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Union Bank

of India

भारत सरकार (जो सरकार) - A Government of India Undertaking

STRESSED ASSET MANAGEMENT BRANCH-MUMBAI,

Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-400 001. E-Mail : samvmumbai@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (b) / Rule 9(1) / Rule 6 (2) 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/ movable properties mortgaged / charged / hypothecated 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 **29.08.2025 from 12:00 p.m. to 05:00 p.m.**, for recovery of respective amount, due to Union Bank of India (Secured Creditor) from the respective Borrower(s) & Guarantor(s) as mentioned below. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE & TIME OF AUCTION : 29.08.2025, FROM 12:00 P. M. TO 05:00 P. M

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/S BHADRESH AGRO VENTURE LTD., 2. MR. BHADRESH VASANTRAI MEHTA, 3. MR. PARTH BHADRESH MEHTA, 4. M/S BRITEX COTTON INTERNATIONAL LTD., 5. Estate of the deceased ALPESHKUMAR PASHABHAI AMIN represented by: - Mrs. Anjanabai, Wife of Late. Alpesh Pashabhai Amin, Ms. Amin Krina Alpeshbhai, Daughter of Late. Alpesh Pashabhai Amin.

Amount Due : Total Secured Debt - Rs. 151,47,82,008.33 (Rupees One Hundred Fifty-One Crore Forty-Seven Lacs Eighty-Two Thousand Eight and Thirty-Three Paise Only) as on 31-07-2024 as per demand notice date 31-08-2024 plus further interest, cost & expenses thereon.

Property No. 1 :- All the part & parcel of immovable property being Residential and Commercial Use Non-Agricultural land bearing Revenue Survey No. 1013/1, 1013/2 and 1014 total admeasuring 19,222 sq. mtrs. of T.P.S. no. 3 (Dehgam) and Final Plot No. 60 land admeasuring 11487 sq.mtrs. along with construction will be built in present and future thereon i.e. (1) 46 Commercial Units on Ground Floor (Hollow Plinth) (2) 44 Residential Units on First Floor (3) 44 Residential Units on Second Floor (4) 44 Residential Units on Third Floor (5) 44 Residential Units on Fourth Floor (6) 44 Residential Units on Fifth Floor thus 46 commercial units and 220 residential units in Block No. A+B, C+D, E, F, H & I (As per plan and permission approved by AUDA on 30.10.2015) to be constructed in a scheme known as "Madina Heights" situate at Moje-Dehgam, Taluka-Dehgam, Dist. Gandhinagar in the name of Late. Amin Alpeshkumar Pashabhai.

SYMBOLIC POSSESSION

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 10,78,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

For Further Details Contact :- (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Dhurandhar Ram at Mob No. 7800003631

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/S. BRITEX COTTON INTERNATIONAL LTD., 2. MR. BHADRESH VASANTRAI MEHTA (DIRECTOR/ GUARANTOR), 3. MR. PARTH BHADRESH MEHTA (DIRECTOR/ GUARANTOR), 4. M/S PRATIBHA HOTELS PVT LTD., 5. MRS. HEENA BHADRESH MEHTA

Amount Due : Total Secured Debt - Rs. 166,38,16,040.31 (Rupees One Hundred Sixty-Six Crores Thirty-Eight Lacs Sixteen Thousand Forty and Thirty-One Paise Only) as per demand notice dated 25-07-2024 with further interest, cost & expenses.

Property No. 2 :- Immovable property i.e. Shop Nos. 11 & 12 having

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorized Officer- Mr. Dhurandhar Ram - 7800003631

