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ana, Dist. Surat - 394305  
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**Bank of Baroda** under the  
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**Adjoining Plot No 35**  
; **BANK OF BARODA,**  
**ilthan Branch, Surat.**

at Vatika, Nh 48,  
ana, Dist. Surat - 394305  
Ph. No. 02622 281101

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**Bank of Baroda** under the  
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## 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 Properties**

Sale Of Assets in possession Of Bank Under The Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002 read with Rules 8(6) and 9(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 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 property in the possession of the bank on "As is where is basis" & "Whatever there is basis" towards the recovery of its secured debts with interest costs, charges etc. from borrowers as stated here under.

Sr.No.	Loan A/c No./Borrower's/Guarantor's	O/s Amt. As on Dt.
1	(1) 00761260453831 (2) 00761180443707 (3) 00761180443718 (4) 00761180443729 / <b>Dream Digital</b> Partner(s): (1) Mr. Dipakbhai Laxmanbhai Butani (Guarantor), (2) Mr. Bhavik Jaysukhbhai Gajera (Guarantor), (3) Mrs. Mayuri Bhavikkumar Gajera (Guarantor), and Guarantor(s) (1) Mr. Dineshbhai Maganbhai Butani, (2) Mr. Vrajlal Madhubhai Ramoliya, (3) Mr. Kanubhai Devjibhai Gajera	<b>Rs.2,25,48,986/-</b>
<p><b>Description of Property :</b> Property (1) All the pieces and parcel of the constructed property bearing Plot No.17, C-Type, and admeasuring 379.62 sq.mts. and with all related rasuka usage including inside and outside rights ,interests and entitlement of Sahjanand Bunglows, consisting a part of Revenue Survey No.9/1, &amp; 9/2, Block No.4/B, Sub Plot No.1, New Block No.561 of Village : Kosmada, Sub-Dist.-Tal. Kamrej, Dist. Surat. Regd. Sale Deed No. 26707 Dated 06/12/2017 in the name of Mr. Dineshbhai Maganbhai Butani Boundaries are as follows. <b>East :</b> Block No. 17/2 <b>West :</b> Plot No. 18, <b>North :</b> Plot No. 16, <b>South :</b> Sub-Plot No.-2,</p> <p style="text-align: center;"><b>Reserve Price Rs.1,51,85,000/- Amt. of Deposit (EMD) Rs.15,18,500/- Bid increase Amt. Rs.1,00,000/-</b></p> <p>Property : (2) All the pieces and parcel of the constructed property bearing Plot No.47, F-Type, and admeasuring 161.68 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlement of Divine Homes, consisting a part of Revenue Survey No. 168, Block No.164/47 of Village : Kamrej, Sub-Dist.-Tal. Kamrej, Dist. Surat. Regd.Sale Deed No.26705 Dated 06/12/2017 in the name of Mr. Dineshbhai Maganbhai Butani Boundaries are as follows. <b>East :-</b> Internal Road, <b>West :-</b> Plot No. 60, <b>North :-</b> Plot No. 48, <b>South :-</b> Plot No. 46,</p> <p style="text-align: center;"><b>Reserve Price Rs.65,35,000/- Amt. of Deposit (EMD) Rs.6,53,500/- Bid increase Amt. Rs.1,00,000/-</b></p> <p>Property : (3) All the pieces and parcel of the constructed property bearing Plot No. 153, C-Type, and admeasuring 82.83 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlement of Sahjanand Residency, consisting a part of Revenue Block No.110 of Village : Koli Bharthana, Sub-Dist.