Amount Rs.25,000/-

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.



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- 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 29.07.2026 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.
- 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.



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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/-

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: 06.07.2026

Place: - Mehsana

Name:

Authorised Officer

The Mehsana Urban Co-Operative Bank Ltd.