



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 - 14.07.2026

Time of E- Auction – 02.00 PM to 04.00 PM

Possession Type – Physical Possession

Property Inspection Date and Time – 10.07.2026 from 10.00 AM to 5.00 PM

Last date of EMD Deposit – 13.07.2026

Sr /Lot No.	Name & address of Borrower/s / Guarantor	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.

1	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 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.	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 Ninth 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. Boundary of Property :- North : Office No.C-703	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.58,59,900/ Earnest Money Deposit Rs.5,85,990/- Property No.2 Reserve Price – Rs.21,38,400/ Earnest Money Deposit Rs.2,13,840/-
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		South : Office No.C-705 East : Wide Passage & Lift Well West : Wide Drive Way & Block-A Property No.3 (Owner Name: Trupti Anand Mandalिया) 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.21,49,200/ Earnest Money Deposit Rs.2,14,920/-
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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



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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 13.07.2026 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 & 7434855714, 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.



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- 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/-

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 7 7434855714.

Date: 24.06.2026

Place: - Mehsana

Name:

Authorised Officer

The Mehsana Urban Co-Operative Bank Ltd.