यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

आस्ति वसूली शाखा- राजकोट
यूनियन बैंक भवन, चौथी मंज़िल, रेसकोर्स रिंग रोड, इंडोर स्टेडियम के सामने, राजकोट -360001, गुजरात

By Regd Post & Courier

M/s KAMYA TEXTILE MILLS PVT. LTD. (Borrower)	**Registered address:** 4-Patel Nagar Ramji Chowk, Laxmi Niwas, Rajkot, Gujarat -360002. and **Factory address:** Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Dist. Rajkot -360311.
Guarantors:	Address
1-Divyesh Dhirajlal Savaliya	-103, Dwarkesh Apartment Nanamava Road, Rajkot-360005
2-Pareshkumar Vrajlal Lavadiya	-2, Sharmjivi society,Main Road Dhebar Road.Rajkot-360001
3-Jaydipsinh Dhirendrasinh Jadeja	At-village-Patiyali, Hadamtala (Kolithad) Dist-Rajkot-360311
4. Estate of deceased Ashokbhai Kanjibhai Trada represented by 4.1 Mr. Trada Nilotpal Ashokbhai & other legal heirs. (Guarantor)	Quarter No-142, kothariya colony, Sorathiyawadi chowk,80 feet Road, Rajkot-360002
5-Keval Sureshbhai Rathod	-3, Rajnagar, Nanamava Road, Rajkot, Gujarat -360004
6-Sureshbhai Damjibhai Baraiya	Maa, 69A, 3-Rajnagar, Nanamava Road, Rajkot, Gujarat -360004
7-Sunilbhai Damjibhai Baraiya	5-Rajnagar, Nanamava road, Postal Colony, Rajkot, Gujarat -360004

Dear Sir/s,

Sub: 15 days sale notice issued in terms and condition of Common deed of Hypothecation dated 27.05.2016 signed by M/s **Kamya Textile Mills Pvt. Ltd. through its Directors**

The authorised officer for **Union Bank of India, Shapar Veraval Branch (567663) at Bankers Compound, Venus Industrial Park, Near SIDC Road, Veraval Main Road, Shapar Dist.Rajkot-360024** has taken physical possession of the Plant and Machineries under Common deed of Hypothecation dated 27.05.2016 in connection with outstanding dues payable to our **Shapar Veraval Branch (567663)** of Union Bank of India.

In spite of our repeated demands, you have failed to clear the dues as per the notice dated 17.10.2026 and consequent to such failure, the undersigned proposes to sell the Plant and Machinery more fully described in the Schedule of Sale Notice.

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Classification: Confidential

The physical possession of the Hypothecated plant and machinery has been taken by Bank, will be sold on " As is where is", " As is what is" and " Whatever there is" on 26.11.2026, for recovery of Rs. 127,75,636.08 along with the further interest costs and charges due from by M/s **Kamya Textile Mills Pvt. Ltd.** to the Bank.

I am herewith sending the Sale Notice containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice, and reclaim the assets which have been seized by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

This is without prejudice to any other rights available to the Bank under Hypothecation /or any other law in force.

Yours faithfully,

Place: **Rajkot**

Date: **02.11.2026**

Branch Head

FOR UNION BANK OF INDIA

ENCLOSURE - SALE NOTICE

SALE NOTICE

Notice is hereby given to the effect that the movable properties described herein; taken physical possession under the Hypothecation Agreement dated 27.05.2016 will be sold by E Auction.

1. Name and Address of the Secured Creditor: Shapar Veraval Branch (567663) Union Bank of India

2. Name and Address of the Borrower:

M/s KAMYA TEXTILE MILLS PVT. LTD. (Borrower)
Registered Add: 4-Patel Nagar Ramji Chowk, Laxmi Niwas, Rajkot, Gujarat-360002.
and
Factory Add: Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Dist. Rajkot -360311.

3. Total liabilities as on 30.09.2026: Rs 127.75 lakhs plus further interest and other charges thereon.

4. a) Mode of Auction: E-auction
b) Details of Auction service provider: The Online E-Auction will be held through web portal/website https://baanknet.com.

5. Date & Time of Auction: 26.11.2026 between 12:00 pm to 05:00 pm (with extension of 5 min duration each till the conclusion of sale)

6. Place of Auction: online on www.baanknet.com.

6. Details of Plant and Machinery: Plants and Machinery of M/s **Kamya Textile Mills Pvt. Ltd.** at the factory unit situated at at Survey No. 257 Paikee-2, Village Garnara, Taluka Gondal, Rajkot.

7. Reserve Price: Rs. 16.00 lakhs.

8. EMD: Rs 1.60 lakhs.

Enclosed : terms and condition of sale

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TERMS AND CONDITIONS OF SALE OF MOVABLE SECURED ASSETS

1. Name and address of the Borrower	KAMYA TEXTILE MILLS PVT. LTD. **Registered address:** 4-Patel Nagar Ramji Chowk, Laxmi Niwas, Rajkot, Gujarat -360002. and **Factory address:** Shed No. 1/C, Survey No. 257 paikee 2, Vill. Garnara, Tal. Gondal, Dist. Rajkot -360311
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 movable secured assets to be Sold: -	
Plants and Machinery of M/s **Kamya Textile Mills Pvt. Ltd.** at the factory unit situated at Survey No. 257 Paikee-2, Village Garnara, Taluka Gondal, Rajkot.	
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.	Not Known
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. 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 (with 10 min unlimited auto extensions)** **E-auction website- https://baanknet.com**
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	**Rs.127.75 Lakhs 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:	**Rs.16.00 Lakhs.**
9.2. EMD Payable	**Rs. 1.60 lakhs**
10. 1. Registration The Online E-Auction will be held through web portal/website https://baanknet.com on the date	

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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.

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 Arshad Kureshi-99259-12600*

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.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.

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11. The intending bidders may, if they choose, after taking prior appointment from the Branch Head, inspect the 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. 16,000/-** in excess of highest Bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Prop Rs. 16,000/-** (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 favour 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 branch head 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. 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.
16. The branch head 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 Branch head 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 Branch Head shall issue a certificate of sale of movable property in favour of the purchaser.
18. Legal charges for registration of sale certificate, 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 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 only) 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 Branch Head will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on

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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 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 Branch head 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 movable 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 and other dues if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Branch head, 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 Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

Place : Rajkot

Date : 02-11-2026

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Branch Head

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