Form No. URC-2
Advertisement giving notice about registration under Part I of Chapter XXI (Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014)

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made to the Registrar at **Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon, Haryana - 122050**, that **M/S HAREKRISHNA POWER**, a partnership firm registered under the Indian Partnership Act, 1932 (Registration No. **GUJ/BVN/01074**), may be registered under Part I of Chapter XXI of the Companies Act, 2013, as a company limited by shares.

2. The principal objects of the company are as follows: **To carry on the business of power generation, distribution, renewable energy generation including solar, wind, and biomass power plants, energy solutions, infrastructure development, and related operational activities.**

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at **Harekrishna Complex, Opp. Avadh Hotel, Market Yard Road, Amreli - 365601, Gujarat.**

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at **Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon, Haryana - 122050**, within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.

Date-08/11/2026
Place: Amreli
For and on behalf of
M/S HAREKRISHNA POWER
[Sd/-]
(Pooja Rutvikbhai Patel) Partner

IndusInd Bank

INDUSIND BANK LIMITED
FRR Dept, 11th Floor, Tower 1, One World Centre, 841, Senapati Bapat Marg, Prabhadevi, Mumbai 400013

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

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 IndusInd Bank Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 02-Dec-2026, for recovery of **Rs. 29,17,130.75 (Rupees Twenty Nine Lakh Seventeen Thousand One Hundred Thirty and Seventy Five Paise) as on 31-Oct-2026,** due to IndusInd Bank Limited, the Secured Creditor from **Mahesh Traders (Prop: Maheshbhai G Chauhan) and the Guarantors/Mortgagor Mr. Maheshbhai G Chauhan and Mrs. Surajben Maheshbhai Chauhan.** The reserve price and the earnest money deposit is as mentioned below. Inspection of the property will be available on 27-Nov-2026, as per details mentioned below.

Description of Immovable Property

Sl No	Description of secured assets	Known Encumbrances	Reserve Price	EMD	Time of Inspection
1	Immovable property being a Shop No 09 on the ground floor admeasuring 160 Sq. Ft in Tower No 01 (as per map) (on site consists of Tower o A1 and A2) of scheme named "Akshar Heights" constructed on NA land lying, being and situate at Village Padra (Kasba) sim bearing Revenue Survey Nos 986, 987 and 993/1 being FP No 19 admeasuring 12311.00 Sq. Mtrs of TP Scheme No 02 in the sub-registration district Padra, registration district Vadodara in the state of Gujarat and **bounded by :** East: Parking of Tower No 2, West: 18.00 meter road, North: Shop No GF/10, South: Shop No/08.	NIL	Rs. 14.60	Rs. 1.46	27-Nov-2026 (11:30 AM till 12:30 PM)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indusind.com or website of service provider i.e. **www.bankeauctions.com. For further details please contact Authorised Officer Ms. Atreyi Das on 9601621197 / atreyi.das@indusind.com OR bank Officer Mr. Kamal Mishra on 09819820760/ mishra.kamal@indusind.com.**

Date: 10.11.2026
Place: Gujarat
Sd/- Authorised Officer

IARC RESOLUTION REDEFINED

International Asset Reconstruction Co. Pvt. Ltd.
CIN No.: U74999012002PIC117525 | E: iarc@iarc.co.in | W: www.iarc.co.in
Corporate Office: A-601, 6th Floor, 215 Atrium Andheri-Kurla Road, Andheri (East) Mumbai-400093.
Registered Office: Plot No.246, 2nd Floor, Okhla Industrial Estate Phase-III, New Delhi-110020.

Public Notice for E-Auction Cum Sale (Appendix-IV A) (Rule 8(6))

Sale Notice for Sale of Immovable Asset under 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), Guarantor(s), and Mortgagor(s) mentioned hereinbelow that the undermentioned Secured Asset, mortgaged to **International Asset Reconstruction Company Private Limited, acting in its capacity as Trustee of RETCO-10-TRUST** (hereinafter referred to as **"IARC"**), having its **Registered Office: Plot No.246, 2nd Floor Okhla Industrial Estate, Phase-III, New Delhi-110020; Corporate Office at A-601/602/605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri-Kurla Road, Andheri (East), Mumbai-400093,** and the **physical possession** of which was taken by the Authorised Officer (AO) of **IARC,** shall be sold on **"AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" and "WITHOUT RECOURSE"** basis for the realization of **IARC's** dues. The sale will be conducted by the undersigned through the e-auction platform, details of which are available at the website **iarc.co.in.**

Borrower(s)/ Co-Borrower(s)/ Guarantor(s): Rabari Gitaben & Rabari Babubhai Savabhai

Demand Notice Date and Amount: Date: 16-04-2026 & Rs.5,08,547/- (Five Lakh Eight Thousand Five Hundred and Forty Seven Rupees Only) as on 13/04/2026

Description of the Immovable property/ Secured Asset: All that piece and parcel of the Immovable Residential Property No.59, House No.1/60 Land area admeasuring 83.61 Sq.mtrs. with Construction thereon at Village Vayad, Taluka Sarawati District Patan and **Bounded as under: North:** House of Babarbhai Savabhai Rabari, **South:** House of Rameshbhai Malabhai Rabari, **East:** Road, **West:** House of Odarbhai Kalubhai Rabari. (hereinafter referred to as "the Secured Asset").

Date of Possession	Total Outstanding Dues as on	Reserve Price	Earnest Money Deposit (EMD)
26-09-2026	**Rs.7,03,167.57** (Rupees Seven Lakh Three Thousand One Hundred and Sixty Seven and Fifty Seven Paisa Only) **as on 05.11.2026**	**Rs.6,08,000/-** (Rupees Six Lakh Eight Thousand Only)	**Rs.60,800/-** (Rupees Sixty Thousand Eight Hundred Only)

BID INCREASE AMOUNT Rs.10,000/- (Rupees Ten Thousand Only)

Date of Inspection of Secured Asset: 04/12/2026, 09:30 A.M. to 05:00 P.M.; Last date for deposit of EMD: 16-12-2026, 05:00 P.M.; Date/ Time of E-Auction: 17/12/2026 @ 02:00 P.M.

Interested parties may contact the Authorised Officer for further details, clarifications, or for submission of their application. For the detailed terms and conditions of the sale, please refer to the link available on **IARC's** website at **www.iarc.co.in.** Interested Parties may also contact **Mr. Dharmendra Chauhan (Mob. No.7600762777) & Mr. Kaushik Bag (Mob. No.7019949040) & Mr. Ranjan Naik (Mob. No.6362951653)** for any assistance.

Place: Gujarat
Date: 10.11.2026
Sd/- Authorised Officer, International Asset Reconstruction Company Pvt. Ltd.
Acting in its' capacity as Trustee of ARC_RETCO-10 TRUST

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pnb Housing Finance Limited Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)
Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web-www.pnbhousing.com

B.O.SURAT: Office No. 206-A & B, Second Floor, Trividh Chamber, Opp. Fire Station, Nr. Rushabh Petrol Pump, Ring Road, Surat -395003, Gujrat.

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses-sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incre-mental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/ Court Case if any (K)
HOU/RSRT/0324/1238581, Manoj D Pradhan /Puspa D Pradhan, B.O.: Roshni_Surat	Rs. 9,08,107 & 20-Apr-26	Physical Possession	Plot No 152, Chitrakut Residency Beside, Madhav Wonder Village Nr Balyadev Temple, Syadla Road Syadla Olpad, Surat, Gujarat-394130, India.	Rs. 7,02,000	Rs. 70,200	17/12/2026	Rs. 10,000	08-12-2026 12:00pm to 04:00pm	18-12-2026 2PM to 03:00PM	Not Known

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Vijay Katrodiya, Toll Free No. 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : SURAT **DATE :- 10.11.2026** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

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pnb Housing Finance Limited Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)
Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web-www.pnbhousing.com

B.O.AHMEDABAD: UG-4, Megha House, 1st Floor Nethaji Road, Mithakhali Cir, Opposite Kotak Bank, Ahmedabad, Gujarat 380006, **B.O.RAJKOT:** 305, 3rd Floor, R.K. World Tower, Nr. Sheetal Park Bus Stop, 150 Feet Ring Road, Rajkot- 360005, **B.O.JUNAGARH:** Unit No. 102 & 103, First Floor, Platinum-2, College Road, Near Motibaug, Junagadh-362001

