यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

**Asset Recovery Branch Rajkot**

By Regd Post & Courier

To:

| | | |
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| 1 | **1.1 M/s KAMYA TEXTILES PVT. LTD.** (Borrower/Mortgagor no.1)<br>Registered address: 4-Patel Nagar Ramji Chowk, Laxmi Niwas, Rajkot, Gujarat -360002.<br>AND<br>Factory address: Shed No. 1/C, Survey No. 257 paikee 2,<br>Vill. Garnara, Tal. Gondal, Dist. Rajkot -360311. | 1.2-Divyesh Dhirajlal Savaliya (Mortgagor & Guarantor)<br>Address:103, Dwarkesh Apartment Nanamava Road, Rajkot-360005 |
| | 1.3 Pareshkumar Vrajlal Lavadiya (Guarantor)<br>Address: 2, Sharmjivi society,Main Road Dhebar Road.Rajkot-360001 | 1.4 Jaydipsinh Dhirendrasinh Jadeja (Guarantor)<br>Address:At-village-Patiyali, Hadamtala (Kolithad) Dist-Rajkot-360311 |
| | 1.5 Estate of deceased Ashokbhai Kanjibhai Trada represented by<br>4.1 Mr. Trada Nilotpal Ashokbhai & other legal heirs. (Guarantor)<br>Address: Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002 | 1.6 Keval Sureshbhai Rathod (Guarantor)<br>Address: 3-Rajnagar, Nanamava Road, Rajkot, Gujarat -360004 |
| | 1.7 Sureshbhai Damjibhai Baraiya (Guarantor)<br>Address: Maa, 69A, 3-Rajnagar, Nanamava Road, Rajkot, Gujarat - 360004 | 1.8 Sunilbhai Damjibhai Baraiya (Guarantor)<br>Address: 5-Rajnagar, Nanamava road, Postal Colony, Rajkot, Gujarat -360004 |
| 2 | **2.1 M/s KARMYOGI TEXTILES** represented by its Proprietor: Mr. Ashokbhai Kanjibhai Trada (Deceased) through Estate of deceased represented by Mr. Trada Nilotpal Ashokbhai & others (Borrower)<br>Firm Address:<br>C/o Kamya Textile Mills Pvt. Ltd.<br>Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Distt. Rajkot -360311 | 2.2 ESTATE OF THE DECEASED Mr. Ashokbhai Kanjibhai Trada represented by Mr. Trada Nilotpal Ashokbhai & other legal representatives (proprietor & guarantor )<br>Address: Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002 |
| | 2.3 M/s Kamya Textile Mills Pvt. Ltd. (Guarantor)<br>Registered address: 4-Patel Nagar Ramji Chowk, Laxmi Niwas, Rajkot, Gujarat - 360002 | 2.4 Divyesh Dhirajlal Savaliya (Mortgagor no.2) (Guarantor)<br>Address:103, Dwarkesh Apartment Nanamava Road, Rajkot-360005 |

