

ASSET RECOVERY BRANCH, SURAT

Date: 13-05-2026

Place: Surat

To,

1	M/s. VNR Enterprise (BORROWER) (presently known as M/s VNR Exports) (BORROWER) At C/603, Diamond World Centre, Mini Bazar, Surat, Gujarat, PIN - 395006 Also at: CW-5060, 5th Floor, Bharat Diamond Bourse, Bandra Kurla Complex, Mumbai Sub-Urban, Maharashtra, PIN- 400051
2	MR. RAMESHBHAI MULJIBHAI ASODARIYA (PARTNER & GUARANTOR) Mobile - 9825429900 At Plot No. 167, Mamta Park Society, Part 2, Kapodara, Varachha Road, Surat, Gujarat, PIN- 395006 Also at 18, Sai Mundra Apartment, Near Soham Nagar, Varachha Road, Surat - 395011 Also at 103, Building No. 3, Akshar Diamond, Kapodara, Surat, Gujarat, PIN- 395006 Also at 106-108, Polaris, Varacha, Surat, Gujarat, PIN- 395011
3	MR. VINUBHAI KALYANBHAI KAKADIYA (PARTNER & GUARANTOR) Mobile - 9909141300 At 68-69, Kasturba Nagar Society, Near New Shakti Vijay Society, Varachha Road, Surat, Gujarat, PIN- 395006 Also at Also at 204-208, Crystal Plaza, Surat, Gujarat - 395011 Also at 103-105, Polaris, Varacha, Surat, Gujarat, PIN- 395011
4	MR. PRAVINBHAI BABUBHAI ALAGIYA (PARTNER & GUARANTOR) Mobile - 9913433300 At D1, Sagar Society, Near Kamal Bag Society, L. H. Road, Kapodara, Surat, Gujarat, PIN- 395006 Also at 1 & 2, Building No. 9, Akshar Diamond, Kapodara, Surat, Gujarat, PIN- 395006 Also at 204, Building No. 8, Akshar Diamond, Kapodara, Surat, Gujarat, PIN- 395006
5	MR. MAHENDRA VINUBHAI KAKADIYA (PARTNER & GUARANTOR) At 68-69, Kasturba Nagar Society, Near New Shakti Vijay Society, Varachha Road, Surat, Gujarat, PIN- 395006 Mobile - 9913089891
6	MR. KALPESHBHAI VINUBHAI KAKADIYA (PARTNER & GUARANTOR) Mobile - 9913488800 At 69, Kasturba Nagar, New Shakti Vijay Society, Varachha Road, Surat, Gujarat, PIN- 395006

	Also at 209/210, Crystal Plaza, Surat, Gujarat - 395011 Also at Flat No. 902, Soham Heights, Vesu, Surat, Gujarat PIN- 395007
7	MRS. KRISHNABEN RAMESHBHAI ASODARIYA (GUARANTOR) At Plot No. 167, Mamta Park Society, Part 2, Kapodara, Varachha Road, Surat, Gujarat, PIN- 395006 Also at 104, Building No. 3, Akshar Diamond, Kapodara, Surat, Gujarat, PIN- 395006 Also at 227-230 & 407-410, Crystal Plaza, Surat, Gujarat - 395011
8	MR. KANAIYALAL KALYANBHAI KAKADIYA (GUARANTOR) At 68, Kasturba Nagar Society, Near New Shakti Vijay Society, Varachha Road, Surat, Gujarat, PIN- 395006
9	MR. ASHWIN BABUBHAI ALAGIYA (GUARANTOR) At Flat No. 402, Shagun Residency, Navjivan Society, Katargam, Surat, Gujarat, PIN- 395004 Also at Plot No. 84, Nandini Residency, Village: Velanja, Taluka- Kamrej, Surat, Gujarat, PIN- 394185 Also at A/59, Sun City Row House, Near Lajamani Chokdi, Mota Varachha, Surat, Gujarat, PIN- 394101

Dear Sir/Madam,

SUB: NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE SECURED ASSETS UNDER RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

1. Union Bank of India, Udhna Darwaja Branch, Surat, the secured creditor, caused a demand notice dated 28-04-2021 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession Notice dated 31-08-2021 issued by the Authorized Officer, as per Appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on

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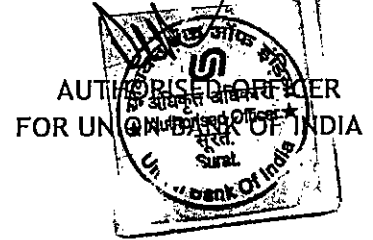
ADD: ADD: TULSI MARKET, RING ROAD, MAAN DARWAZA, SURAT-395002
Email: arb.surat@unionbankofindia.bank.in

Wednesday, 24 June 2026 12:00 p.m. to 05:00 p.m. by inviting Bids from the public through online mode on www.baanknet.com.

