

 इंडियन बैंक ALLAHABAD		ZONAL OFFICE SURAT : 101-102, 3rd FLOOR, WEST FIELD SQUARE, SURAT-395007			E-AUCTION NOTICE- FOR SALE OF IMMOVABLE PROPERTIES [See Proviso Rule 8(6)] ANNEXURE-II			Bank Website 		E-Auction Website 	
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 INDIAN BANK the Symbolic / Physical Possession of which has been taken by the Authorised Officer of Indian Bank Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 27th August 2026 for recovery of below mentioned Accounts. The details of Borrowers/ Guarantors/ Assets/ Dues/ Reserve Price/ EMD & E-Auction Date prescribed as under.											
Sr No.	Branch	Name of the Borrower/ Guarantor/ Mortgagor(s)	Total Outstanding As on 20/07/2026	Demand Notice Date	Description of the Immovable property with Boundary details Under Symbolic/ Physical Possession with known Encumbrances, if any	Type of Possession	Reserve Price (in Rs.) EMD (in Rs.)	Property ID No.	Authorized Officer Name & Mobile No		
1.	Athwa Lines Surat	(1) M/s Phoenix Industries (Partnership Firm/Borrower)	Rs.3,89,16,656.85	24/03/2026	Property – 1: All that Piece and Parcel of immovable property bearing Factory Land and Building admeasuring 8094.00 sq. mtrs bearing block no. 687; Revenue Survey No. 407/1 of Moje Village: Karmadi; Taluka: Karjan; District: Vadodara in the name of Smt. Aruna Kailash Jain. Bounded: On the North by: Karjan-Umaj Road, On the South by: Patel Ramanbhai Chhaganbhai Land, On the East by: Patel Nagjibhai Motibhai Land, On the West by: Patel Kantibhai Nagjibhai Land.	Symbolic	3,25,00,000/- 32,50,000/-	IDIB3228764660	Mr. Ranjith Kumar K (M) 9159196323		
		(2) Mr. Jatin Nakrani (Partner/Borrower/Guarantor)			Property – 2: All that Piece and Parcel of Land at Plot No. 74, admeasuring area 166.03 sq. mtrs., along with undivided proportionate share in the common roads and COP of the said society of the land bearing Block No. 134 of Moje Village: Danti; Taluka: Jalalpure; District: Navsari in the name of Kailash Megraj Jain. Bounded: On the North by: 25 Ft. Road, On the South by: Block No. 138, On the East by: C.O.P, On the West by: Plot No. 75.	Symbolic	7,15,000/- 71,500/-	IDIB3228764660A			
Bid Incremental Value is Rs.10,000/- The intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by 27/08/2026. i.e before the e-Auction Date and time in the portal.											
Property Inspection Date & Time : 23/07/2026 to 26/08/2026 between 10:00 AM to 4:00 PM.											
Date and Time of E-Auction: 27/08/2026 10:00 AM to 5:00 PM (With Unlimited Extension of 10 minutes Duration Each)											
Bidders are advised to visit the website (https://baanknet.com) of our e auction serviceprovider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No.8291220220, email ID: - support.baanknet@psballiance.com and other help line numbersavailable in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd.and EMD status, please contact support.baanknet@psballiance.com. For property details and photograph of the property and auction terms and conditions please visit: https://baanknet.com and for clarifications related to this portal, please contact Helpdesk No.8291220220 Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://baanknet.com											
Date: 22/07/2026, Place : Surat											
STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT											
In the event of any Discrepancy between the English Version and Any other Language Version of this Auction Notice, The English Version Shall Prevail.											
Authorised Officer, Indian Bank.											



BANK OF BARODA, REGIONAL OFFICE
Mahalaxmi Tower, 1st Floor, Tithal Road, Valsad. Ph.: 02632-241454.