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses-sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incre-mental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/ Court Case if any (K)
HOU/AHM/0524/1262739, Abha Sahu/Jagdish Sahu, B.O.: AHMEDABAD	Rs. 20,23,674.2 & 24-03-2026	Physical Possession	Tower A 608, 6.0, 608.0, Raj Appartment, Nr Umang Narol, B H Old Court, Nr Rangoli Nagar, Narol, Narol Highway Road, Ahmedabad, Gujarat-382405, India.	Rs. 16,75,000	Rs. 1,67,500	25/11/2026	Rs. 10,000	21-11-2026 12:00pm to 04:00pm	26-11-2026 2PM to 03:00PM	NOT KNOWN
HOU/AHM/0222/953364, Akshay Atulkumar Kothari / Gitaben Atulbhai Kothari, B.O.: AHMEDABAD	Rs. 36,20,443.71 & 20-09-2025	Physical Possession	E 102, Parivar Homes, Nr Devnagar Gam, Sarkhej Gandhinagar Hwy, B/h Vodafone Tower, Gota, Vodafone Tower, Ahmedabad, Gujarat, 382481, India.	Rs. 28,95,000	Rs. 2,89,500	25/11/2026	Rs. 10,000	17-11-2026 12:00pm to 04:00pm	26-11-2026 2PM to 03:00PM	NOT KNOWN
HOU/RJKT/0317/363715, Suresh Harilal Gohel / Haribhai Karsanbhai Gohel, B.O.: RAJKOT	Rs. 7,49,501.23 & 16-07-2024	Physical Possession	Raj Palace Flat No 308 3rd Floor, Anjli Park Gidc 1st Gate, Metoda, Raj Palace, Kalawad Road, Rajkot, Gujarat-360002, India.	Rs. 4,67,000	Rs. 46,700	25/11/2026	Rs. 10,000	18-11-2026 12:00pm to 04:00pm	26-11-2026 2PM to 03:00PM	NOT KNOWN
NHL/JNGD/0720/800925, Suresh R Virvani /Bharti Sureshbhai Vivrani, B.O.: JUNAGADH	Rs. 11,26,416.84 & 01-10-2024	Physical Possession	Shop No 2, Siddheswar Palace, Nichi Bari Dealama, Mangnath Road, Magnath Road, Junagadh, Gujarat-362001, Junagadh, India.	Rs. 6,23,000	Rs. 62,300	25/11/2026	Rs. 10,000	12-11-2026 12:00pm to 04:00pm	26-11-2026 2PM to 03:00PM	NOT KNOWN
NHL/AHM/0523/1113256, Nirmal Narayandas Jethvani / Sureshbhai J Panchal, B.O.: AHMEDABAD	Rs. 55,13,444.44 & 11-02-2025	Physical Possession	Office No 1, Pratibha Plus, Opp Narol Gam, Narol Aslali Highway, Narol, Ahmedabad, Gujarat-382405, Ahmedabad, India	Rs. 10,50,000	Rs. 1,05,000	25/11/2026	Rs. 10,000	24-11-2026 12:00pm to 04:00pm	26-11-2026 2PM to 03:00PM	NOT KNOWN
			Office No 2, Pratibha Plus, Opp Narol Gam, Narol Aslali Highway, Narol, Ahmedabad, Gujarat-382405, India.	Rs. 10,50,000	Rs. 1,05,000		Rs. 10,000			
			Office No 3, Pratibha Plus, Opp Narol Gam, Narol Aslali Highway, Narol, Ahmedabad, Gujarat-382405 India.	Rs. 11,81,000	Rs. 1,18,100		Rs. 10,000			

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ashish Ashok Matta, Toll Free No. 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : GUJARAT **DATE :- 07.11.2026** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

यूनियन बैंक ऑफ इंडिया Union Bank of India

Asset Recovery Branch (55980), Ahmedabad :
1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road, Ahmedabad - 380006, E-mail: ubin0555983@unionbankofindia.bank

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)/9(1) of the Security Interest (Enforcement) Rule, 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 possession of which has been taken by the Authorized Officer of **Union Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION : 26/11/2026, FROM 12:00 PM TO 05:00 PM

Branch Name, Address & Contact No.: Asset Recovery Branch (55980), Ahmedabad : 1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road, Ahmedabad - 380006

Name of the Borrower & Guarantor/s :- M/s. Neev Garments, Mr. Lal Vishandas Sarai & Mrs. Komal Lalchand Sarai — **Amount due :- Rs. 46,60,074.22** as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026

