



THE VARACHHA CO-OP. BANK LTD., SURAT

R.O: " Sahkar Bhavan", Opp. Rushikesh Township, Near Vraj Chowk,
Sarhana Jakatnaka, Surat-395013. Ph.0261-691 8000

Sale Notice For Sale Of Immovable/Movable Properties

[APPENDIX IV-A refer proviso to Rule 8(6) for Immovable Property] [APPENDIX-II A refer proviso to Rule 6(2) for Movable]

Sale Notice For Sale Of Immovable/ Movable Assets under The Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002 read with Rules 8(6) and 6(2) 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/movable property mortgaged/charged to the secured creditor. Offers are invited in sealed cover so as to reach the Authorized Officer for the sale of the following properties in the possession of the bank on "As is Where is", "As is What is", and "Whatever there is" towards the recovery of its secured debts with interest, costs, charges etc. from borrowers as stated here under.

(O/s Amt.As on Dt. 30/06/2025 and from due there on)

Sr.No.	Loan A/c No. /Borrower's	Guarantor's	O/s. Amt.
1	00561120729018 / Ramdev PVC Prop.Mr.Mahendrakumar Bharatbhai Pandya	(1) Mr. Mahendrakumar Bharatbhai Pandya (Sr. No.2 to 3), (2) Mr. Vishalbhai Labhubhai Bagdia (Sr. No.1 & 3), (3) Mr. Chirag Labhubhai Bagdia (Sr. No.1 to 2),	Rs.4,33,62,253.70
2	00561120728978 / Ramdev PVC Pipe Prop. Mr. Vishalbhai Labhubhai Bagdia	(4) Mrs. Vanitaben Mahendrakumar Pandya (5) Mr. Jagdishbhai Jerambhai Kalsariya (6) Mr. Bhaveshbhai Jerambhai Kalsariya (7) Mr. Amitkumar Himatbhai Dhanani (8) Mr. Karshanbhai Dharamshibhai Bagadiya (9) Mr. Chhaganbhai Fulabhai Sangani	Rs.4,40,71,118.50
3	00561120728989 / Ramdev PVC Product Prop. Mr. Chirag Labhubhai Bagdia		Rs.4,33,36,108.50

Description of Immovable Property : Property (1) All the pieces and parcel of the open N.A. Land bearing Block No.218, Revenue Survey No.228 and admeasuring 8443.00 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlements At-Village-Mahuvej, Ta.-Mangrol, Dist.-Surat. Name of Mahendrakumar Bharatbhai Pandya and Boundaries are as follows. East - Block No.219, West - Open Land, North - Open Land, South - Internal Road.

Reserve Price Rs.1,82,89,162.00 Amt. of Deposit (EMD) Rs. 18,28,916.00 Bid increase Amt. Rs.1,00,000.00

Property : (2) All the pieces and parcel of the constructed property bearing Revenue Survey No.736 & 737 and admeasuring 10821.00 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlements At-Village - Tarsadi, Opp. Piramal Glass Factory, Ta.- Mangrol, Dist.- Surat. Name of Mahendrakumar Bharatbhai Pandya & Vanitaben Mahendrabhai Pandya and Boundaries are as follows. East - Road, West - Revenue Survey No. 679, North - Revenue Survey No. 735 & 731, South - Revenue Survey No. 679

Reserve Price Rs.3,92,85,825.00 Amt. of Deposit (EMD) Rs.39,28,582.00 Bid increase Amt. Rs.1,00,000.00

Property : (3) All the pieces and parcel of the constructed property bearing Plot No. 30 and admeasuring 81.72 sq.mts and with all related rasuka usage including inside and outside rights ,interests and entitlements of ASTHA VILLA ROW HOUSE, Part-A, Consisting a part of Revenue Block No. 352, 367 & 369 Village - Umara, Sub-Dist.-Tal.-Olpad, Dist. - Surat. Name of Chirag Labhubhai Bagadiya and Boundaries are as follows. East - Road, West - C.O.P., North - C.O.P., South - Road-Plot No.29.

Reserve Price Rs.8,82,000.00 Amt. of Deposit (EMD) Rs. 88,200.00 Bid increase Amt. Rs.10,000.00

Property : (4) All the pieces and parcel of the constructed property bearing Plot No. 31 and admeasuring 54.55 sq.mts. and with all related rasuka usage including inside and outside rights ,interests and entitlements of ASTHA VILLA ROW HOUSE, Part-A, Consisting a part of Revenue Block No. 352, 367 & 369 village -Umara, Sub-Dist.-Tal.-Olpad, Dist. - Surat. Name of Chirag Labhubhai Bagadiya and Boundaries are as follows. East - Road, West - Plot No.32, North - C.O.P., South - Road.

Reserve Price Rs.5,90,000.00 Amt. of Deposit (EMD) Rs.59,000.00 Bid increase Amt. Rs.10,000.00

Property (5) All the pieces and parcel of the constructed property bearing Plot No. 32 and admeasuring 66.43 sq.mts. and with all related rasuka usage including inside and outside rights ,interests and entitlements of ASTHA VILLA ROW HOUSE, Part-A, Consisting a part of Revenue Block No. 352, 367 & 369 village - Umara, Sub-Dist.-Tal.-Olpad, Dist.- Surat. Name of Chirag Labhubhai Bagadiya and Boundaries are as follows. East - Plot No.31, West - Plot No.33, North - C.O.P., South - Road.