Email : recovery.bulsar@bankofbaroda.co.in

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) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" "without recourse basis" for recovery of below mentioned accounts. The details of Borrower/s/ Guarantor/s/ Secured Asset/s/ Dues/ Reserve Price/ e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :							
• Date of E-Auction : 11-08-2026 • Time of E-Auction : From 02:00 PM to 06:00 PM, (FOR 15 Days Notice)							

Sr./ Lot No.	Branch Name Contact No	Name & address of Borrower/s / Guarantor/s	Property No. Short Description of property with known encumbrances, if any / Status of Possession	Total dues	1. Reserve Price (EMD) 3. Bid Increase Amount
1	Chanod 9687680714	Mansukh Prajapati Co Govindnadi Flat No 101 Building, No M Shyamal Vihar Chharwada Vapi Pardi, Valsad, Gujarat 396195	All The Piece And Parcel Of Flat No.101 Admeasuring 881.00 Sq. Ft. Equivalent To 81.87 Sq. Mtrs. Builtup Area, Alongwith Un-divided Share In The Land Admeasuring 19.38 Sq. Mtrs. Situated On The First Floor Of The Building M Known As Shyamal Vihar Constructed On Non Agricultural Land Admeasuring 359.79 Sq Mtrs Out Of Total Land Admeasuring 16317.00 Sq. Mtrs. Bearing Survey No. 95/paikee 2/paikee 1 Situated At Chharwada, Vapi, Valsad, Gujarat. in the name of Mr. Mansukh Prajapati Bounded As :- East: By Khodiyar Nagar West: Flat No. 104 North: By Shivaji Park South: Flat No. 102. (Symbolic Possession)	Rs. 17,78,035.83/- as on 19.07.2026	1. Rs. 30,15,000/- 2. Rs. 3,01,500/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
2	MSME Valsad 9152940037	Manishkumar Naranbhai Prajapati 154, Prajapati Mahilo, near Jalaram Temple, Ghadoi Valsad 396001	All The Piece And Parcel Of Industrial Unit With Gala No A-8 Measuring 1040 Sq Ft Carpet Area (1603 Sq Ft Super Built Up Area), Wing-a Prominently Known As J.B. SME Cluster Raised On Bonafied Ind. Use N/A. Land Plot No 1 To 6 Total Consisting Of Block/survey No 57/p,2 New Block / Survey No 81 With Total Land Adm. 10309 Sq Mts Of Village Kewada, Tal Valsad & Dist Valsad In The Name Of Mr. Manishkumar Naranbhai Prajapati And The Boundaries Are As Under: North:- Margin Space, South:- Passage, East:- Gala No A-9, West:- Gala No A-7. (Symbolic Possession)	Rs. 22,64,197.44/- as on 19.07.2026	1. Rs. 23,57,900/- 2. Rs. 2,35,790/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
3	MSME Valsad 9152940037	Sandip Ram Patel Mrs. Krunali Sandipbhai Patel 6 1145 Sapur Nagar Vad Chok Near Jalaram Mandir Valsad 396001 Also at Plot C- 205 & 206, Shree Vishnuddi Residency C- Building, Bunder Road, Valsad-396030	All The Piece And Parcel Of Residential Flat With No C-205 & 206 With Super Built Up Area Adm. 1400.00 Sq Ft (130.11 Sq Mtrs) Along With Undivided Share In The Land Adm. 10.00 Sq Mtrs On The 2nd Floor Of The Premises Prominently Known As Shree Vishnuddi Residency C- Building Constructed Upon Land Bearing Old R.s.no 270/d/p Converted Into City Survey No 51/a Admeasuring 3313.69 Sq Mtrs At Bandar Road Within Valsad Municipal City Survey Area Tal., And Dist Valsad, State Gujarat, India Together With All Other Rights, Title, Interest And Benefits Connected Thereto, Which Is In The Name Of Mrs. Krunali Sandipbhai Patel (Co-Borrower & Property Owner) And The Boundaries Are As Under: North:- RCC Road; South :- Open Space; East:- Flat No 207/208; West:- Flat No 203/204., (Symbolic Possession)	Rs. 28,29,928.97/- as on 19.07.2026	1. Rs.26,46,000/- 2. Rs. 2,64,600/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
4	MSME Valsad 9152940037	Santdev Lalji Gund Mr. Divakar Santdev Ram Plot No 28-B, R S No 266/28, Asha Villa, Maninagar, Near Police Head Quarter Road, Village Mograwadi, Valsad - 396001	All The Piece And Parcel Of Residential Row House Situated On Plot No 28-B, Adm. 98.47 Sq Mts Of Na Land Bearing Block / Survey No 2616/28 Adm. 98.47 Sq Mts Paiki Sub Plot No 28/b Admeasuring 49.325 Sq Mtrs, At 'ashta Villa', Maninagar, At Village Mograwadi, Tal Valsad & Dist Valsad In The Name Of Mr. Santdev Lalji Gund (borrower & Property Owner) & Mr. Divakar Santdev Ram (co-borrower & Property Owner) And The Boundaries Are As Under: North:- Plot No 28/A, South :- Plot No 27, East :- Property Of Other Person, West:- Road. (Symbolic Possession)	Rs. 26,22,283.61/- as on 19.07.2026	1. Rs.26,10,000/- 2. Rs. 2,61,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
5	MSME Valsad 9152940037	Mahendra Jayantilal Patel Mrs. Jayna Mahendrabhai Patel At Post Kotliav Pardi, Dist:-Bulsar 396125 Alos at Plot No. 24-B, Harivan Park Of Abrama, Village Abrama, Tal Valsad & Dist Valsad-396001	All The Piece And Parcel Of Residential Row House Situated On Plot No 24-B, Admeasuring 54.00 Sq Mts Of Na Land Bearing Block / Survey No 268/p,24 Plot No 24 Admeasuring 162.00 Sq Mts With New Sy No 4527 Admeasuring 162.00 Sq Mts Of Original Old Sy No 268/2 Total Admeasuring 22460.00 Sq Mts Of The Premises Prominently Known As Harivan Park Of Abrama, Village Abrama, Tal Valsad & Dist Valsad In The Name Of Mr. Mahendra Jayantilal Patel (Borrower & Property Owner) & Mrs. Jayna Mahendrabhai Patel (co-borrower & Property Owner) And The Boundaries Are As Under: North:- Plot No 24/C, South :- Plot No 24/a, East:- Internal Road, West:- Plot No 36. (Symbolic Possession)	Rs. 15,20,938.09/- as on 19.07.2026	1. Rs.20,70,000/- 2. Rs. 2,07,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
6	Pitha 9687680759	Mrs. Harsha Dineshbhai Patel Co-Borrower and also as wife and legal heir of late Dinesh Manilal Patel Ms. Shraddha Dinesh Patel and Ms. Janki Dinesh Patel both as daughter and legal heir of late Mr. Dinesh Manilal Patel Mr. Madhav Dinesh Patel son and legal heir of late Dinesh Manilal Patel and legal heir of late Dinesh Manilal Patel and Guarantors Mr. Kailash Manilal Patel and Mr. Lalji Khimji Patel	All the rights, title and interest in immovable in the form of Flat No 302 with total area admeasuring 92.10 sq. mtrs. on the 3rd floor of building named and known as "Shivam Complex" constructed on N.A. land bearing City Survey No. 2018 to 2022 situated at Mograwadi, Valsad with ownership rights vested in Mrs. Harsha Dineshbhai Patel (Co-Borrower and also as wife and legal heir of late Dinesh Manilal Patel)Ms. Shraddha Dinesh Patel and Ms. Janki Dinesh Patel both as daughter and legal heir of late Mr. Dinesh Manilal Patel Mor. Madhav Dinesh Patel son and legal heir of Late Dinesh Manilal Patel and bounded as follows :- East: Flat No 301, West: Road, North: Flat No 303, South :- Road. (Symbolic Possession)	Rs. 8,95,329.86/- as on 30.04.2026	1. Rs.13,41,000/- 2. Rs. 1,34,100/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