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Place: Surat
Date :13-05-2026

Yours faithfully,



[Appendix - IV-A]
 [See proviso to rule 8 (6)]
Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical/symbolic possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **Wednesday, 24 June 2026**, for recovery of amount as follows:

Name of facility	Total Dues
1. PCL Cum PCFC	₹2,31,88,682.75 plus applicable interest from 25-04-2024 and cost & charges
2. PDC Cum FDBD/N/P 2.1 PRTBL	₹7,57,28,137.00 plus applicable interest from 01-05-2026 and cost & charges
3. CC	₹2,96,72,730.88 plus applicable interest from 01-05-2026 and cost & charges

due to Secured Creditor, Union Bank of India from M/s. VNR Enterprise (BORROWER) (presently known as M/s VNR Exports) (BORROWER), MR. RAMESHBHAI MULJIBHAI ASODARIYA (PARTNER & GUARANTOR), MR. VINUBHAI KALYANBHAI KAKADIYA (PARTNER & GUARANTOR), MR. PRAVINBHAI BABUBHAI ALAGIYA (PARTNER & GUARANTOR), MR. MAHENDRA VINUBHAI KAKADIYA (PARTNER & GUARANTOR), MR. KALPESHBHAI VINUBHAI KAKADIYA (PARTNER & GUARANTOR), MRS. KRISHNABEN RAMESHBHAI ASODARIYA (GUARANTOR), MR. KANAIYALAL KALYANBHAI KAKADIYA (GUARANTOR) and MR. ASHWIN BABUBHAI ALAGIYA (GUARANTOR). The reserve price and the earnest money deposit will be as follows:

Sl. No.	Description of Property	Reserve Price	EMD	Type of Possession
1	All that piece and parcel of the property bearing Plot No. 167, admeasuring 148.62 Sq. Mtrs., in "Mamta Park Society - 2", with all appurtenances pertaining thereto, standing on land bearing R.S. No. 27/1 + 28/1 + 29 Paikie + 33/2, 27/2, Hissa No. 1 & 2, T.P.S. No. 16, F.P. No. 13, City Survey Ward: Kapodara, Nondh No. 1107 & 1141 lying, being and situated at Village-	Rs. 1,87,85,000/- (Rupees One Crore Eighty Seven Lakh Eighty Five Thousand only)	Rs. 18,78,500/- (Rupees Eighteen Lakh Seventy Eight Thousand Five Hundred Only).	Symbolic

	Kapodara, Sub-District : Choraysi, District - Surat.			
2	All that piece and parcel of the property bearing Plot No. D/1, admeasuring about 108.68 Sq. Mtrs., in "Sagar Society", situated and constructed on land bearing Revenue Survey No. 23 Paiki, T.P.S. No. 16, Final Plot No. (s) 25, 42 & 31, of Village - Kapodara which has now been covered within City Survey Limits and given City Survey No. 500 of Ward- Kapodara, Sub-District- Surat City (Choraysi), District - Surat.	₹95,20,000/- (Rupees Ninety Five Lakh Twenty Thousand only)	₹9,52,000/- (Rupees Nine Lakh Fifty Two Thousand only)	Symbolic
3	All that piece and parcel of the property bearing Plot No. A/59, admeasuring about 97.55 Sq. Mtrs, along with Road and C.O.P., undivided proportionate share in land admeasuring about 31.25 Sq. Mtrs. of "Sun City Row House", being situated and constructed on land bearing Revenue Survey No. 76+77, Block No. 69 of Village - Mota Varachha, Taluka- Choraysi, District - Surat.	₹88,40,000/- (Rupees Eighty Eight Lakh Forty Thousand only)	₹8,84,000/- (Rupees Eight Lakh Eighty Four Thousand only)	Symbolic

List of Encumbrances known to the Authorised Officer: NIL

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauctionproperty.aspx> . The same is also enclosed herewith.