Reserve Price Rs.7,20,000.00 Amt. of Deposit (EMD) Rs.72,000.00 Bid increase Amt. Rs.10,000.00

Property : (6) All the pieces and parcel of the constructed property bearing Plot No. 33 and admeasuring 102.22 sq.mts. and with all related rasuka usage including inside and outside rights ,interests and entitlements of ASTHA VILLA ROW HOUSE, Part-A, Consisting a part of Revenue Block No. 352, 367 & 369 village - Umara, Sub-Dist.-Tal.-Olpad, Dist. - Surat. Name of Chirag Labhubhai Bagadiya and Boundaries are as follows. East - Plot No.32, West - C.O.P., North - C.O.P., South - Road.

Reserve Price Rs.11,02,500.00 Amt. of Deposit (EMD) Rs.1,10,250.00 Bid increase Amt. Rs.10,000.00

Sr.No.	Loan A/c No. /Borrower's	Partner/Guarantor's	O/s. Amt.
4	01961260092773 / LAP LIFE STYLE LLP	Partner(s): (1) Lap Developers Private Limited (Shree Lap Multiverse Pvt.Ltd) (Guarantor) (2) Mr. Omprakash Punamchand Soni (3) Mr. Pareshbhai Hasmukhlal Patel (Guarantor) (4) Mrs. Varshaben Pareshbhai Patel (5) Mr. Pinakin Mangubhai Patel (6) Mr. Rupeshkumar Mangubhai Patel Guarantor(s): (1) Mr. Kalpesh Nathubhai Patel (2) Mr. Kirankumar Sureshbhai Maisuria	Rs.11,83,02,911.00

Description of Immovable Property : Property (1) All The pieces and parcel of the constructed property bearing Shop No. G-8 & G-9 and built up area admeasuring 178.87 sq.mts with all Rasuka usage including inside and outside rights, interests and entitlements of DEEPAKAMAL MALL & MULTIPLEX, consisting a part of Revenue survey No.44, Block No.72, T.P.S. No.38 (Nana Varachha) F.P. No. 34/1 Paiky sub plot No.2, Village - Nana Varachha, Sub-Dist.-Tal.-City-Surat, Dist. -Surat. Regd. Sale Deed No.3057 Dt. 19/03/2019 and Deed of Confirmation No. 4605 Dt. 25/04/2019 in the name of Lap Developers Pvt. Ltd. (Shree Lap Multiverse Pvt. Ltd.) and Boundaries are as follows. East :- Shop No.10 , West :- Shop No.7, North :- Marginal space, South :- Atrium

Reserve Price Rs.2,81,64,915.00 Amt. of Deposit (EMD) Rs.28,16,491.00 Bid increase Amt. Rs.1,00,000.00

Property : (2) All The pieces and parcel of the constructed property bearing Shop No.G-10 & G-11 and built up area admeasuring 165.48 sq.mts with all Rasuka usage including inside and outside rights ,interests and entitlements of DEEPAKAMAL MALL & MULTIPLEX, consisting a part of Revenue survey No.44, Block No.72, T.P.S. No.38 (Nana Varachha) F.P. No. 34/1 Paiky sub plot No.2, Village - Nana Varachha, Sub-Dist.-Tal.-City-Surat, Dist. -Surat. Regd. Sale Deed No.3058 Dt.19/03/2019 and Deed of Confirmation No. 4606 Dt. 25/04/2019 in the name of Lap Developers Pvt. Limited (Shree Lap Multiverse Pvt. Ltd.) and Boundaries are as follows. East :- Passage, West :- Shop No.9, North :- Marginal space, South :- Atrium

Reserve Price Rs.2,60,56,647.00 Amt. of Deposit (EMD) Rs.26,05,664.00 Bid increase Amt. Rs.1,00,000.00

Sr.No.	Loan A/c No. /Borrower's	Guarantor's	O/s. Amt.
5	01461080287997 (1) Varshaben Pareshbhai Patel (2) Pareshbhai Hasmukhlal Patel	(1) Kalpesh Nathubhai Patel	Rs.34,76,957.00

Description of the Movable Property : Motor Car Vehicle - Volvo Model No.- S90 D4, Chassis No.- YV1PSA8ADH1009108 Engine No.-1838865, Reg.No.- GJ05RB4689 Name of Mrs. Varshaben Pareshbhai Patel.

Reserve Price Rs.16,20,000.00 Amt. of Deposit (EMD) Rs.1,62,000.00 Bid increase Amt. Rs.25,000.00

***For terms and conditions of the sale, refer to the bank's website www.varachhabank.com and also view the sale advertisement.**

(1) Inspection time of all the above properties: Date 19/07/2025 from 11:00 AM to 4:00 PM (2) Last date for submission of tender/offer till Date 24/07/2025 till 4:00 PM (3) Statutory notice of sale to borrowers/guarantors as per SARFAESI Act for 15 days (4) As per Income Tax Act, if the sale proceeds is Rs. 50.00 lakhs or more, than, 1% TDS has to be deducted on the sale price by the buyer or bidder (5) For further inquiries and tender form, Authorized Officer, Shri Shailesh L. Bhut (9377742266) 3rd Floor, Recovery Department, Registered Office, Surat can be contacted. (6) Date, Time and Place of Opening the Tenders: Dt.30/07/2025 4:00 PM The Varachha Co-op. Bank Ltd., R.O.: 5th Floor "Sahakar Bhavan", Opposite, Rushikesh Township, Near Vraj Chowk, Sarhana Jakatnaka, Surat- 395013.

Note : *Subject to National Company Law Tribunal and DRT *Any other encumbrances is not known to the bank.

Date:- 10/07/2025 Place :- Surat. Authorized Officer, The Varachha Co.Op. Bank Ltd., Surat.