7	Valvada 9687680776	Sandipbhai Sureshbhai Dhodi Flat No. 307 & 308, Third Floor, Building A-4, Village City-Desai wad, Sur Race Chhatri, Tal. Pardi. Dist. Valsad-396195 At Post Borigam Deviji Faliya Ta Umbergaon Dist Valsad 396105 Sureshbhai Kalanbhai Patel At Post Borigam Deviji Faliya Ta Umbergaon Dist Valsad 396105	All The Piece And Parcel Of Immovable Property Known As Flat No 307, Admeasuring About 615.00 Sq.fts. Equivalent To 57.13 sq.mts. Super Built Up Area, Situated On The Third Floor Of A-4 Building A-wing Known As Sunshine City Constructed On The N.A. Land Bearing Survey No.176/1+2/paikee 1 Adm. 7385.00 Sq. Mtrs. Situated At Chhtri, Tal:Vapi Dist-Valsad, State-Gujarat. (Symbolic Possession)	Rs. 5,81,868.66/- as on 19.07.2026	1. Rs.9,73,620.00/- 2. Rs. 97,362 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
8			All The Piece And Parcel Of Immovable Property Known As Flat No 308, Admeasuring About 601.00 Sq.fts. Equivalent To 55.83 sq.mts. Super Built Up Area, Situated On The Third Floor Of A-4 Building A-wing Known As Sunshine City Constructed On The N.A. Land Bearing Survey No.176/1+2/paikee 1 Adm. 7385.00 Sq. Mtrs. Situated At Chhtri, Tal:Vapi Dist-Valsad, State-Gujarat. (Symbolic Possession)		1. Rs.9,73,620.00/- 2. Rs. 97,362 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
9	ROSARB 8872485474 9924290330	EXCEL PRINT PACK Plot No 24 Bhilad Laghu Udyog Sakhani Mandli Sangaon Bhilad, Gujarat 396105 Mr. Jayesh Balkrishna Vyas & Mrs. Malti Jayesh Vyas Flat No 205 A 2 Raj Complex Oharwad Road Vapi Pardi Vapi 396195	Residential Flat No A-2/205, admeasuring 775.00sq ft ie 72.02 sq mtrs on 2nd floor of Building A-2 of Rajnaks Complex raised on Naland bearing plot no 1 of survey no 314/1 within Vapi city survey & municipal limit of Vapi, District Valsad with all the others rights, title, interest and benefits thereto belongings to Mr. Jayesh Balkrishna Vyas & Mrs Malti Jayesh Vyas and is bounded as under: East: Open Space & Chharwada Road, West: Flat No B-409, North: Flat No B-402; South: Open Space & A-1 Building (Symbolic Possession)	Rs. 39,49,639.56/- as on 19.07.2026	1. Rs. 18,26,550/- 2. Rs. 1,82,655/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
10	ROSARB 8872485474 9924290330	Jyoti Deepak Shrivast Deepak Tyre Service Plot No 1901/8, Shop No 7 Prakash Shopping Centre 3rd Gidc, Vapi, Gujarat 396195	All The Piece And Parcel of Property Bearing At Land & Building House Bearing Survey No 75 Total Adm 257.25 Sq Mts Paiki Ground Floor Adm 850.00 Sq Ft + Gf Construction 850.00 Sq Fts + First Floor Adm 850.00sq Ft + Second Floor Adm 850.00 Sq Fts Total Construction Adm 2150.00 Sq Fts Recorded In Chharwada Gram Panchayat House No 4680 In Ginraj Park In Bharti Villa Garden Township Raised On Na Land Bearing Consolidated S No. 193/175 After Promulgation New Block/ Survey No. 1298 Adm 275.00 Sq Mtr of Village Chharwada, Tal Vapi, Dist Valsad In The Name of Mrs. Jyoti Deepak Shrivast & Mr. Amit Deepak Shrivast. Boundary East: Revenue Survey No 199, West: Boundry North: By R.s. No 10, South: By R.s. No. 8 (Symbolic Possession)	Rs. 60,37,639.87/- as on 19.07.2026	1. Rs.67,50,000/- 2. Rs.67,50,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
11	ROSARB 8872485474 9924290330	M/s Wedding Bells Shop No. 4 Haveli Arcade Station Road Gitanagar Vapi Valsad 396191 Ms. Usha Prafullachandra Mahyavanshi Mr. Prafullachandra Shamjibhai Mahyavanshi Ashish Cycle Stand Geeta Nagar Pardi Vapi 396191	Lot No. 1: All the pieces and parcels of immovable property being Commercial Shop No. 216 with super built-up area admeasuring about 307.00 sq. fts, i.e. 28.53 sq. mtrs. on the 2nd floor along with undivided proportionate share of 10.55 sq. mtrs. in land under the said building known and named