Classification: Confidential

Classification: Internal

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| | 2.5 Pareshkumar Vrajlal Lavadiya (Guarantor)<br>Address: 2, Sharamjivi society,Main Road Dhebar Road.Rajkot-360001 | 2.6 Jaydipsinh Dhirendrasinh Jadeja (Guarantor)<br>Address:At-village-Patiyali, Hadamtala (Kolithad) Dist-Rajkot-360311 |
| 3 | **3.1 M/s SHLOK TEXTILES** represented by its Proprietor: Mr. Divyesh Dhirajlal Savaliya (Borrower)<br>Firm Address:<br>C/o Kamya Textile Mills Pvt. Ltd.<br>Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Distt. Rajkot -360311 | 3.2 Divyesh Dhirajlal Savaliya (proprietor, Mortgagor and guarantor)<br>Address:103, Dwarkesh Apartment Nanamava Road, Rajkot-360005 |
| | 3.3 Pareshkumar Vrajlal Lavadiya (Guarantor)<br>Address: 2, Sharamjivi society,Main Road Dhebar Road.Rajkot-360001 | 3.4 Jaydipsinh Dhirendrasinh Jadeja (Guarantor)<br>Address:At-village-Patiyali, Hadamtala (Kolithad) Dist-Rajkot-360311 |
| | 3.5 ESTATE OF THE DECEASED Mr.Ashokbhai Kanjibhai Trada represented by:<br>MR. TRADA NILOTPAL ASHOKBHAI<br>Address: Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002<br>& others | 3.6 Kamya Textile Mills Pvt. Ltd. (Guarantor)<br>At Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Distt. Rajkot - 360311 |
| 4 | **4.1 M/s Raksha Textiles Pvt. Ltd. represented by its proprietor Pareshkumar Vrajlal Lavadiya** (Borrower)<br>Firm Address: C/o Kamya Textile Mills Pvt. Ltd. Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Distt. Rajkot -360311 | 4.2 Pareshkumar Vrajlal Lavadiya (proprietor & Guarantor)<br>Address: 2, Sharamjivi society,Main Road Dhebar Road.Rajkot-360001 |
| | 4.3 Divyesh Dhirajlal Savaliya (Mortgagor no.2) (Guarantor)<br>Address:103, Dwarkesh Apartment Nanamava Road, Rajkot-360005 | 4.4 Jaydipsinh Dhirendrasinh Jadeja (Guarantor)<br>Address:At-village-Patiyali, Hadamtala (Kolithad) Dist-Rajkot-360311 |
| | 4.5 ESTATE OF THE DECEASED Mr.Ashokbhai Kanjibhai Trada represented by:<br>MR. TRADA NILOTPAL ASHOKBHAI<br>Address: Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002<br>& others | 4.6 Kamya Textile Mills Pvt. Ltd. (Guarantor)<br>At Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Distt. Rajkot - 360311 |
| 5 | **5.1 M/s PRIYANSHI TEXTILES** represented by its Proprietor: Mr. Jaydipsinh Dhirendrasinh Jadeja (Borrower)<br>Firm Address: C/o Kamya Textile Mills Pvt. Ltd. Shed No. 1/C, Survey No. 257 | 5.2 Jaydipsinh Dhirendrasinh Jadeja (proprietor & Guarantor)<br>Address:At-village-Patiyali, Hadamtala (Kolithad) Dist-Rajkot-360311 |



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| | paikee 2, Vill. Garnara, Tal. Gondal, Distt. Rajkot -360311 | |
| | 5.3 Divyesh Dhirajlal Savaliya (Mortgagor no.2) (Guarantor)<br>Address:103, Dwarkesh Apartment Nanamava Road, Rajkot-360005 | 5.4 Pareshkumar Vrajlal Lavadiya (Guarantor)<br>Address: at 2, Sharamjivi society, Main Road Dhebar Road.Rajkot-360001 |
| | 5.5 ESTATE OF THE DECEASED Mr.Ashokbhai Kanjibhai Trada represented by:<br>MR. TRADA NILOTPAL ASHOKBHAI<br>Address: Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002<br>& others legal representative | 5.6 Kamya Textile Mills Pvt. Ltd. (Guarantor)<br>At Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Distt. Rajkot - 360311 |

Dear Sir/Madam,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 and Rule 9 of the Security Interest (Enforcement) Rules, 2002.

1. **Union Bank of India, Shapar Veraval Branch (567663) at Bankers Compound, Venus Industrial Park, Near SIDC Road, Veraval Main Road, Shapar Dist.Rajkot-360024**, the secured creditor, caused a demand notice dated **28.01.2026** 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 Authorized Officer, has taken physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 02.08.2026.

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 **26.11.2026 at 12:00 PM to 5:00 PM** by inviting Bids from the public through online mode on https://baanknet.com.

3. The Reserve price will be **₹ 4,16,60,000.00 (Rupees Four Crore Sixteen lakhs sixty thousand only) for property-I and ₹ 51,60,000.00 (Rupees Fifty one lakh sixty thousand only) for property-II ₹ 14,30,000.00 (Rupees Fourteen lakhs Thirty thousand only) for property-III and ₹ 3,65,00,000.00 (Rupees Three Crore Sixty Five Lakhs only) for property-IV.**

4. For detailed Terms and Conditions of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx and the same is also enclosed herewith.

Yours faithfully

Place: Rajkot
Date: 15.10.2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Classification: Confidential

Classification: Internal

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[Appendix - IV-A]

[See proviso to rule 8 (6)]

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## 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 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 **02.08.2026**, for recovery of **Rs.2,26,69,965.53** ( Two Crore Twenty Six Lakhs Sixty Nine Thousand Nine Hundred Sixty Five and fifty three paise only) and contingent liabilities of Rs. 10,00,000/- (Rs. Ten Lakhs only) as on **30.09.2026** due to Secured Creditor, Union Bank of India from **1. KAMYA TEXTILES PVT. LTD., 2. Mr. KARMYOGI TEXTILES, 3. SHLOK TEXTILES, 4. RAKSHA TEXTILES AND 5. PRIYANSHI TEXTILES (borrowers)** and **1. Divyesh Dhirajlal Savaliya 2. Pareshkumar Vrajlal Lavadiya 3. Jaydipsinh Dhirendrasinh Jadeja 4. Estate of deceased Ashokbhai Kanjibhai Trada represented by 4.1 Mr. Trada Nilotpal Ashokbhai & other legal representatives 5. Keval Sureshbhai Rathod 6. Sureshbhai Damjibhai Baraiya 7. Sunilbhai Damjibhai Baraiya (Borrower cum guarantors).** The reserve price will be **₹ 4,16,60,000.00 (Rupees Four Crore Sixteen lakhs sixty thousand only) for property-I and ₹ 51,60,000.00 (Rupees Fifty one lakh sixty thousand only) for property-II and ₹ 14,30,000.00 (Rupees Fourteen lakhs Thirty thousand only) for property-III only and ₹ 3,65,00,000.00 (Rupees Three Crore Sixty Five Lakhs only) for property-IV.**

### Description of Immovable Property

**Property-1:**

1.1Immovable Property of Industrial Land & Building situated on NA land admeasuring 14569.00 sq. meters (in which internal road area 3804.28 sq. mtr Common plot area 1237.54 sq. mtr And net land area 9527.18 sq. mtr) of Single unit, NA for Industrial Purpose of Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat (owned by M/s Kamya Textiles Pvt. Ltd.)

**Boundaries as follows:**
North: Survey No. 256 land
South: Survey No. 257 p remaining land
East: Road & wasteland
West: Survey No. 256 & 258 land

1.2 Stocks & Book Debts of M/s **Kamya Textile Mills Pvt. Ltd.** at the factory unit.

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1.3 Plants & Machinery of M/s **KARMYOGI TEXTILES.**
1.4 Plants & Machinery of M/s **SHLOK TEXTILES.**
1.5 Plants & Machinery of M/s **RAKSHA TEXTILES.**
1.6 Plants & Machinery of M/s **PRIYANSHI TEXTILES.**
All the above Plants & Machinery situated at Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat property owned by M/s Kamya Textiles Pvt. Ltd.

Property-2:
2.1 Plants & Machinery of M/s **KARMYOGI TEXTILES.**
2.2 Plants & Machinery of M/s **SHLOK TEXTILES.**
2.3 Plants & Machinery of M/s **RAKSHA TEXTILES.**
2.4 Plants & Machinery of M/s **PRIYANSHI TEXTILES.**
All the above Plants & Machinery situated at Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat property owned by M/s Kamya Textiles Pvt. Ltd.
2.5 Stocks & Book Debts of M/s **Kamya Textile Mills Pvt. Ltd.** located at the factory unit Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat property owned by M/s Kamya Textiles Pvt. Ltd

Property-3:

Stocks & Book Debts of M/s **Kamya Textile Mills Pvt. Ltd.** located at the factory unit Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat property owned by M/s Kamya Textiles Pvt. Ltd.

Property-4:
Immovable Property of Industrial Land & Building situated on NA land admeasuring 14569.00 sq. meters (in which internal road area 3804.28 sq. mtr Common plot area 1237.54 sq. mtr And net land area 9527.18 sq. mtr) of Single unit, NA for Industrial Purpose of Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat (owned by M/s Kamya Textiles Pvt. Ltd.)
**Boundaries as follows:**
North: Survey No. 256 land
South: Survey No. 257 p remaining land
East: Road & wasteland
West: Survey No. 256 & 258 land

List of Encumbrances:

(a)To be verified by prospective buyer

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

Place: Rajkot
Date :15.10.2026

Classification: Confidential

Classification: Internal



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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, Co-Applicant and Guarantor | Sl.no. | Borrowers | Guarantors |
| | 1 | M/s KAMYA TEXTILES PVT. LTD. (Pvt Ltd. company) | 1-Divyesh Dhirajlal Savaliya,<br>2-Pareshkumar Vrajlal Lavadiya<br>3-Jaydipsinh Dhirendrasinh Jadeja<br>4-Ashokbhai Kanjibhai Trada (Deceased)<br>4.1 through Estate of deceased by Mr. Trada Nilotpal Ashokbhai & others<br>5-Keval Sureshbhai Rathod<br>6-Sureshbhai Damjibhai Baraiya<br>7-Sunilbhai Damjibhai Baraiya |
| | 2 | M/s KARMYOGI TEXTILES (Proprietorship) | **Prop. Mr. Ashokbhai Kanjibhai Trada** (Deceased) through Estate of deceased represented by Mr. Trada Nilotpal Ashokbhai<br>**Guarantors:**<br>1- M/s Kamya Textile Mills Pvt. Ltd (Mortgagor)<br>2- Divyesh Dhirajlal Savaliya (Mortgagor)<br>3- Pareshkumar Vrajlal Lavadiya<br>4- Jaydipsinh Dhirendrasinh Jadeja |
| | 3 | M/s SHLOK TEXTILES (Proprietorship) | **Prop. Mr. Divyesh Dhirajlal Savaliya**<br>**Guarantors:**<br>1-M/s Kamya Textile Mills Pvt. Ltd (Mortgagor)<br>2-Pareshkumar Vrajlal |



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| | | | Lavadiya<br>3-Jaydipsinh Dhirendrasinh Jadeja<br>4-Estate Of The Deceased Mr. Ashokbhai Kanjibhai Trada represented by: Mr. Trada Nilotpal Ashokbhai<br>Address: Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002 |
| | 4 | M/s RAKSHA TEXTILES (Proprietorship) | **Prop. Mr. Pareshkumar Vrajlal Lavadiya**<br>Guarantors:<br>1-M/s Kamya Textile Mills Pvt. Ltd (Mortgagor)<br>2-Divyesh Dhirajlal Savaliya (Mortgagor)<br>3-Jaydipsinh Dhirendrasinh Jadeja<br>4-Estate Of The Deceased Mr.Ashokbhai Kanjibhai Trada represented by: Mr. Trada Nilotpal Ashokbhai<br>Address: Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002 |
| | 5 | M/s PRIYANSHI TEXTILES (Proprietorship) | **Prop. Mr. Jaydipsinh Dhirendrasinh Jadeja**<br>Guarantors:<br>1- M/s Kamya Textile Mills Pvt. Ltd (Mortgagor)<br>2-Divyesh Dhirajlal Savaliya (Mortgagor)<br>3-Pareshkumar Vrajlal Lavadiya<br>4-Estate Of The Deceased Mr.Ashokbhai Kanjibhai Trada represented by: Mr. Trada Nilotpal Ashokbhai<br>Address: Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002. |
| 2.Name and address of the Secured Creditor | Union Bank of India, Shapar Veraval Branch (567663) at Bankers Compound, Venus Industrial Park, Near SIDC Road, Veraval Main Road, Shapar Dist.Rajkot-360024. | | |

**3. Description of immovable secured assets to be Sold: -**

Property-1:

1.1Immovable Property of Industrial Land & Building situated on NA land admeasuring 14569.00 sq. meters (in which internal road area 3804.28 sq. mtr Common plot area 1237.54 sq. mtr And net land area 9527.18 sq. mtr) of Single unit, NA for Industrial Purpose of



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Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat (owned by M/s Kamya Textiles Pvt. Ltd.)

**Boundaries as follows:**
North: Survey No. 256 land
South: Survey No. 257 p remaining land
East: Road & wasteland
West: Survey No. 256 & 258 land

1.2 Stocks & Book Debts of M/s **Kamya Textile Mills Pvt. Ltd.** at the factory unit.
1.3 Plants & Machinery of M/s **KARMYOGI TEXTILES.**
1.4 Plants & Machinery of M/s **SHLOK TEXTILES.**
1.5 Plants & Machinery of M/s **RAKSHA TEXTILES.**
1.6 Plants & Machinery of M/s **PRIYANSHI TEXTILES.**
All the above Plants & Machinery situated at Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat property owned by M/s Kamya Textiles Pvt. Ltd.

**Property-2:**
2.1 Plants & Machinery of M/s **KARMYOGI TEXTILES.**
2.2 Plants & Machinery of M/s **SHLOK TEXTILES.**
2.3 Plants & Machinery of M/s **RAKSHA TEXTILES.**
2.4 Plants & Machinery of M/s **PRIYANSHI TEXTILES.**
All the above Plants & Machinery situated at Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat property owned by M/s Kamya Textiles Pvt. Ltd.
2.5 Stocks & Book Debts of M/s **Kamya Textile Mills Pvt. Ltd.** located at the factory unit Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat property owned by M/s Kamya Textiles Pvt. Ltd

**Property-3:**

Stocks & Book Debts of M/s **Kamya Textile Mills Pvt. Ltd.** located at the factory unit Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat property owned by M/s Kamya Textiles Pvt. Ltd.

**Property-4:**
Immovable Property of Industrial Land & Building situated on NA land admeasuring 14569.00 sq. meters (in which internal road area 3804.28 sq. mtr Common plot area 1237.54 sq. mtr And net land area 9527.18 sq. mtr) of Single unit, NA for Industrial Purpose of Revenue Survey No. 257 paikee 2 of village Garnala, Taluka: Gondal, Distt. Rajkot, Gujarat (owned by M/s Kamya Textiles Pvt. Ltd.)
**Boundaries as follows:**
North: Survey No. 256 land
South: Survey No. 257 p remaining land
East: Road & wasteland
West: Survey No. 256 & 258 land



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**Note: - If property-1 sold in the auction then sale of properties No. 2,3 & 4 will be cancelled automatically.**
**If only Property no. 4 is sold & property no. 2 & 3 remain unsold, the auction will be automatically cancelled for property no.4.**

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| 4.The details of encumbrances, if any known to the Secured Creditor | To be verified by prospective buyer |
| 5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc. | No |
| 6. Last date for submission of EMD | EMD shall be deposited & Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid.<br>It is advisable to deposit and Link/Map the EMD amount with the property ID well in advance to avoid technical glitch. |
| 7. Date & Time of auction | **26-11-2026, Thursday from 12:00 PM TO 05:00 PM**<br>(with 10 min unlimited auto extensions)<br>E-auction website- https://baanknet.com |
| 8.The secured debt for the recovery of which the immovable secured asset is to be sold: | **Rs.2,26,69,965.53** (Two Crore Twenty Six Lakhs Sixty Nine Thousand Nine Hundred Sixty Five and fifty three paise only) **and** contingent liabilities of **Rs. 10,00,000.00** (Rs. Ten Lakhs only) **as on 30.09.2026** and further interest at contractual rate & cost thereof. |
| 9.1. Reserve price for the property / Properties below which the property will not be sold: | **Property 1** — **Rs. 4,16,60,000.00**<br>**Property 2** — **Rs. 51,60,000.00**<br>**Property 3** — **Rs. 14,30,000.00**<br>**Property 4** — **Rs. 3,65,00,000.00** |
| 9.2. EMD Payable | **Property 1** — **Rs. 41,66,000.00**<br>**Property 2** — **Rs. 5,16,000.00**<br>**Property 3** — **Rs. 1,43,000.00**<br>**Property 4** — **Rs. 36,50,000.00** |

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. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website.

10.2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

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**10.3. EMD Payment**

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

**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 (as mentioned in https://ibapi.in). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

**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.rajkot@unionbankofindia.bank or contact Parveen Verma Mob- 7015894944 and Jagdish Kumar Mob- 7389589964.***

**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.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- 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.bank.in/auction-property/viewauction-property.aspx 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 by PSB Alliance Pvt. Ltd 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.4,16,600/- for property-1, Rs.51,600/- for property-2, Rs. 14,300/- for property-3 & Rs. 3,65,000/- for property-4** in excess of highest Bid amount or the immediate preceding bid, as the case may

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| be with multiple increment value of **Rs.4,16,600/- for property-1, Rs.51,600/- for property-2, Rs. 14,300/- for property-3 & Rs. 3,65,000/- for property-4**<br>(b) Invariably, the first bid of the property/ies will be Reserve price + one increment for each property. 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 Authorized 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 in the **Account bearing Number 799501980050000 IFSC Code UBIN0579955** 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 Authorized 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 Authorized 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 Authorized 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 provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable |



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Authorised Officer
UNION BANK OF INDIA

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| 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 quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price. |
| **20.** The Authorized Officer will deliver the property on the basis of 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 Authorized 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.** Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale. |
| **24.**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 |
| **25.** 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. |
| **26.** The above immovable secured assets will be sold in **"As is where is", "As is What is" and "whatever there is"** condition. |
| **27.** 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, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources. |
| 28. To the best of information and knowledge of the Authorized 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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. |

**Place : Rajkot**



Date : 15-10-2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Classification: Confidential

Classification: Internal