Place : Surat
Date : 13-05-2026


AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	1	M/s. VNR Enterprise (BORROWER) (presently known as M/s VNR Exports) (BORROWER) At C/603, Diamond World Centre, Mini Bazar, Surat, Gujarat, PIN - 395006 Also at: CW-5060, 5 th Floor, Bharat Diamond Bourse, Bandra Kurla Complex, Mumbai Sub-Urban, Maharashtra, PIN- 400051
Name and address of the Co-Applicant	1	NA
Name and address of the Guarantor	1	MR. RAMESHBHAI MULJIBHAI ASODARIYA (PARTNER & GUARANTOR) Mobile - 9825429900 At Plot No. 167, Mamta Park Society, Part 2, Kapodara, Varachha Road, Surat, Gujarat, PIN- 395006 Also at 18, Sai Mundra Apartment, Near Soham Nagar, Varachha Road, Surat - 395011 Also at 103, Building No. 3, Akshar Diamond, Kapodara, Surat, Gujarat, PIN- 395006 Also at 106-108, Polaris, Varacha, Surat, Gujarat, PIN- 395011
	2	MR. VINUBHAI KALYANBHAI KAKADIYA (PARTNER & GUARANTOR) Mobile - 9909141300 At 68-69, Kasturba Nagar Society, Near New Shakti Vijay Society, Varachha Road, Surat, Gujarat, PIN- 395006 Also at Also at 204-208, Crystal Plaza, Surat, Gujarat - 395011 Also at 103-105, Polaris, Varacha, Surat, Gujarat, PIN- 395011
	3	MR. PRAVINBHAI BABUBHAI ALAGIYA (PARTNER & GUARANTOR) Mobile - 9913433300 At D1, Sagar Society, Near Kamal Bag Society, L. H. Road, Kapodara, Surat, Gujarat, PIN- 395006

		Also at 1 & 2, Building No. 9, Akshar Diamond, Kapodara, Surat, Gujara, PIN- 395006
		Also at 204, Building No. 8, Akshar Diamond, Kapodara, Surat, Gujara, PIN- 395006
	4	MR. MAHENDRA VINUBHAI KAKADIYA (PARTNER & GUARANTOR) At 68-69, Kasturba Nagar Society, Near New Shakti Vijay Society, Varachha Road, Surat, Gujarat, PIN- 395006 Mobile - 9913089891
	5	MR. KALPESHBHAI VINUBHAI KAKADIYA (PARTNER & GUARANTOR) Mobile - 9913488800 At 69, Kasturba Nagar, New Shakti Vijay Society, Varachha Road, Surat, Gujarat, PIN- 395006 Also at 209/210, Crystal Plaza, Surat, Gujarat - 395011 Also at Flat No. 902, Soham Heights, Vesu, Surat, Gujarat PIN- 395007
	6	MRS. KRISHNABEN RAMESHBHAI ASODARIYA (GUARANTOR) At Plot No. 167, Mamta Park Society, Part 2, Kapodara, Varachha Road, Surat, Gujarat, PIN- 395006 Also at 104, Building No. 3, Akshar Diamond, Kapodara, Surat, Gujarat, PIN- 395006 Also at 227-230 & 407-410, Crystal Plaza, Surat, Gujarat - 395011
	7	MR. KANAIALAL KALYANBHAI KAKADIYA (GUARANTOR) At 68, Kasturba Nagar Society, Near New Shakti Vijay Society, Varachha Road, Surat, Gujarat, PIN- 395006
	8	MR. ASHWIN BABUBHAI ALAGIYA (GUARANTOR) At Flat No. 402, Shagun Residency, Navjivan Society, Katargam, Surat, Gujarat, PIN- 395004 Also at Plot No. 84, Nandini Residency, Village: Velanja, Taluka- Kamrej, Surat, Gujarat, PIN- 394185 Also at A/59, Sun City Row House, Near Lajamani Chokdi, Mota Varachha, Surat, Gujarat, PIN- 394101
2. Name and address of the Secured Creditor		UNION BANK OF INDIA, ARB SURAT Branch, TULSI MARKET, RING ROAD, MAAN DARWAZA, SURAT - 395002

3. Description of immovable secured assets to be Sold

Sl. No.	Description of Property (Secured Asset)
1	All that piece and parcel of the property bearing Plot No. 167, admeasuring 148.62 Sq. Mtrs., in "Mamta Park Society - 2", with all appurtenances pertaining thereto, standing on land bearing R.S. No. 27/1 + 28/1 + 29 Paikie + 33/2, 27/2, Hissa No. 1 & 2, T.P.S. No. 16, F.P. No. 13, City Survey Ward: Kapodara, Nondh No. 1107 & 1141 lying, being and situated at Village- Kapodara, Sub-District : Choraysi, District - Surat.
2	All that piece and parcel of the property bearing Plot No. D/1, admeasuring about 108.68 Sq. Mtrs., in "Sagar Society", situated and constructed on land bearing Revenue Survey No. 23 Paiki, T.P.S. No. 16, Final Plot No. (s) 25, 42 & 31, of Village - Kapodara which has now been covered within City Survey Limits and given City Survey No. 500 of Ward- Kapodara, Sub-District- Surat City (Choraysi), District - Surat.
3	All that piece and parcel of the property bearing Plot No. A/59, admeasuring about 97.55 Sq. Mtrs, along with Road and C.O.P., undivided proportionate share in land admeasuring about 31.25 Sq. Mtrs. of "Sun City Row House", being situated and constructed on land bearing Revenue Survey No. 76+77, Block No. 69 of Village - Mota Varachha, Taluka- Choraysi, District - Surat.

4.The details of encumbrances, if any known to the Secured Creditor	Nil
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5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	N.A.
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6. Last date for submission of EMD	EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
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7. Date & Time of auction	<u>Wednesday, 24 June 2026 12:00 p.m. to 05:00 p.m.</u> (with 10 min unlimited auto extensions) E-auction website- www.baanknet.com
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8. The secured debt for the recovery of which the immovable secured asset is to be sold:	Name of facility	Total Dues
	1. PCL Cum PCFC	₹2,31,88,682.75 plus applicable interest from 25-04-2024 and cost & charges
	2. PDC Cum FDBD/N/P 2.1 PRTBL	₹7,57,28,137.00 plus applicable interest from 01-05-2026 and cost & charges

	3. CC	₹2,96,72,730.88 plus applicable interest from 01-05-2026 and cost & charges	
9.1 Reserve price for the properties below which the immovable property may not be sold:	Sl. No.	Description of Property	Reserve Price
	1	All that piece and parcel of the property bearing Plot No. 167, admeasuring 148.62 Sq. Mtrs., in "Mamta Park Society - 2", with all appurtenances pertaining thereto, standing on land bearing R.S. No. 27/1 + 28/1 + 29 Paikie + 33/2, 27/2, Hissa No. 1 & 2, T.P.S. No. 16, F.P. No. 13, City Survey Ward: Kapodara, Nondh No. 1107 & 1141 lying, being and situated at Village- Kapodara, Sub-District : Choraysi, District - Surat.	Rs. 1,87,85,000/- (Rupees One Crore Eighty Seven Lakh Eighty Five Thousand only)
	2	All that piece and parcel of the property bearing Plot No. D/1, admeasuring about 108.68 Sq. Mtrs, in "Sagar Society", situated and constructed on land bearing Revenue Survey No. 23 Paiki, T.P.S. No. 16, Final Plot No. (s) 25, 42 & 31, of	₹95,20,000/- (Rupees Ninety Five Lakh Twenty Thousand only)

		Village - Kapodara which has now been covered within City Survey Limits and given City Survey No. 500 of Ward-Kapodara, Sub-District- Surat City (Choraysi), District - Surat.	
	3	All that piece and parcel of the property bearing Plot No. A/59, admeasuring about 97.55 Sq. Mtrs, along with Road and C.O.P., undivided proportionate share in land admeasuring about 31.25 Sq. Mtrs. of "Sun City Row House", being situated and constructed on land bearing Revenue Survey No. 76+77, Block No. 69 of Village - Mota Varachha, Taluka- Choraysi, District - Surat.	₹88,40,000/- (Rupees Eighty Eight Lakh Forty Thousand only)
9.2 EMD Payable	Sl. No.	Description of Property	EMD
	1	All that piece and parcel of the property bearing Plot No. 167, admeasuring 148.62 Sq. Mtrs., in "Mamta Park Society - 2", with all appurtenances pertaining thereto, standing on land bearing R.S. No. 27/1 + 28/1 + 29	Rs. 18,78,500/- (Rupees Eighteen Lakh Seventy Eight Thousand Five Hundred Only).

		Paikie + 33/2, 27/2, Hissa No. 1 & 2, T.P.S. No. 16, F.P. No. 13, City Survey Ward: Kapodara, Nondh No. 1107 & 1141 lying, being and situated at Village- Kapodara, Sub-District : Choraysi, District - Surat.	
	2	All that piece and parcel of the property bearing Plot No. D/1, admeasuring about 108.68 Sq. Mtrs, in "Sagar Society", situated and constructed on land bearing Revenue Survey No. 23 Paiki, T.P.S. No. 16, Final Plot No. (s) 25, 42 & 31, of Village - Kapodara which has now been covered within City Survey Limits and given City Survey No. 500 of Ward- Kapodara, Sub-District- Surat City (Choraysi), District - Surat.	₹9,52,000/- (Rupees Nine Lakh Fifty Two Thousand only)
	3	All that piece and parcel of the property bearing Plot No. A/59, admeasuring about 97.55 Sq. Mtrs, along with Road and C.O.P., undivided proportionate share in land admeasuring about 31.25 Sq. Mtrs. of "Sun City Row House", being situated and	₹8,84,000/- (Rupees Eight Lakh Eighty Four Thousand only)

		constructed on land bearing Revenue Survey No. 76+77, Block No. 69 of Village - Mota Varachha, Taluka- Choraysi, District - Surat.	
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10. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. They are further required to upload KYC documents and Bank Details.

10. 2. KYC Verification

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. KYC documents shall be verified by e-auction service provider which may take 2 to 3 working days. Hence the registration and uploading formalities are to be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers are required to pay EMD through NEFT/RTGS/NET BANKING/UPI by generating a Challan through this website in his/their Global EMD Wallet. Payment should be made within 3 days after generating the Challan for NEFT / RTGS otherwise the Challan shall become invalid. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in their Global Wallet, they will not be allowed to participate. Payment of EMD in any other mode will not be accepted. The Earnest Money Deposit shall not bear any interest and in case of unsuccessful bid, the same will be returned to the unsuccessful bidder by the service provider without interest.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

10.5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail to arb.surat@unionbankofindia.bank.in or contact - UNION BANK OF INDIA, ARB SURAT Branch, TULSI MARKET, RING ROAD, MANDARWAZA, SURAT - 395002, E-mail ID - arb.surat@unionbankofindia.bank.in Branch Manager cum Authorised Officer- Mr. Rahul Kumar at Mobile Mo. 7859011911.

10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.

- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and www.unionbankofindia.co.in tenders for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12. (a) In case of bidding the bid increment shall not be less than Rs. 1,86,000/- (Rupees One Lakh Eighty Six Thousand only) for Property Sl. No. 1, Rs. 1,00,000 (Rupees One Lakh only) for Property Sl. No. 2 and Rs. 90,000/- (Rupees Ninety Thousand only) for Property Sl. No. 3 in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 1,86,000/- (Rupees One Lakh Eighty Six Thousand only) for Property Sl. No. 1, Rs. 1,00,000 (Rupees One Lakh only) for Property Sl. No. 2 and Rs. 90,000/- (Rupees Ninety Thousand only) for Property Sl. No. 3 (b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favor of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder, so declared by the Authorised Officer, shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realization, immediately on the sale day or not later than next working day with the Bank account bearing Number 798201980050000 of the Union Bank of India, ARB Surat, IFSC Code -UBIN0579823 and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by

the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favor of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.

18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

19. As per Section 194-IA of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs.50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department in Form No. 16-B, containing the Bank's name and the PAN number as a seller and submit the original receipt of the TDS Certificate to the Bank. (Applicable for immovable property, other than Agricultural land)

20. The Authorised Officer will deliver the property on the basis of **SYMBOLIC POSSESSION** taken on as is where is basis, to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. If the Borrower were to pay to the Authorised Officer the entire amount due, with the up-to-date expenses including the expenses / charges / cost in taking possession and conducting the sale, to the secured creditor before e-Auction, the sale by E auction may be cancelled by the Authorised Officer.

24. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

25. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank

26. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
27. The above immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.
28. The Sale shall be subject to the outcome of Securitisation Application u/s 17 pending or filed in future by the Debtor, if any.
29. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.
30. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place: Surat
Date: 13-05-2026