-Tal. Kamrej, Dist. Surat. Regd. Sale Deed No. 27314 Dated 14/12/2017 in the name of Mr. Dipakbhai Laxmanbhai Butani Boundaries are as follows. <b>East :-</b> Block No.134, <b>West :-</b> Internal Road, <b>North :-</b> Block No.101, <b>South :-</b> Plot No. 152,</p> <p style="text-align: center;"><b>Reserve Price Rs.11,95,000/- Amt. of Deposit (EMD) Rs.1,19,500/- Bid increase Amt. Rs.25,000/-</b></p> <p>Property : (4) All the pieces and parcel of the constructed property bearing Plot No. 165, D-Type, and admeasuring 62.88 sq.mts. and with all related rasuka usage including inside and outside rights, interests and entitlement of Sahjanand Residency, consisting a part of Revenue Block No.110 of Village : Koli Bharthana, Sub-Dist.-Tal. Kamrej, Dist. Surat. Regd. Sale Deed No. 27313 Dated 14/12/2017 in the name of Mr. Dipakbhai Laxmanbhai Butani Boundaries are as follows. <b>East :-</b> Plot No. 164, <b>West:-</b> Internal Road, <b>North :-</b> Plot No. 166, <b>South :-</b> Internal Road,</p> <p style="text-align: center;"><b>Reserve Price Rs.11,65,000/- Amt. of Deposit (EMD) Rs.1,16,500/- Bid increase Amt. Rs.25,000/-</b></p>		
<b>Inspection of Property (Sr. No.1) Property (1) to (4) Dt. 19/04/2024 &amp; Time 11: 00 A.M. to 4:00 P.M.</b>		
2	01961260092773 / <b>LAP LIFE STYLE LLP</b> Partner(s): (1)Lap Developers Private Limited (Shree Lap Multiverse Pvt.Ltd) (Mortgager & 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	<b>Rs.10,05,02,677/-</b>
<p><b>Description of Property :</b> Property (1) All The pieces and parcel of the constructed property bearing Shop No. G-8 &amp; G-9 and built up area admeasuring 178.87 sq.mts with all Rasuka usage including inside and outside rights, interests and entitlements of DEEPKAMAL MALL &amp; 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. <b>East :-</b> Shop No.10, <b>West :-</b> Shop No.7, <b>North :-</b> Marginal space, <b>South :-</b> Atrium</p> <p style="text-align: center;"><b>Reserve Price Rs.3,47,71,500/- Amt. of Deposit (EMD) Rs.34,77,150/- Bid increase Amt. Rs.5,00,000/-</b></p> <p>Property : (2) All The pieces and parcel of the constructed property bearing Shop No.G-10 &amp; G-11 and built up area admeasuring 165.48 sq.mts with all Rasuka usage including inside and outside rights ,interests and entitlements of DEEPKAMAL MALL &amp; 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. <b>East :-</b> Passage, <b>West :-</b> Shop No.9, <b>North :-</b> Marginal space, <b>South :-</b> Atrium</p> <p style="text-align: center;"><b>Reserve Price Rs.3,21,68,700/- Amt. of Deposit (EMD) Rs.32,16,870/- Bid increase Amt. Rs.5,00,000/-</b></p>		
<b>Inspection of Property (Sr. No.2) Property (1) to (2) Dt. 20/04/2024 &amp; Time 11: 00 A.M. to 4:00 P.M.</b>		
3	(1) 01461120338318, 01461260307273 / <b>Diksha Filament</b> - Prop. Kinjal Sandipkumar Patel, (2) 01461120338317, 01461260307274 / <b>Diksha Wavetech</b> - Prop. Sandipbhai Manilal Patel, (3) 01461120338316, 01461260307272 / <b>Ram Textile</b> - Prop. Kevalben Mehulbhai Lakhani, (4) 01461120338315, 01461260307271 / <b>Ram Filament</b> - Prop. Satishbhai Devrajbhai Lakhani, Guarantor(s): (1)Mr. Hirenbhai Narshibhai Ghori (Sr. No.1 to 4), (2) Mr. Jitendra Bhimjibhai Avaiya (Sr. No.1 to 4) (3) Sandipbhai Manilal Patel (Sr. No.1,3 & 4), (4) Mrs.Kevalben Mehulbhai Lakhani (Sr. No.1,2 & 4), (5) Mr. Satishbhai Devrajbhai Lakhani (Sr. No.1 to 3)	<b>Rs.3,19,95,476/-</b>
