



यूनियन बैंक
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एक संस्था

NEW AVENUE IN INDIA

A Government of India Undertaking

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 : 13/10/2026, From: 12:00 PM TO 05:00 PM

Branch Name,	Asset Recovery Branch (55980), Ahmedabad : 1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road,		
Address & Contact No.	Ahmedabad - 380006		
Name of the Borrower & Guarantor/s : M/s. Patel Desai Builders & Contractors Pvt. Ltd. Legal Heirs of Late, Shri Rashmi Desai, Mrs. Neela Desai & Mr. Ashish Desai	Amount due :- Rs. 45,86,432/- as on 30.06.2026 and further interest at contractual rate & cost from 01.07.2026		
Property No. 1 :- All the Pieces and Parcels of Land or Ground together with the Building/s Hereditaments and Premises standing thereon in the Registration, Sub-District of Vadodra, Property bearing Show Room on First Floor, Admeasuring 2400 Sq. Fts. in the "Aditi Plaza" constructed in the Plot No. 46/B of Gutamnagar Society bearing C.S. No. 718, Village - Jetalpur, Tal. & Dist. Vadodra. Bounded by :- East : Race Course Road 120 feet, West : Plot No. 42 of Gutamnagar Society, North : Plot No. 47 of Gutamnagar Society, South : Plot No. 46/A of Gutamnagar Society. ● Type of Possession – Symbolic Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None			
● Reserve Price - Rs. 2,22,16,000/- ● Earnest money to be deposited - Rs. 22,21,600/- ● Bid Increment Amount Rs. 2,23,000/-			
Name of the Borrower & Guarantor/s :- Mr. Rinku Hitesh Mehta (Prop. Shree Associates) & Mr. Hitesh K Mehta	Amount due :- Rs. 43,30,387/- as on 30.06.2026 and further interest at contractual rate & cost from 01.07.2026		
Property No. 2 :- Registration Dist. Jamnagar, Sub. Dist. Jamnagar in respect of property that is for House No. 13 in Rudra Bunglow bearing RS No. 578/B Paiki, admeasuring area is 125.51 Sq. Mtrs. & Total admeasuring area is 968.40 Sq. fts. that is 90.00 Sq. Mtrs., Mouje Village - Jamnagar, Dist. Bharuch in the name of Hitesh Kanaylal Mehta. Bounded by :- East : House No. 12, West : Internal Road of 7.5 Mtrs. North : Internal Road of 6.00 Mtrs., South : House No. 4. ● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None			
● Reserve Price - Rs. 29,11,000/- ● Earnest money to be deposited - Rs. 2,91,100/- ● Bid Increment Amount Rs. 29,110/-			

Contact Details : Mr. Deepak Pal (Chief Manager) Mobile - 9099931578

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 MANAGER

Date : 25.09.2026

Place : Ahmedabad

For Detailed Terms and Condition of the Sale, Please refer to the link provided in [https:// www.unionbankofindia.co.in](https://www.unionbankofindia.co.in)

For Registration and Login and Bidding Rules visit <https://baanknet.com> (PSB Alliance Pvt. Ltd.)