Property No. 1 :- All that piece & Parcel of all that immovable property which is Shop No. 414, 4th Floor, admeasuring 225.00 sq feet together with right to use common areas passage, Amenities and facilities along with proportionate undivided Rights, Title and interest in land in the scheme known as Laxmi Vishnu Market Bearing City Survey No. 2130, 2131 to 2148, being and lying at mouje, Kalupur Ward No. 3, in the registration District and sub District Ahmedabad -1 (City), Which is belonging to Mr. Lal Vishandas Sarai. **Bounded by :- East :** Shop No. 413, **West :** Shop No. 415, **North :** Shop No. 405, **South :** Common Passage.
- **Type of Possession – Physical Possession** ● **Details of encumbrances over the property, as known to the secured creditor, if any: None**

● **Reserve Price - Rs. 24,51,000/-** ● **Earnest money to be deposited - Rs. 2,45,100/-** ● **Bid Increment Amount Rs. 24,500/-**

Name of the Borrower & Guarantor/s :- Mr. Mulchand Chunilal Mali & Mr. Rakesh Mulchand Mali — **Amount due :- Rs. 31,39,823/- as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026**

Property No. 2 :- All the Piece and Parcel of the Property being Flat No. 8, Admeasuring 62.70 Sq. Mtrs of built up area of "Jalesh Apartment" constructed on the land bearing City Survey No. 1586 and Muni.ce. 954 paiki Mouje - Khadia Ward - 3, Taluka - City in Registration District and Sub District - Ahmedabad – 1 (City). **Bounded by :- North :** Passage + Stair + Marginal Open Space & Other Flats, **South :** Internal Road of Jati ni pole, **East :** Flat No. 9, **West :** Marginal Open Space + Other Flats.
- **Type of Possession – Symbolic Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None

● **Reserve Price - Rs. 10,55,000/-** ● **Earnest money to be deposited - Rs. 1,05,500/-** ● **Bid Increment Amount Rs. 11,000/-**

Name of the Borrower & Guarantor/s :- Mr. Pradip Nagindas Thakkar (Akhani) — **Amount due :- Rs. 44,61,602/- as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026**

Property No. 3 :- All that piece and parcel of immovable property situated at **Flat No. A-502**, admeasuring 160.00 Sq.Yards ie. 133.78 Sq.Mtrs. in Block No.A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land bearing Survey No.57/2 of T.P. Scheme No.73 (Vinzol-1) and Final Plot No.26/2 admeasuring 6617.00 Sq.Mtrs situated at Mouje-Vinzol, Taluka-Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-11 (Aslali) in the name of Mr.Pradip Nagindas Thakkar (Akhani). **Bounded by :- East :** Margin & Block-B, **West :** Adjoining Flat No. A-501, **North :** Margin & other Property, **South :** Passage, Staircase & Flat No. A-503.
- **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- **Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.**

SA/60/2025 in DRT – 1, Ahmedabad & SA/72/2025 in DRT – 1, Ahmedabad

● **Reserve Price - Rs. 18,36,000/-** ● **Earnest money to be deposited - Rs. 1,83,600/-** ● **Bid Increment Amount Rs. 19,000/-**

Property No. 4 :- All that piece and parcel of immovable property situated at **Flat No. A-503**, admeasuring 160.00 Sq.Yards ie. 133.78 Sq.Mtrs. in Block No.A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land bearing Survey No.57/2 of T.P. Scheme No.73 (Vinzol-1) and Final Plot No.26/2 admeasuring 6617.00 Sq.Mtrs situated at Mouje-Vinzol, Taluka-Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-11 (Aslali) in the name of Mr. Pradip Nagindas Thakkar (Akhani). **Bounded by :- East :** Margin & Block-B, **West :** Adjoining Flat No. A-504, **North :** Internal Society Road & Block - F & G, **South :** Passage, Staircase & Flat No. A-504.
- **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- **Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.**

SA/60/2025 in DRT – 1, Ahmedabad & SA/72/2025 in DRT – 1, Ahmedabad

● **Reserve Price - Rs. 18,36,000/-** ● **Earnest money to be deposited - Rs. 1,83,600/-** ● **Bid Increment Amount Rs. 19,000/-**

CONTACT DETAILS : CHIEF MANAGER - MUKESH KUMAR, MOBILE - 9082528657

This may also be treated as 15 Notice Sale Notice u/r 8(6)/ 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date. 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.

DATE AND TIME OF INSPECTION FOR PROPERTIES : AS PER CONSULTATION WITH BRANCH MANAGAR

For Detailed Terms and Condition of the Sale, Please refer to the link provided in **https:// www.unionbankofindia.co.in**
For Registration and Login and Bidding Rules visit **https://baanknet.com (PSB Alliance Pvt. Ltd.)**

Date : 04.11.2026
Place : Ahmedabad
Sd/- Authorised Officer, Union Bank of India

यूनियन बैंक ऑफ इंडिया Union Bank of India

Asset Recovery Branch (55980), Ahmedabad :
1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road, Ahmedabad - 380006, E-mail: ubin0555983@unionbankofindia.bank

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)/9(1) of the Security Interest (Enforcement) Rule, 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 possession of which has been taken by the Authorized Officer of **Union Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION : 26/11/2026, FROM 12:00 PM TO 05:00 PM

Branch Name, Address & Contact No.: Asset Recovery Branch (55980), Ahmedabad : 1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road, Ahmedabad - 380006

Name of the Borrower & Guarantor/s :- Mr. Harishbhai Nagindas Thakkar — **Amount due :- Rs. 17,86,970.39 as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026**

Property No. 1 :- All the Piece and Parcel of Immovable Property bearing Flat No. A-202, Admeasuring 160 Sq. yards i.e. 133.78 Sq. mtrs. in Block No. A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land of bearing Revenue Survey No. 57/2 of TP Scheme No.73 (Vinzol-1) and Final Plot No. 26/2, Admeasuring 6617 Sq. mtrs. situated at Mouje - Vinzol, Taluka - Dascroi in the Registration District - Ahmedabad and Sub District - Ahmedabad - 11 (Aslali). **Bounded by :- East :** Margin & Block - B, **West :** Adjoining Flat No. A/201, **North :** Margin & Other Property, **South :** Passage, Staircase & Flat No. A/203. ● **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- **Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.**

SA No. 51/2025 dated 18/02/2025 filed in DRT by Mrs. Mayaben Rajesh Dodiya.

● **Reserve Price - Rs. 15,92,000/-** ● **Earnest money to be deposited - Rs. 1,59,200/-** ● **Bid Increment Amount Rs. 15,920/-**

Name of the Borrower & Guarantor/s :- Mr. Harishbhai Nagindas Thakkar — **Amount due :- Rs. 18,99,441.34 as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026**

Property No. 2 :- All the Piece and Parcel of Immovable Property bearing Flat No. A-302, Admeasuring 160 Sq. yards i.e. 133.78 Sq. mtrs. in Block No. A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land of bearing Revenue Survey No. 57/2 of TP Scheme No. 73 (Vinzol-1) and Final Plot No. 26/2, admeasuring 6617 Sq. mtrs. situated at Mouje - Vinzol, Taluka - Dascroi in the Registration District - Ahmedabad and Sub District - Ahmedabad-11 (Aslali). **Bounded by :- East :** Margin & Block - B, **West :** Adjoining Flat No. A/301, **North :** Margin & Other Property, **South :** Passage, Staircase & Flat No. A/303. ● **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- **Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.**

SA No. 74/2025 dated 13/03/2025 filed in DRT by Mrs. Gayatri Bhaskaran Mudaliyar.

● **Reserve Price - Rs. 15,92,000/-** ● **Earnest money to be deposited - Rs. 1,59,200/-** ● **Bid Increment Amount Rs. 15,920/-**

Name of the Borrower & Guarantor/s :- M/s. Jaigath Enterprise, Prop. Koumil Modi, Shri Komil Modi (Jaigath Enterpriose), Shri Komil Modi (Jaigath Enterprise) (Guarantor) — **Amount due :- Rs. 27,56,851.22 as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026**

Property No. 3 :- All that piece & Parcel of the immovable Property bearing Flat No. D-109, 1st Floor, of Building D of Silver Stone, Near Vraj Renu Society, Behind-Tirthak Bunglows, Dabhoi-Waghodia Ring Road, Vadodara, admeasuring about 55.42 Sq. Meters built up Area, Undivided Share in Land 25.94 Sq. Meters of common Land), situated on land of Block No. 348, (Old Rev Sy. No. 525), admeasuring 4553 Sq. Mtrs. where in Commercial cum Residential Scheme Named Silver Stone of Mouje Village - Kapurai, with Regi. District and Sub District- Vadodara, Owned by Shri Komil Modi. Bounded by :- East : Common Passage & Flat No. D/102, West : Adjoining OTS, North : Flat No. D/110, Silver Stone, South : Flat No. D/108 leaving OTS.
- **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None

● **Reserve Price - Rs. 14,95,000/-** ● **Earnest money to be deposited - Rs. 1,49,500/-** ● **Bid Increment Amount Rs. 14,950/-**

Name of the Borrower & Guarantor/s :- M/s. Riddhi Siddhi Creation (Borrower) (Proprietory Concern), Mr. Bharatkumar Otaji Rajpurohit (Proprietor & Mortgagor), Bharatkumar Otaji Rajpurohit (Property Owner) — **Amount due :- Rs. 45,36,614.42 as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026**

Property No. 4 :- All that piece & parcel of the immovable property of Office No.216 on 2nd Floor Admeasuring 445 Sq. feets, i.e. 41.34 Sq. Mtrs Super Built Up Area of " Devashish Arcade", Lye , being and situated on Land of Sy. No. 258/A Covered under TP Scheme No. 3 And Final Plot No. 122, Mouje- Odhav, Taluka-Vatva, in Registration District-Ahmedabad and Sub-Dist- Ahmedabad (Odhav). Bounded By :- North : Open Land, South : Shed, East : Shop/Unit No. 215, West : Shop /Unit No. 217.
- **Type of Possession – Symbolic Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None

● **Reserve Price - Rs. 19,00,000/-** ● **Earnest money to be deposited - Rs. 1,90,000/-** ● **Bid Increment Amount Rs. 19,000/-**

Name of the Borrower & Guarantor/s :- M/s. Marcos Infrastructure (Proprietor Ms. Ilaben Minal Shah), Ms. Ilaben Minal Shah (Proprietor), Mr. Minal Shah (Guarantor), Mr. Ashok Phoolchand Jain (Guarantor), Mr. Rajan Kumar K Solanki S/o Kanubhai Solanki (Guarantor) — **Amount due :- Rs. 9,40,24,591/-** as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026

Property No. 5 :- All that part and parcel of N. A. Land, situated at Block/Survey No. 365/1, admeasuring 3201.00 Sq. Mts, Village limits of Mouje : Karjan, Tal : Bhaurch, Distt. Bhaurch. **Bounded by :- East :** Narmada Canal and Survey No. 365/2 & 364, **West :** Shukaltirath Road, **North :** Survey No. 360/P Land, **South :** Survey No. 366 Land.
- **Type of Possession – Physical Possession** ● **Details of encumbrances over the property, as known to the secured creditor, if any: None**

● **Reserve Price - Rs. 20,80,000/-** ● **Earnest money to be deposited - Rs. 2,08,000/-** ● **Bid Increment Amount Rs. 21,000/-**

Name of the Borrower & Guarantor/s :- M/s. V Right Consultants (Proprietor Mr. Minal R Shah), Ms Ilaben M Shah W/o Mr. Minal R Shah & Mr. Ashok Fulchand Jain — **Amount due :- Rs. 5,59,53,690/- as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026**

Property No. 6 :- All that part and parcel of the property consisting of Flat No. A-902, Building No. A, Ninth floor built up area 278.08 Sq. Mts., Sreenathji Tower, Revenue Survey no-182/1 paiki situated in the sim of Village Zadeshwar, Sub-District & District Bharuch. Bounded by :- North : Staircase and Passage, South : Road of Society, East : Flat No. A/901, West : Road of Society. ● **Type of Possession – Physical Possession**
- Details of encumbrances over the property, as known to the secured creditor, if any: None
- Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc. : SA/186/2021

● **Reserve Price - Rs. 53,55,000/-** ● **Earnest money to be deposited - Rs. 5,35,500/-** ● **Bid Increment Amount Rs. 54,000/-**

Property No. 7 :- All that part and parcel of the Flat No – 109, Ninth Floor Built up area 186.90 Sq. Mts. and undivided share of land area 63.54 Sq. Mts. made out on "Shree Ambe Residency", City Survey Ward No-2, R.S. No-46 Paiki City Survey No. – 566 paiki T.P. Scheme No-2, Final Plot No-1/1 paiki situated in the sim of Village Aali, Sub-District & District - Bharuch. Bounded by :- East : Open Land for Parking, West : Staircase, Lift & Common Passage, North : Adjoin Land, South : Adjoin Land.
- **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc. : SA/186/2021

● **Reserve Price - Rs. 48,45,000/-** ● **Earnest money to be deposited - Rs. 4,84,500/-** ● **Bid Increment Amount Rs. 49,000/-**

Property No. 8 :- All that part and parcel of the Flat No. – 304, Building No-D, Third Floor Built up area 54.40 Sq. Mts. and undivided share of land, Car Parking, Passage area 27.40 Sq. Mts. made out on "Paradise Plaza", Survey/Block no – 34-2 & 35 Paiki Plot No-27,37,38,39,40,45,46,48,49,50 paiki situated in the sim of Village Nandelav, Sub-District & District – Bharuch. Bounded by :- East : Flat No. D/301, West : Society Road, North : Adjoin Survey No, South : Flat No. – D/303.
- **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc. : SA/186/2021

● **Reserve Price - Rs. 9,40,000/-** ● **Earnest money to be deposited - Rs. 94,000/-** ● **Bid Increment Amount Rs. 9,500/-**

Property No. 9 :- All that part and parcel of the Flat No. 301, Building No-D, Third Floor Built up area 54.40 Sq. Mts. and undivided share of land, Car Parking, Passage area 27.40 Sq. Mts. made out on "Paradise Plaza", Survey/Block no – 34-2 & 35 Paiki Plot No-27,37,38,39,40,45,46,48,49,50 paiki situated in the sim of Village Nandelav, Sub-District & District – Bharuch. Bounded by :- East : Building No. C, West : Flat No. D/304, North : Adjoin Survey, South : Flat No. D/302.
- **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc. : SA/186/2021

● **Reserve Price - Rs. 9,40,000/-** ● **Earnest money to be deposited - Rs. 94,000/-** ● **Bid Increment Amount Rs. 9,500/-**

Property No. 10 :- All that part and parcel of the Flat No. – 302, Building No-D, Third Floor Built up area 55.70 Sq. Mts. and undivided share of land, Car Parking, Passage area 27.95 Sq. Mts. made out on "Paradise Plaza", Survey/Block no – 34-2 & 35 Paiki Plot No-27,37,38,39,40,45,46,48,49,50 paiki situated in the sim of Village Nandelav, Sub-District & District – Bharuch. Bounded by :- East : Building No. C, West : Flat No. D/303, North : Flat No. D/301, South : Road.
- **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc. : SA/186/2021

● **Reserve Price - Rs. 9,61,000/-** ● **Earnest money to be deposited - Rs. 96,100/-** ● **Bid Increment Amount Rs. 9,700/-**

Property No. 11 :- All that part and parcel of the Flat No. – 303, Building No-D, Third Floor Built up area 55.70 Sq. Mts. and undivided share of land, Car Parking, Passage area 27.95 Sq. Mts. made out on "Paradise Plaza", Survey/Block no – 34-2 & 35 Paiki Plot No-27,37,38,39,40,45,46,48,49,50 paiki situated in the sim of Village Nandelav, Sub-District & District – Bharuch. Bounded by :- East : Flat No. – D/302, West : Society road, North : Flat No. D/304, South : Road.
- **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
- Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc. : SA/186/2021

● **Reserve Price - Rs. 9,61,000/-** ● **Earnest money to be deposited - Rs. 96,100/-** ● **Bid Increment Amount Rs. 9,700/-**

CONTACT DETAILS : CHIEF MANAGER - MR. VINAY PRASAD MOBILE - 97314 26553 / 99099 63733

This may also be treated as 15 Notice Sale Notice u/r 8(6)/ 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date. 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.

DATE AND TIME OF INSPECTION FOR PROPERTIES : AS PER CONSULTATION WITH BRANCH MANAGAR

For Detailed Terms and Condition of the Sale, Please refer to the link provided in **https:// www.unionbankofindia.co.in**
For Registration and Login and Bidding Rules visit **https://baanknet.com (PSB Alliance Pvt. Ltd.)**

Date : 04.11.2026
Place : Ahmedabad
Sd/- Authorised Officer, Union Bank of India