as "Sapphire" constructed on NA land admeasuring about 9827.44 sq. ft. i.e. 913.00 sq. mtrs. out of total land area admeasuring 8758.75 sq. mtrs. bearing amalgamated city survey no. 1916, revenue survey no. 360/A/2 paki within the Municipal Limits Of Vapi, Taluka Vapi, District Valsad together with all other rights, title, interest and benefits connected thereto and standing in the name of Mr. Prafullachandra Shamjibhai Mahyavanshi And Bounded As Follows: East: Shop No. 218; West: Shop No. 216; North: O. T. S.; South: Passage; . (Symbolic Possession)	Rs. 51,96,619.69/- as on 19.07.2026	1. Rs.10,56,684/- 2. Rs.1,05,684.80/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
12			Lot No. 2: All the pieces and parcels of immovable property being Commercial Shop No. 217 with super built-up area admeasuring about 368.00 sq. fts, i.e. 34.20 sq. mtrs. on the 2nd floor along with undivided proportionate share of 12.65 sq. mtrs. in land under the said building known and named as "Sapphire" constructed on NA land admeasuring about 9827.44 sq. ft. i.e. 913.00 sq. mtrs. out of total land area admeasuring 8758.75 sq. mtrs. bearing amalgamated city survey no. 1916, revenue survey no. 360/A/2 paki within the Municipal Limits Of Vapi, Taluka Vapi, District Valsad together with all other rights, title, interest and benefits connected thereto and standing in the name of Mr. Prafullachandra Shamjibhai Mahyavanshi And Bounded As Follows: East: Shop No. 218; West: Shop No. 216; North: O. T. S.; South: Passage; . (Symbolic Possession)		1. Rs. 12,66,840/- 2. Rs. 1,26,684/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
13			Lot No. 3: All the pieces and parcels of immovable property being Commercial Shop No. 218 with super built-up area admeasuring about 282.00 sq. fts, i.e. 26.20 sq. mtrs. on the 2nd floor along with undivided proportionate share of 9.69 sq. mtrs. in land under the said building known and named as "Sapphire" constructed on na land admeasuring about 9827.44 sq. ft. i.e. 913.00 sq. mtrs. out of total land area admeasuring 8758.75 sq. mtrs. bearing amalgamated city survey no. 1916, revenue survey no. 360/A/2 paki within the Municipal Limits Of Vapi, Taluka Vapi, District Valsad together with all other rights, title, interest and benefits connected thereto and standing in the name of Ms. Usha Prafullachandra Mahyavanshi And Bounded As Follows: East: Shop No. 219; West: Shop No. 217; North: O. T. S.; South: Passage; . (Symbolic Possession)		1. Rs.9,70,785/- 2. Rs.97,078.50/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
14	ROSARB 8872485474 9924290330	Rushabhkumar Dineshbhai Trivedi Naitik Dineshbhai Trivedi 82B, Near Radhakrishna Temple, Manibaug-2, Abrama, Valsad, Gujarat - 396001	All that piece and parcel of residential plot with Residential House With Plot No 39 admeasuring 851.00 sq ft (79.06 sq. mts) know as lake view bungalows on N A land bearing survey no 348/1/paikee 1 total admeasuring 20546.00 sq mtrs new block / survey no 2777 situated at dungra within the municipal limits of village Dungra, Tal Vapi Dist Valsad in the name of Mr. Rushabhkumar Dineshbhai Trivedi And Mr. Naitik Dineshbhai Trivedi And The Boundaries Are As Under: North: Agriculture Plot Land, South: Society Internal Road, East: Plot No 40, West: Open Plot No 38 (Physical Possession)	Rs. 61,27,097.86/- as on 19.07.2026	1. Rs.42,72,669/- 2. Rs.4,27,266.90/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)