Sd/-
**Authorised Officer,
 Union Bank of India**

 pnb punjab national bank ...the name you can BANK upon!		Stressed Asset Management Branch, Mumbai PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, BandraKurla Complex, Bandra (East), Mumbai-400051, Email: zs8356@pnb.bank.in				
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 provision Rule 8(6) & 8(1) 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(s) mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the dates as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.						
SCHEDULE OF THE SECURED ASSETS						
Sr. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property(les))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount In (Rs.) C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Amt in Rupees)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B)EMD (Amt in Rupees)			
	Name & addresses of the Borrower / Guarantors Account		C) Bid Increase Amount (Amt in Rupees)			
1.	Stressed Asset Management Branch, Mumbai	Flat No. 304 with measurement of area Adm. 74.90 Sq. Mtrs., in multistoried building Known as "Shreeji Palace" constructed on land Adm. 360.84 sq. mtrs. of Plot no. 09 & 10, area known as "Nataraj Park" of Revenue Survey No. 175/1 Paikae of Village: Mahendranagar, Taluka and Dist.: Morbi, Gujarat. Owner/ Mortgagee: Mr Ravikanth Tarkeshwar Shah		Reserve Price:- Rs. 16,35,000.00 EMD:- Rs. 1,63,500.00 Incremental Bid: Rs. 50,000.00	27/10/2026 11 am to 4:00 PM	Not Known
	M/s. Blizzard Ceramica LLP M/s. Blizzard Ceramica LLP (Borrower)(LLP Firm) Address:- Survey No. 83/1, 83/2, 83/3, 83/4, Lunsar Road Opp. Bhopajara, 8-A, National Highway, Jetpada, Taluka-Wankaner, District-Morbi, Gujarat-363621 Mr. Shaleek Ishwarbhai Patel (Designated Partner) Address At: Shirikunj-2, Plot no.-6, Beside Avadh-4, Near nanikelal, kanyas Chhatralay Road, Shanala Road, Morvi, Morbi, Gujarat – 363641 & Bhaktinagar Society, Street No.3, Opp. Sardar Baug, Sanala Road, Morbi, Gujarat-363641. Mr. Ishwarbhai Bhagwanbhai Motka (Designated Partner) Address At: Bhagyia Laxmi, Bhaktinagar Society, Street No.3, Street of Satyam Pan, Sanala Road, Morbi, Gujarat-363641 and Shirikunj-2, Plot no.-6, Beside Avadh-4, Near nanikelal, kanyas Chhatralay Road, Shanala Road, Morvi, Morbi, Gujarat – 363641 M/s Kyros Ceramic (Guarantor) Shop No. F-41, 1st Floor, Shakti Chamber 1, Opposite Adarsh Hotel,8-A National Highway, Morbi, Gujarat-363642. Mr. Yogesh Ambarambhai Ghodasara (Designated Partner) Khangar, Tai, Morbi, Dist. Rajkot Gujarat- 363641 Mr. Ravikanth Tarkeshwar Shah (Designated Partner) Address At: 304, Shreeji Palace, Natvar Park, Opp Flora Home, Morbi, Gujarat – 363641 Mr. Naman Chaturbhai Saradva (Designated Partner) Block No. 24, Behind Parsuram Society , Rushabh Nagar-2, Morbi, Gujarat- 363641 Mr. Kirti Shkhudevbbhai Mundadiya (Designated Partner) Virpar (M) Tankara, Morbi, Gujarat-363641. Mr. Divyesh Ambarambhai Ghodasara (Designated Partner) Opposite Danyarl Resort , 8- A NH Jamdhubiya, Morbi- 2, Morbi, Gujarat- 363641 Mr. Jalpesh Mansukhbhai Patel (Designated Partner) 28, Chandrok Society, Near Navsaranj School, Ranip, Ahmedabad Gujarat- 362480. Mr. Sagar Amarshibhai Neshadiya (Designated Partner) Block no -203, Swastik Apartment, Sanala Road, Morvi MDG, Morbi Gujarat-363641 and Flat no 201 at 2nd floor of Shivam Apartment at Ravapur R. S. No 177/1, Plot No. 3 Paiki, Umiya Chowk, Nr. Narang Temple, Ravapur Road, Ravapur- Morbi, Tal & Dist. Morbi, Gujarat-363641. Mr. Iswarbhai Bhagvanbhai Motaka (Designated Partner) Flat no 3 at 3rd Floor of Shivranganji situated at Vajepr R.S. No.1040 Paiki, Plt No. 50, Khediyar Park, Nr Alap, Alap Road, Vajepra, Morbi, Tal & Dist. Morbi Gujarat- 