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/S. GOKUL SUGAR INDUSTRIES LTD. (Currently under CIRP as per the provisions of IBC,2016), 2. SHRI SIDDHARAM SATLINGAPPA MHETRE, 3. SMT. USHA BHAGWAN SHINDE, 4. SMT. LAXMI GANPAT SHINDE, 5. ESTATE OF LATE. BHAGWAN DATTATRAYA SHINDE, REPRESENTED BY: - (i) SMT. USHA BHAGWAN SHINDE (WIFE) & OTHERS., (ii) SMT. GEETA SINDE (DAUGHTER) & OTHERS., 6. ESTATE OF LATE. SUVARNA S. MHETRE, REPRESENTED BY: - (i) SHRI SIDDHARAM SATLINGAPPA MHETRE (HUSBAND) & OTHERS., (ii) SHRI SHIVRAJ SIDDHARAM MHETRE (SON) & OTHERS., 7. ESTATE OF LATE. ANJANABAI DATTATRAYA SHINDE, REPRESENTED BY: - (i) SHRI GOKUL DATTATRAYA SHINDE (SON) & OTHERS., (ii) SHRI GANPAT DATTATRAYA SHINDE (SON) & OTHERS., 8. SHRI GOKUL DATTATRAYA SHINDE, 9. SHRI DATTA @ DATTATRAYA BALBHIM SHINDE, 10. SHRI GANPAT DATTATRAYA SHINDE, 11. SHRI SHIVRAJ SIDDHARAM MHETRE, 12. SMT. KALPANA GOKUL SHINDE, 13. SMT. PRITI DATTA SHINDE, 14. SHRI DHIRAJ GOKUL SHINDE, 15. SHRI KAPIL BALBHIM SHINDE, 16. ESTATE OF LATE. BALBHIM DATTATRAYA SHINDE, REPRESENTED BY: - (i) SHRI KAPIL BALBHIM SHINDE & OTHERS., (ii) SHRI DATTA @ DATTATRAYA BALBHIM SHINDE & OTHERS

Amount Due : Total Secured Debt - Rs. 28,57,66,447.55 (Rupees Twenty-Eight Crores Fifty-Seven Lacs Sixty-Six Thousand Four Hundred Forty-Seven and Fifty-Five Paise Only) as per demand notice dated 24-12-2024 with further interest, cost & expenses.

Property No. 4 :- Two Open Plots admeasuring 463 sq. mtrs: each equivalent to 926 sq. yards situated at Plot No. 21 and 22, TP No. 4, Cross Road, Solapur, Maharashtra in the name of Shri Shivraj Siddharam Mhetre (Under Symbolic Possession)

• Encumbrances, if any known to the Bank : Nil
• Reserve Price : Rs. 3,86,10,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

Property No. 5 :- Flat No. 1 (in the name of Shri Kapil Balbhim Shinde) & Flat No. 2 (in the name of Shri Dhiraj Gokul Shinde) at Second floor of Monalisa Chambers, City Survey No. 8517/A/2 at Murarji Peth, near

Name of the Borrower, Co-Applicant & Guarantor :- 1. M/S. BRITEX COTTON INTERNATIONAL LTD., 2. MR. BHADRESH VASANTRAI MEHTA (DIRECTOR/ GUARANTOR), 3. MR. PARTH BHADRESH MEHTA (DIRECTOR/ GUARANTOR), 4. M/S/ PRATIBHA HOTELS PVT LTD., 5. MRS. HEENA BHADRESH MEHTA

Amount Due : Total Secured Debt - Rs. 166,38,16,040.31 (Rupees One Hundred Sixty-Six Crores Thirty-Eight Lacs Sixteen Thousand Forty and Thirty-One Paise Only) as per demand notice dated 25-07-2024 with further interest, cost & expenses.

Property No. 2 :- Immovable property i.e. Shop Nos. 11 & 12 having area adm. Sq. Ft. 520-00 situated on Ground Floor & 8 rooms and conference hall situated on Second Floor, 8 rooms situated on Third Floor, 8 rooms situated on Fourth Floor, 8 rooms situated on Fifth Floor, 8 rooms situated on Sixth Floor having area adm. Sq. Ft. 14177-00, Sq. Mts. 1317-09 of the building known as "HOTEL ADITYA" - part of Lakhani Commercial Complex situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2905 to 2922 in the area known as Bhupendra Road, Opp. Rajshri Cinema, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. Boundaries of Shop Nos. 11 & 12 - North: Property of Chaitanya Shopping Centre, South: Entry of both Shops & Common Passage, East: Stair of this Building & West: Shop No. 13. Boundaries of Second to Sixth Floor - North: Common Passage, Lift & Stair. Chaitanya Shopping Centre, South: Bhupendra Road, East: Other's Property & West: Tenanted Property & Public Road. **(Under Symbolic Possession, Order under Section 14 of the SARFAESI Act has been obtained, in process to take physical possession of the property)**

SYMBOLIC POSSESSION

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 3,08,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