• For Physical Possession Property No. 14 Inspection date & Time : 07.08.2026, 11:00 PM to 02:00 PM

• Date of E-Auction : 25-08-2026 • Time of E-Auction : From 02:00 PM to 06:00 PM, (FOR 30 Days Notice)

Sr./ Lot No.	Branch Name Contact No	Name & address of Borrower/s / Guarantor/s	Property No. Short Description of property with known encumbrances, if any / Status of Possession	Total dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
15	Chanod 9687680714	Prem Logistics First Floor B 202 Balkrishna Complex Opp Shiv Mandir Chanod Vapi 396195 Mr. Pramodkumar Premdhar Mishra, Mrs. Manju Mishra C-304, Sun Signature, Opp Haria Park Gate, Silvassa Road, Dungra, Vapi, Gujarat 396195	All piece and parcel of Flat No. B-202, admeasuring about 685.00 Square Feets i.e., 63.66 Square Meters, super built up area, along with undivided share in land adm. about 10.00 Square Meters, lying and located on the Second Floor of the "B" building known as "SHREE BALAKRISHNA COMPLEX", constructed on N.A. land bearing Survey No. 281/6, admeasuring about 2093.00 Square Meters, situated at Village: Chanod, Taluka: Vapi, District: Valsad, Gujarat State, India together with all other right's, title, interest and benefit connected thereto belonging to Mr. Pramodkumar Premdhar Mishra BOUNDED AS FOLLOWS: East- Flatno. B 203, West- Flat no. B 201 North- Open space, South- passage. (Symbolic Possession)	Rs. 75,90,662.55/- as on 19.07.2026	1. Rs. 12,33,000/- 2. Rs. 1,23,300/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
16			All the Piece and Parcel of the land known as Residential Flat, apartment No. C-304 admeasuring 64.1 Square Meters carpet area including Balcony Having area admeasuring 3.23 square meters, Wash area having area admeasuring 2.64 sq. meters total admeasuring 69.97 sq. meters and undivided share 27.56 sq. meters ,situated on 3rd Floor of C WING/Building known as SUN SIGNATURE constructed on a non-agricultural land, land bearing survey no 331/6 (new survey no 1230) admeasuring 14502 sq. meters situated at laying and being within the jurisdiction of vapi Nagarpalika at village Dungra Taluka Vapi, Dist. Valsad, GUJARAT, INDIA, 396195, belonging to Mrs. MANJU MISHRA & Mr. PRAMOD MISHRA bounded as follows: East- Apartment No. C 301, West- Building B, North- Internal Road & Building G, South- Apartment No. C-303 (Symbolic Possession)		1. Rs.32,52,398.00/- 2. Rs.3,25,239.80/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
17	Chanod 9687680714	JVR Packaging Survey No 232 Plot No 05 Karvad Vapi 396195 Mr. Jagdishbhai Chotubhai Patel Dungra Kanbiwad Bh Haria Park Vapi Dt Valsad 396191	All the piece and parcel of non agri Land registered in name of Jagdishbhai Chotubhai Patel bearing Industrial Plot No 5 bearing New Survey promulgation Block/Survey No 232/5 vide new A/C No. 3060, part of land bearing amalgamation new block/survey No. 232 & 236 (Old Survey No. 309/2/1 & 309/1) situated at Village Karwad, Tal Vapi, Dist Valsad admeasuring Land area of H 0-08 are 51 i.e. 851 Square Meter and it is surrounded on all four side by: Bounded as follows: On the East: Adjoining Survey No 235, On the West: Parking and Common Plot, On the North: Adjoining Survey No 237, On the South: Internal Road. (Symbolic Possession)	Rs. 54,97,057.97/- as on 19.07.2026	1. Rs.1,41,70,000/- 2. Rs.14,17,000/- 3. Rs. 25,000/- (With unlimited extension of 10 minutes each)