363641 Mr. Chandresh Amarshibhai Neshadiya (Designated Partner) Satadhar Park -2 Nr.Anjani Park, Ravapur, Morbi- 363641. Mr. Axay Kumar Dilip Kumar Patel (Designated Partner) 52, Pratap park, Nr Umiya Temple, 80 Feet Road, Wadhwancity Ind. Estate,Surendranagar- 363036 Mr. Arvind Kumar Babulal Dhamecha (Guarantor) Late Babulal Dhamecha, Mahendanagar, Morbi 363642. Mr. Ravi Kumar Jasmatbhai Sadariya (Guarantor) Plot no-23, Dharmasidhi Society, Nr Mahavir Society, Morbi-363642. Mr. Muktaben Amarshibha Patel (Neshadiya) (Guarantor) Flat no -203, Swastik Apartment, Sanara Road, Morbi – 363641 Nextzen Automation System (Guarantor) 3, Shiva ji Chember, National Highway, 8-A, At. Dhuvta, Ta. Wakaner, Rajkot, Gujarat -363621. Mr. Chaturbhail Maganbhai Saradva (Guarantor) Block No.24, Rushabh Nagar-2, Parsuram Society, Morbi-363642 Gujarat. Mr. Kalubhai Talshihbhai Patel (Guarantor) Patil Street, Dudhreji, Tal- Wadhwan, Surendrager,11- Gujarati, Pin Code-363000 Mr. Dilipkumar Talshihbhai Patel (Guarantor) 52, Pratap Park, Nr Ur Umiya Temple, 80 Feet Road, Vadhvian, Surendranagar-363035 Dhara Enterprise (Guarantor) Industrial Land , R.S.No.1669, Shed No. C-1/240, Wadhavan GIDC, Phase-2. Nr. GIDC Bridge, GIDC Phase-2 Road, Wadhavan, Surendra Nagar.	Open NA land Adm. 89.67 Sq. Mtrs. of Plot No.46 of Village No.61 Paikae 1 Paikae 1 & 61 Paikae 2 of Survey: Mahendranagar, Taluka and Dist. Morbi, Gujarat. Owner/ Mortgagee: Ishwarbhai Bhagvanjbhai Motka Patel Open NA land Adm. 442.95 sq. mtrs. of Plot No. 10 Paikae Western Side of Revenue Survey No. 121 Paikae of Village: Dhuvta, Taluka Wankaner, Dist.: Morbi, Gujarat Owner/ Mortgagee: Nexzen Automation System Flat No. 201 with measurement of total Built up area Adm. 148.17 Sq. Mtrs., situated on the Second Floor in multistoried building known as "Shivam Apartment" constructed on land of Plot No. 03 Paikae of Revenue Survey No. 177/1 of Village: Ravapura, Taluka and Dist. Morbi, Gujarat. Owner/ Mortgagee: Sagar Amarshibhai Patel & Muktaben Amarshibhai Patel (Neshadiya) Residential House (totally Built up area Adm. 84.88 Sq. Mtrs.) constructed on NA land Adm. 238.78 Sq. Mtrs. of Plot No. 24 Paikae of Revenue Survey No. 76 Paikae of Village: Trajpur Taluka and Dist. Morbi, Gujarat. Owner/ Mortgagee: Chaturbhail Maganbhai Saradava Industrial Shed No. C/1-240 constructed on land Adm. 823.34 Sq. Mtrs. of Wadhwa Industrial Estate of Revenue Survey No. 1669 of Village Wadhawan, Taluka: Wadhwan, Dist.: Surendranagar, Gujarat Owner/ Mortgagee: M/s Dhara Enterprise (Proprietorship) (Proprietor- Mrs Ritaben D. Patel)	(A) 29.09.2025 (B) Rs. 42,94,75,806.78 (Rupees Forty Two Crore Ninety four Lakh Seventy Five Thousand Eight Hundred Six and Seventy-Six Paise Only) as on 31/08/2025Plus further interest and charges from date of NA minus recoveries if any (C) 23.01.2026 (D) Symbolic Possession	Reserve Price:- Rs. 69,58,000.00 EMD:- Rs. 6,95,800.00 Incremental Bid: Rs. 50,000.00	27/10/2026 11 am to 4:00 PM	Not Known
				Reserve Price:- Rs. 78,53,000.00 EMD:- Rs. 78,53,000.00 Incremental Bid: Rs. 50,000.00	27/10/2026 11 am to 4:00 PM	Not Known
				Reserve Price:- Rs. 1,34,97,000.00 EMD:- Rs. 13,49,700.00 Incremental Bid: Rs. 1,00,000.00	27/10/2026 11 am to 4:00 PM	Not Known
				Reserve Price:- Rs. 10,05,87,500.00 EMD:- Rs. 1,00,58,750.00 Incremental Bid: Rs. 5,00,000.00	27/10/2026 11 am to 4:00 PM	Not Known
	CONTACT PERSON: SH. NIRAJ MAHALKA, AUTHORISED OFFICER, SAM BRANCH MUMBAI, Mobile: 9559081777, Email: zs8356@pnb.bank.in					
	DETAILS OF ACCOUNT IN WHICH REMAINING AMOUNT AFTER EMD IS TO BE DEPOSITED THROUGH RTGS/NEFT- Ac: Punjab National Bank, BO: SAMB, Mumbai, Account No. 835600317118A, IFSC CODE:PUNB0835600					

Ahmedabad