<p><b>Description of Property :</b> Property (1) <b>Mr.Sandipbhai Manilal Patel</b> :-All the pieces and parcel of the constructed property bearing Plot No.218 (As Per Passing Plan Unit No. 25-A Type Paiky Sub Plot No.1), and admeasuring 185.95 sq.mts. of Astha Industrial Estate-Part 1, B/h. Mansi Industrial Estate, N.H.No.8, consisting a part of Revenue Block No. 170 Paiky 2, 177,178 &amp; 179, of Village: New Pardi, Sub-Dist.-Tal.Kamrej, Dist. Surat. Boundaries are as follows. <b>East :-</b> Plot No.219, <b>West :-</b> Internal Road, <b>North :-</b> Plot No. 217, <b>South :-</b> Internal Road.</p> <p>Property : (2) <b>Mr.Satishbhai Devrajbhai Lakhani</b> :-All the pieces and parcel of the constructed property bearing Plot No.219 (As Per Passing Plan Unit No. 25-A Type Paiky Sub Plot No.2) and admeasuring 158.05 sq.mts. of Astha Industrial Estate-Part 1, B/h. Mansi Industrial Estate, N.H.No.8, consisting a part of Revenue Block No. 170 Paiky 2, 177,178 &amp; 179 of Village: New Pardi, Sub-Dist.-Tal. Kamrej, Dist. Surat. Boundaries are as follows. <b>East :-</b> Plot No.220, <b>West :-</b> Plot No. 218, <b>North :-</b> Plot No. 216, <b>South :-</b> Internal Road.</p> <p>Property : (3) <b>Mrs.Kevalben Mehulbhai Lakhani</b> :-All the pieces and parcel of the constructed property bearing Plot No.220 (As Per Passing Plan Unit No. 25-A Type Paiky Sub Plot No.3) and admeasuring 158.05 sq.mts. of Astha Industrial Estate-Part 1, B/h. Mansi Industrial Estate, N.H.No.8, consisting a part of Revenue Block No. 170 Paiky 2, 177,178 &amp; 179 of Village: New Pardi, Sub-Dist.-Tal.Kamrej, Dist. Surat. Boundaries are as follows. <b>East :-</b> Plot No.221, <b>West :-</b> Plot No. 219, <b>North :-</b> Plot No.215, <b>South :-</b> Internal Road.</p> <p>Property : (4) <b>Mrs.Kevalben Mehulbhai Lakhani</b> :-All the pieces and parcel of the constructed property bearing Plot No.221 (As Per Passing Plan Unit No. 25-A Type Paiky Sub Plot No.4) and admeasuring 158.05 sq.mts. of Astha Industrial Estate-Part 1, B/h. Mansi Industrial Estate, N.H.No.8, consisting a part of Revenue Block No. 170 Paiky 2, 177,178 &amp; 179 of Village: New Pardi, Sub-Dist.-Tal.Kamrej, Dist. Surat. Boundaries are as follows. <b>East :-</b> Plot No.222, <b>West :-</b> Plot No. 220, <b>North :-</b> Plot No.214, <b>South :-</b> Internal Road.</p> <p style="text-align: center;"><b>Sr. No.3 Property (1)to(4) : Reserve Price Rs.2,24,93,000/- Amt. of Deposit (EMD) Rs.22,49,300/- Bid increase Amt. Rs.1,00,000/-</b></p>		
<b>Inspection of Property (Sr. No.3) Property (1) to (4) Dt. 18/04/2024 &amp; time 11: 00 A.M. to 4:00 P.M.</b>		
<b>*For terms and conditions of the sale, refer to the bank's website www.varachhabank.com and also view the sale advertisement.</b>		
<p>(1) Inspection of property as per given time and date (2) Last Date for offer submission of tender : 04/05/2024 &amp; time up to 4:00 P.M. (3) 30 days Statutory Sale notice as Sarfaesi Act to the Borrower, Guarantors &amp; Mortgagor. (4) For further inquiries and tender form, one can contact Authorized Officer, Shri Shailesh L. Bhat (9377742266) at Third Floor, Recovery Department, Registered Office, Surat. (5) Date, Time &amp; Place of Opening the tenders :15/05/2024 4:00 PM, at The Varachha Co-op. Bank Ltd., R.O: 5th Floor " Sahkar Bhavan", Opp. Rushikesh Township, Near Vraj Chowk, Sarhana Jakatnaka, Surat- 395013. Note : *Subject to Debt Recovery Tribunal *Any other encumbrances is not known to the bank.</p>		
Date:- 05/04/2024 Place :- Surat.		Authorized Officer, The Varachha Co.Op. Bank Ltd., Surat.