18	MSME Valsad 9152940037	Pravinbhai Jayantibhai Nakrani Gadariya Nanidaddrai Dharampur Rd Valsad 396001 Mr. Pravin Jayantilal Nakrani (Borrower & Property owner), Mrs. Jayantilal Pachanbhai Nakrani (Guarantor), Mr. HareeshKumar Muljibhai Patel (Guarantor) and The Partners - M/s Maa Bhavani Timber Mart (Property Owner) Gadariya Nanidaddrai Dharampur Rd Valsad 396001a	All The Piece And Parcel Of Open N.A. Land Bearing Block No 723 Admeasuring 0.32 37 Sq Mts Under Village A/C No 568 Of Village Gadariya, Dharampur Road Tal Valsad & Dist Valsad In The Name Of M/s. Maa Bhavani Timer Mart – Partnership Firm And The Boundaries Are As Under: North:- By Boundary Of Village Pathri; South :- By Valsad – Dharampur Road (sh); East:- Block No 724 Belonging To Phirozesha Rustamji Fekshur; West: - B y Boundary Of Village Pathri;.. (Symbolic Possession)	Rs. 12,90,849.86 as on 19.07.2026	1. Rs.1,47,01,500/- 2. Rs. 14,70,150/- 3. Rs. 25,000/- (With unlimited extension of 10 minutes each)
19	Naroli 9767311434	Mr. Rakesh Kumar Mrs. Seema Kumari Flat No 502 Zinnia Building Sfor Garden City Samarvami Silvassa Dadra And Nagar Haveli 396230	All that piece and parcel of the residential Flat No 502 as shown in plan approved by the Associate Town Planner containing Carper area being 767 Square Feet, 1180 Square Feet (Super Built up area situated lying and being on the Fifth Floor (Fourth Floor indicated in the approved plan) of the building Type-A Block No 3 of the Building "ZINNIA" in Garden City Phase - I, situated in the N.A. land of Survey No 302/2/1 and Survey No 30/3 of Village Samarvami of the Union Territory of Dadra and Nagar haveli and Daman and Diu in the name of Mr. Rakesh Kumar Mrs. Seema Kumari. (Symbolic Possession)	Rs. 8,32,567.38/- as on 19.07.2026	1. Rs.28,71,000/- 2. Rs. 2,87,100/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
20	Salvav 9727782426	Mr Himay Rajan Desai Address 1: D/101, 1st Floor Arhant Residency Anand Nagar Near Jalaram Mandir Vapi Gujrat 396191	All the piece and parcel of the property bearing Plot no 15 adm. 36.39 sq.mts Prominently Known As "Omkar Villa" Forming Part of NA Land Bearing Old Block Survey No 323/5/1 Bearing New Block Survey No 912/2 and old block/survey no 321/Paikee 5 Bearing New Block Survey no 1533 Bearing consolidated New Block Survey no 912/2 Situated at Village Bailitha Tal Vapi And Dist Valsad belonging to Mr Himay Rajan Desai Bounded as Follows: North: Adjoining Road (sh); Adjoining open Land East: Adjoining plot no 14 West: Adjoining plot no 16. (Symbolic Possession)	Rs. 36,89,557.32/- as on 19.07.2026	1. Rs. 30,13,857.00/- 2. Rs. 3,01,385.70/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
21	Vj Daman 9236130139	Mr. Akshay Bipinbhai Lad Mrs. Hemaben Bipinbhai Lad	All piece and parcel of immovable property being Residential Flat No 202, bearing House No DMC No 15-13/1/S-2 adm. about 760.00 Square Feet Super Built up area with impartibly Proportionate interest in the soil and common facility lying and located on the 2nd floor of the Building known as "SIDDHIVINAYAK APARTMENT" constructed on N.A. land bearing Survey No 605/2(1) adm. 315.00 Square Meters situated at village Dunetha and located at Khariwad, Nani Daman within the Jurisdiction of in the name of Mr. Akshay Bipinbhai Lad & Mrs. Hemaben Bipinbhai Lad daman Municipal Council is Bounded as Under East: By Flat No 203, West: By Open to Land, North: Oy open to Road, South: By Flat No 201. (Symbolic Possession)	Rs. 14,91,125.94/- as on 19.07.2026	1. Rs.17,33,000/- 2. Rs. 1,73,300/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
22	Station Road Valsad 9687680766	Mr. Vinaykumar Mangubhai Patel Mrs. Kalpanaben Pankajbhai Patel Desaiwad Bhadeli, Bhadeli Desai Party, Valsad -396030	All the piece and parcel of residential Flat No C/307-308 with Super Built Up area adm 1400 sq. ft. (130.11 sq. mtrs.) on 3rd floor of premises prominently known as "Shree Vishnuddi Residency", a building along with undivided share of 10.00 sq. mtrs. in land under the said building constructed on land bearing Old Revenue Survey No. 270/D/P, converted into City Survey No 51/A admeasuring 3313.69 sq. mtrs. at Bandar Road within Valsad Municipal and City Survey Area, Taluka and District Valsad and standing in the joint name of Mr. Vinaykumar Mangubhai Patel and Mrs. Kalpanaben Pankajbhai Patel and bounded as follows, North: RCC Road, South: Open Space, East: Road & garden, West: Passage & Lift. (Physical Possession)	Rs. 27,45,151.86/- as on 19.07.2026	1. Rs.26,46,000/- 2. Rs. 2,64,600/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
23	Industrial Estate Vapi 9687680732	United CAPZ Private Limited Reg. H.No 2106 Rawadi Taluka Dahanu Dahanu Road Thane Maharashtra 401602. Also at United CAPZ Private Limited Corporate add. Sr. No. 199, Vatar Road, Opp. Vapi Public School, Kunta, Vapi-396191 1). Mrs. Chanchalben Dahyabhai Patel, Ghelwad Falia Dabhel Daman 396210. 2). Mr. Jignesh Dahyabhai Patel, Ghelwad Falia Dabhel Daman 396210. 3). Jagruti Dahyabhai Patel (Ghelwad Falia Dabhel Daman 396210. 1). Mrs. Parvatiaben Jayantilal Dahanuwala, Paru Ramwadi Dahanu Road East Malyan Agwan Dahanu Palghar 401602. 2). Mr. Bhavesh Jayantilal Dahanuwala, Paru Ramwadi Dahanu Road East Malyan Agwan Dahanu Palghar 401602. 3). Mr. Rakesh Jayantilal Dahanuwala, Paru Ramwadi Dahanu Road East Malyan Agwan Dahanu Palghar 401602	All The Piece And Parcel Of The Immovable Property Being Non-agricultural Land (for Bonafide Industrial Purpose Of Land U/s. Section 65-b Of Bombay Land Revenue Code, 1879) Bearing Block/survey No. 199, Admeasuring H. 01- 36 Are-58 Square Meters Under Village Account No. 603 Of Village: Kunta, Taluka: Vapi, District: Valsad, State. Gujarat, India With All Other Rights, Title, Interest And Benefits Etc. Belonging To M/s.united Capz Private Limited And Four Bounded As Follows:- On East Side : Govt. Land; On West Side: Property Of Chanchalben; On North Side : Property Of Falguniben Thakorbbhai Patel; On South Side: Property Of Chanchalben D. Patel; (Symbolic Possession)	Rs. 12,36,08,296.61/- as on 19.07.2026	1. Rs.1 6,61,00,000/- 2. Rs. 1,66,10,000/- 3. Rs. 50,000/- (With unlimited extension of 10 minutes each)
24			All The Piece And Parcel Of The Immovable Property Being Non-agricultural Land Bearing Consolidate Survey No.543/ 1 P. Admeasuring H. 2-35 Are-65 Square Meters (original Land Bearing Survey No. 543/1, 543/2, 543/3,544/1, 544/2-4/ P. 544/3, 545/1, 546/1/2/4, 546/2 & 547/2) Of Village:vatar, Taluka: Vapi, District: Valsad, State. Gujarat, India With All Other Rights,title, Interest And Benefits Etc. Belonging To 1). Mrs. Chanchalben Dahyabhai Patel, 2). Mr. Jignesh Dahyabhai Patel, & 3). Jagruti Dahyabhai Patel And Bounded As Follows:- On East Side : Property Of Chanchalben D. Patel; On West Side : Property Of Chanchalben D. Patel; On North Side : vatar-kunta Road; On South Side: Kunta-vadoli Road; (Open Land) (Physical Possession)		1. Rs.10,81,00,000/- 2. Rs. 1,08,10,000/- 3. Rs. 50,000/- (With unlimited extension of 10 minutes each)