Property No. 3 :- Immovable property i.e. Shop Nos. 11/A, 11/B, 12/A, 12/B, 13/A, 13/B, 14, 15, 16, 17 & 18 having area adm. Sq. Ft. 1949-40, Sq. Mts. 181-11 situated on the lower level floor and Shop Nos. 4 to 7-B, 8-A, 8-B, 9-A and Shop Nos. 2-A, 2-B, 3-A & 3-B North facing shops attached to Hotel Aditya Building with Mezz. R.C.C. (slab used as office and coffee shop) having super built-up area adm. Sq. Ft. 1821-90, Sq. Mts. 169-26 situated on the upper level floor, aggregate area of upper & lower level shops adm. Sq. Ft. 3770-50, Sq. Mts. 350-37 of the building known as "CHAITANYA SHOPPING CENTRE" situated on the land of City Survey Ward No. 1, City Survey Ward Nos. 2900 to 2904, 2899, 2923, 1373 paikie in the area known as Bhupendra Road, Rajkot city in the state of Gujarat in the name of M/s Pratibha Hotels Private Limited. Boundaries of Shop Nos. 11/A, 11/B, 12/A, 12/B, 13/A & 13/B:- North : Other's Property, South : Chaitanya Shopping Centre's Open Chowk, East : Chaitanya Shopping Centre's upper level Stair & West: Open Margin and Sangarva Chowk-Rajshri Cinema Road. Boundaries of Shop Nos. 14, 15, 16 & 17:- North: Other's Property, South: Hotel Aditya, East: Other's Property & West: Chaitanya Shopping Centre's Open Chowk. Boundaries of Shop No. 18:- North: Chaitanya Shopping Centre Open Chowk, South: Hotel Aditya, East: Chaitanya Shopping Centre's Open Space & West: Chaitanya Shopping Centre's Remp Part. Boundaries of Shop Nos. 4 to 7:- North: Stair, South: Toilet, East: Other's Property & West: Common Passage. Boundaries of Shop Nos. 8-A, 8-B, 9-A:- North - Other's Property, South - Common Passage, East - Common Passage & West - Shop No. 9-B. Boundaries of Shop Nos. 2-A, 2-B, 3-A & 3-B attached to Hotel Aditya Building:- North - Common Passage, South - Hotel Aditya Building, East - Shop No. 4 & West Shop No. 1-B. **(Under Symbolic Possession, Order under Section 14 of the SARFAESI Act has been obtained, in process to take physical possession of the property)**

SYMBOLIC POSSESSION

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 1,81,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

Property No. 4 :- Two Open Plots admeasuring 463 sq. mtrs. each equivalent to 926 sq. yards situated at Plot No. 21 and 22, TP No. 4, Cross Road, Solapur, Maharashtra in the name of Shri Shivraj Siddharam Mhetre **(Under Symbolic Possession)**

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 3,86,10,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

Property No. 5 :- Flat No.1 (in the name of Shri Kapil Balbhim Shinde) & Flat No. 2 (in the name of Shri Dhiraj Gokul Shinde) at Second floor of Monalisa Chambers, City Survey No. 8517/A/2 at Murarji Peth, near Luck Chowk, Solapur **(Under Symbolic Possession)**

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 1,12,20,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

Property No. 6 :- Flat No. D-1, admeasuring 828.00 sq.ft., First floor, Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur in the name of Late. Balbhim Dattatraya Shinde **(Under Symbolic Possession)**

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 39,02,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

Property No. 7 :- Flat No. D-5, admeasuring 828.00 sq.ft., Second floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur in the name of Smt. Priti Datta Shinde **(Under Symbolic Possession)**

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 39,02,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

Property No. 8 :- Flat No. D-6 & Flat No. D-7, admeasuring 828.00 sq.ft. each at Second floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur in the name of Shri Datta @ Dattatraya Balbhim Shinde **(Under Symbolic Possession)**

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 78,03,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

Property No. 9 :- Flat No. D-10 (in the name of Shri Gokul Dattatraya Shinde) & Flat No. D-11 (in the name of Shri Ganpat Dattatraya Shinde), admeasuring 828.00 sq.ft. each at Third floor of Vidya Vihar Apartment, City Survey No. 8391/15, Railway Line, Off Satrasta Road, Solapur **(Under Symbolic Possession)**

• Encumbrances, if any known to the Bank : Nil

• Reserve Price : Rs. 78,03,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 05.08.2025

For Further Details Contact : (During Office Hours) :- File Handling Officer & Authorised Officer - Mr. Manish Kumar Sinha at Mob No. 8882527394.

**DATE & TIME OF E-AUCTION FOR PROPERTY / IES
29.08.2025 AT 12.00 P. M. TO 05.00 P. M.**

For detailed terms and condition of the sale, please refer to the link provided in <https://www.unionbankofindia.co.in> & <https://baanknet.com>

The Online E-Auction will be held through <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes.