



OCEANIC FOODS LIMITED

Reg. Off.: Opp. Brooke Bond Factory (Hindustan Unilever Ltd.), Pandit Nehru Marg, JAMNAGAR-361 002, GUJARAT, INDIA.
Phone : +91-288-2757355 / 2757366 / 2757333
E-mail : enquiry@oceanicfoods.com / sales@oceanicfoods.com
Website : www.oceanicfoods.com • CIN : L15495GJ1993PLC019383

Date: 12/08/2025

To,
The Manager,
Listing Department,
BSE Limited,
P. J. Towers, Dalal Street
Mumbai- 400 001.

Sub: Submission of Copies of Newspaper Advertisement

Ref: - Scrip Code: - 540405 - Oceanic Foods Limited

Dear Sir/Madam,

Pursuant to Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith copies of the Unaudited Financial Results of Oceanic Foods Limited for the quarter ended June 30, 2025, published in English language Newspaper and Regional (Gujarati) language newspaper namely Financial Express on August 11, 2025.

This is for your information and records. Kindly acknowledge receipt of the same.

Thanking you,

Yours truly,

For, Oceanic Foods Limited

Ajesh Vinodrai Patel Digitally signed by Ajesh Vinodrai Patel
Date: 2025.08.12 16:11:47 +05'30'

Ajesh Vinodrai Patel
Chairman & Managing Director
DIN 00083536

Documents Enclosed: As above



"Revolutionizing Taste Around The World"



Oceanic Foods Limited

CIN : L15495G/1993PLC019383

Regd. Office: OPP. BROOKE BOND FACTORY, P. N. MARG, JAMNAGAR, GUJARAT, INDIA, 361002

EXTRACT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30TH JUNE, 2025

Sr. No	Particulars	(Rs. in Lacs except EPS)			
		Quarter Ended on	Quarter Ended on	Quarter Ended on	Year Ended
		30-06-2025	31-03-2025	30-06-2024	31-03-2025
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
1	Total Income from operations				
a) Revenue From Operation		4126.86	4413.64	3112.64	14709.73
b) Other Income		0.34	1.34	1.12	9.17
2	Net Profit / (loss) from ordinary activities before tax, exceptional or extra-ordinary items	208.49	203.16	139.63	634.83
3	Net Profit / (loss) from ordinary activities after tax	154.68	150.92	99.07	494.82
4	Net Profit / (loss) for the period after tax (after extraordinary items)	154.68	150.92	99.07	494.82
5	Total Comprehensive Income for the period (comprising profit / (loss) for the period (after tax) and other Comprehensive Income (after tax))	154.02	151.68	96.31	489.96
6	Paid-up equity share capital (Face Value of Rs. 10 per share)	1125.00	1125.00	1125.00	1125.00
7	Other Equity excluding Revaluation Reserve	-	-	-	2742.00
8	Basic and Diluted Earnings per share of Rs. 10/- each	1.37	1.34	0.88	4.40

Note:- The above is an extract of the detailed form of quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015. The full format of Financial Results for the quarter ended 30/06/2025 are available on the Oceanic Foods website i.e. www.oceanicfoods.com as well as on the Company's Website i.e. www.oceanicfoods.com.



For, Oceanic Foods Limited
SD/-
Ajesh Vinodini Patel
Chairman & Managing Director
DIN 00083536

PLACE : Jamnagar
DATE : 11-08-2025



Regional Office – Surat : Shop No. 432-439, Prime Shoppers, Fourth Floor, Udhna Magdalla Road, Vesu, Surat, Gujarat-395007. Email ID: crd.resurat@unionbankofindia.bank
Authorised Officer- Mr. Ramvrat Meena, Mobile Number : 8827433132.

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 6 (b)(9) 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 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 : 29.08.2025 (FRIDAY) FROM 12:00 NOON TO 05:00 PM

Branch Name: Union Bank of India, Surat Parle Point Branch, 116-118, Parle Point Place, Athwa Lines, Parle Point, Surat-395007.
Address & Contact No.: Authorised Officer : Mr. Ramvrat Meena, Mobile Number : 8827433132.

Name of the Borrower & Guarantor(s) : Mrs. Jyotsnaben Dalchand Jain (Borrower Cum Mortgagor), Mrs. Jaytsnaben Dalchand Jain Legal Heir of Late Mr. Dalchand Shankarji Jain (co-borrower), Mr. Chintan Dalchand Jain Legal Heir of Late Mr. Dalchand Shankarji Jain (co-borrower), Mr. Chintan Dalchand Jain Legal Heir of Late Mr. Dalchand Shankarji Jain (co-borrower).
Amount due - Rs. 2,49,064/- as per demand notice dated 24.01.2022 with further interest, cost & expenses.

Property No. 1 :- All the piece and parcels of the immovable property bearing all the rights and interest in Plot No. 302 on 3rd Floor, Adm. about 340.00 Sq. ft. with proportionate undivided share in land below in building known as Shreshth Apartment in Modi Nagar with all the appurtenances pertaining thereto standing on land bearing Plot No. 32, 85 No. 186/2, Block No. 172 lying & being situated at Moje Village - Kathor, Taluka - Karmaj, District - Surat in the name of Mrs. Jyotsnaben Dalchand Jain. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 2,34,000/- • Earnest money to be deposited - Rs. 23,400/-

Name of the Borrower & Guarantor(s) : Mr. Anilkumar Ambhobhai Mistry (Borrower), Mrs. Neelaben Anilkumar Mistry (Co-borrower) & Mr. Bhupendrabhai Chetubhai Mistry (Guarantor).
Amount due - Rs. 11,24,584/- as on 12.03.2020 with further interest, cost & expenses.

Property No. 2 :- All the piece and parcels of the immovable property bearing property No. 818/1 (Gram Panchayat) admeasuring 184.85 Sq. Mts. With all appurtenances pertaining thereto lying, being situated at Khadi Faliya, Garsthan Village - Palasana District - Surat Sub-District Palasana Gujarat in the name of Mr. Anilkumar Ambhobhai Mistry & Mrs. Neelaben Anilkumar Mistry. • Type of Possession - Symbolic Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 32,30,000/- • Earnest money to be deposited - Rs. 3,23,000/-

Name of the Borrower & Guarantor(s) : Mr. Lakshmanchandra Jaydev Mandal (Borrower) & Mr. Sanat Sund Mandal (Guarantor).
Amount due - Rs. 11,07,315.61 as on 15.05.2021 with further interest, cost & expenses.

Property No. 3 :- All the piece and parcels of the immovable property bearing All rights title and interest in Plot No. 5 admeasuring about 475.00 Sq. ft. its equivalent to 14.14 sq. meters & 30.19 sq. meters Bult & area 35.59 sq. meters vide entry as per Surat Municipal Corporation situated on 3rd Floor of Gohelwadi Station along with undivided share in land underneath the said building situated and constructed on land bearing City Survey No 2063 of City Survey No Ward No 9 Situated at Bhagat Area Gopi Shri area of Surat City Sub District Surat City District Surat. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 5,70,000/- • Earnest money to be deposited - Rs. 57,000/-

DATE AND TIME OF E-AUCTION : 29.08.2025 (FRIDAY) FROM 12:00 NOON TO 05:00 PM

This may also be treated as notice u/r 8(b)(9) 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.

For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in Sd/-
For Registration and Login and Bidding Rules visit https://banknet.com (PSB Alliance Pvt. Ltd.) Authorised Officer,
Date : 11.08.2025 Place : Surat (Gujarat) Union Bank of India



Union Bank of India, ARB Surat Branch : Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007.

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 6 (b)(9) 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/hypothecated/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 : 29.08.2025 (FRIDAY) FROM 12:00 PM TO 05:00 PM

Branch Name: Union Bank of India, ARB Surat Branch : Shop No. 432-439, 4th Floor, Prime Shoppers, Udhna Magdalla Road, Vesu, Surat - 395007.
Address & Contact No.: Authorised Officer : Mr. Rahul Kumar, (M) : 9591422480, Branch Contact No. 701695599

Name of the Borrower & Guarantor(s) : Mr. Hirenkumar Rajeshbhai Hipara, Mrs. Anusha Rajeshbhai Hipara & Mr. Alpeshbhai Dhirenbhai Timadaya.
Amount due - Rs. 28,80,008/- as on 04.04.2018 with further interest, cost & expenses.

Property No. 1 :- All the piece and parcel of the immovable property i.e. Plot No. 07, admeasuring 70.76 sq.meter together with undivided proportionate share admeasuring 34.24 sq.mts. in the common road and COP (aggregating admeasuring 105.00 sq.mts.) of the society known and named as "NAVYA RESIDENCY VIBHAG-8" situated on the land bearing Revenue Block No. 302/8 (Old Survey No. 2321, 2332, 2333, 2334/1 and 234/2) of Moje Village Mada, Taluka - Oplad, District - Surat in the name of Mr. Hirenkumar Rajeshbhai Hipara. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 6,66,000/- • Earnest money to be deposited - Rs. 66,600/-

Name of the Borrower & Guarantor(s) : Mr. Sardara Vajubhai Samthali, Mrs. Sardara Rajanben Vajubhai & Mr. Anil Panchabhai Vadi.
Amount due - Rs. 30,75,462/- as on 10.01.2018 with further interest, cost & expenses.

Property No. 2 :- All the piece and parcel of the immovable property i.e. Plot No. 08, admeasuring 70.76 sq.mts together with undivided proportionate share admeasuring 34.24 sq.mts. (aggregating admeasuring 105.00 sq.mts.) of the society known and named as "NAVYA RESIDENCY VIBHAG-8" situated on the land bearing Revenue Block No. 302/8 (Old Survey No. 2321, 2332, 2333, 2334/1 and 234/2) of Moje Village Mada, Taluka - Oplad, District - Surat in the name of Mr. Sardara Vajubhai Samthali, Mrs. Sardara Rajanben Vajubhai & Mr. Anil Panchabhai Vadi. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 6,66,000/- • Earnest money to be deposited - Rs. 66,600/-

Name of the Borrower & Guarantor(s) : Mr. Shreshth Vili (A Partnership firm), Mr. Aprikumar Bhagvanbhai Salia, Mr. Harish Maheshbhai Parbhay, Vishalbhai D. Hensla, Ravi Chandrabhai Managari, Vijay Lalubhai Navada, Mayurbhai Maheshbhai Salia, Maheshbhai Maheshbhai Parbhay.
Amount due - Rs. 3,28,70,379.14 as per demand notice dated 11.05.2021 with further interest, cost & expenses.

Property No. 3 :- All that piece and parcel of immovable property land bearing R/S No. 41, 64/2, Block No. 57, admeasuring Hectar-Are-1-59-85 sq.mts public 4556 sq.mts (as per Village From No. 7/12 Block/Survey No. 57/2, Admeasuring 4856 sq.mts) with all appurtenances pertaining thereto, lying, being situated at Village - Kumbhi, Taluka - Oplad, District - Surat, Sub-Dist Oplad belonging to Shreshth Vili - a partnership firm. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 1,02,87,000/- • Earnest money to be deposited - Rs. 10,28,700/-

Name of the Borrower & Guarantor(s) : Mr. R.J. Technical Fibre, a partnership concern of (1) Mr. Jyeshthbhai Bhanubhai Josalia, (2) Mr. Hirenkumar Jambharani Ranpariya, Mr. Jyeshthbhai Bhanubhai Josalia, Mrs. Anishaben Jyeshthbhai Josalia, Mr. Harish Gordhanbhai Kakadiya, Mrs. Shobhaben Hirenkumar Ranpariya (widow and legal heir of late Mr. Hirenkumar Jambharani Ranpariya), Master Ravi Hirenkumar Ranpariya, inner son and legal heir of late Mr. Hirenkumar Jambharani Ranpariya through his mother and natural guardian Mrs. Shobhaben Hirenkumar Ranpariya), Karmal Mahi Hirenkumar Ranpariya (inner daughter and legal heir of late Mr. Hirenkumar Jambharani Ranpariya) through her mother and natural guardian Mrs. Shobhaben Hirenkumar Ranpariya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 2,64,800/- • Earnest money to be deposited - Rs. 2,64,800/-

Property No. 4 :- All that piece and parcel of the land bearing Plot No. 116, admeasuring about 688.76 sq. yds. i.e. 571.70 sq. yds. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No. 507/2/8 i.e. Block No. 1493 of village Mota, Taluka - Bardoli, District - Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mr. Jyeshthbhai Bhanubhai Josalia. Bounded by - North : AdJ Plot No. 117, East : AdJ Plot No. 145 & West : AdJ Road of Society. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 21,15,000/- • Earnest money to be deposited - Rs. 2,11,500/-

Property No. 5 :- All that piece and parcel of the land bearing Plot No. 117, admeasuring about 586.94 sq. yds. i.e. 490.67 sq. yds. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No. 507/2/8 i.e. Block No. 1493 of village Mota, Taluka - Bardoli, District - Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mrs. Anishaben Jyeshthbhai Josalia. Bounded by - North : AdJ Plot No. 116, South : AdJ Plot No. 118, East : AdJ Plot No. 145 & West : AdJ Road of Society. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 21,15,000/- • Earnest money to be deposited - Rs. 2,11,500/-

Property No. 6 :- All that piece and parcel of the land bearing Plot No. 114, admeasuring about 783.58 sq. yds. i.e. 655.17 sq. yds. of 'Gokulam Farm & Resort' situated at land bearing Revenue Survey No. 507/2/8 i.e. Block No. 1493 of village Mota, Taluka - Bardoli, District - Surat, together with all building and structures constructed thereon together with the building and structures which may hereafter be erected/constructed thereon in the name of Mr. Harish Gordhanbhai Kakadiya. Bounded by - North : AdJ Plot No. 113, East : AdJ Road of Society & West : AdJ Block No. 1492. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 28,44,000/- • Earnest money to be deposited - Rs. 2,84,400/-

Name of the Borrower & Guarantor(s) : Mr. Dineshwar Plastic (Proprietor Mr. Dilipbhai Jagubhai Karatiya), Mr. Bharatbhai Jagubhai Karatiya & Mr. Ganeshbhai Ramjiabhai Dodiya.
Amount due - Rs. 36,73,356.94 as per demand notice dated 04.07.2013 with further interest, cost & expenses.

Property No. 7 :- Residential open plots at Moje Navi Pardi bearing R/S No. 372/2 & 383, Block no 47 Sub plot no 02 'Suryayodh Residency', Plot no 74,75,76,77 near Relief Hotel H No 48 Navi Pardi Taluka Karmaj, Dist - Surat 394150 in the name of Mr. Dilipbhai Jagubhai Karatiya (Plot No. 74) & Mr. Bharatbhai Jagubhai Karatiya (Plot No. 75,76,77). • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 22,05,000/- • Earnest money to be deposited - Rs. 2,20,500/-

Name of the Borrower & Guarantor(s) : Mr. Anam Nani Woven (Partnership Firm), Mr. Chirag Shiva (Partner), Mr. Dhavalkumar Naniabhai Patel (Partner), Mr. Kailashkumar Maganbhai Patel (Partner), Mrs. Prayankaben Chetankumar Bhutani (Partner), Mr. Sanjay Chetankumar Patel, Mrs. Bhuvanaben Bhuvanabhai Patel, Mrs. Ramaben Mulchandbhai Bhutani.
Amount due - Rs. 1,79,19,380.30 as on 10.06.2022 with further interest, cost & expenses.

Property No. 8 :- Commercial Unit situated at Shop No. (a) 4, 5 & 6, First Floor, C. K. Complex, Jay Shri Yogi Co. Op. Housing Society Ltd., Off: Andada, Taluka, Ankleshwar, District: Bharuch, owned by Mrs. Bhuvanaben (B) Bhuvanabhai Patel. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 27,27,000/- • Earnest money to be deposited - Rs. 2,72,700/-

Name of the Borrower & Guarantor(s) : Mr. Balkrishna Enterprises (Proprietorship firm Mrs. Anishaben Alpesh Savaliya), Mr. Anishaben Alpesh Savaliya (Proprietor & Co-Owner), Mr. Alpeshbhai Ramjiabhai Savaliya (Co-Owner).
Amount due - Rs. 71,52,216/- as on 02.06.2017 with further interest, cost & expenses.

Property No. 9 :- All that piece and parcel of immovable property bearing Plot No. 140 and 141 admeasuring 104.05 sq.mts. equivalent to 1120.00 sq. yds. each total admeasuring 208.10 sq.mts. at 'Ottomani Industrial Estate' situated on the land bearing Block No. 13/Part-1 (R/S No. 14) of Village - Bolew, Sub-District Oplad, District - Surat in the name of Mrs. Anishaben Alpesh Savaliya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 14,31,000/- • Earnest money to be deposited - Rs. 1,43,100/-

Name of the Borrower & Guarantor(s) : Mr. Himmatbhai Dhanubhai Kakadiya, Mrs. Ushaben Himmatbhai Kakadiya & Mr. Dineshbhai Vilkhaji Godhani.
Amount due - Rs. 29,06,625/- as on 04.05.2018 with further interest, cost & expenses.

Property No. 10 :- All that piece and parcel of the property Plot No. 80/A admeasuring 70.52 sq.mts. along with undivided proportionate share each admeasuring 45.17 sq.mts. in the common road and COP (aggregating admeasuring 115.69 sq.mts.) of housing society known as "SAKARI RESIDENCY" situated on the land bearing Block No. 286/9/2 (Old Survey No. 207/1, 212 & 213) Moje - Village - Mada, Taluka - Oplad, District - Surat in the name of Mr. Himmatbhai Dhanubhai Kakadiya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 7,35,000/- • Earnest money to be deposited - Rs. 73,500/-

Name of the Borrower & Guarantor(s) : Mr. Sahajanand Interior (A Partnership firm), Mr. Chetankumar Maganbhai Butani, Mrs. Shilpaben Chetankumar Butani, Anil Madhubhai Ramoliya, Vrajil Madhubhai Ramoliya, Mukeshbhai Devrajibhai Josani.
Amount due - Rs. 1,12,93,042.58 as per demand notice dated 05.05.2021 with further interest, cost & expenses.

Property No. 11 :- All that piece and parcel of the property bearing Plot No. 10 "D" type admeasuring 82.97 square metres together with undivided proportionate share in road and COP admeasuring 50.23 square metres total admeasuring 133.20 square metres at "Sakajand Residency" constructed on the land bearing New Block No. 110 total admeasuring 23864 square metres (Block No. 118, 128, 129, 144 and 637) of village - Koli Bhanthana, Sub District Karmaj, District - Surat in the name of Mukeshbhai Devrajibhai Josani. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 13,28,000/- • Earnest money to be deposited - Rs. 1,32,800/-

Name of the Borrower & Guarantor(s) : Mr. Anupama Sanjaybhai B (Borrower), Mrs. Manisha Sanjaybhai Anupama (Co-Borrower) & Mr. Vinodbhai Dhirenbhai Godiya (Guarantor).
Amount due - Rs. 31,58,075.23 as per demand notice dated 30.08.2024 with further interest, cost & expenses.

Property No. 12 :- All that Piece and Parcel Of Immovable Property Of Plot No. 419 (As per KJP Block No. 290/108/419) and Plot No. 420 (As per KJP Block No. 280/107/420) Total 2 Plots of Society known as AKSHAR VILLA near Gm Shikharji, situated on the land bearing R/S No. 234.24 and 246, Block No. 280, Village Shikharji Taluka Karmaj District Surat in the name of Mr. Anupama Sanjaybhai B and Mrs. Manisha Sanjaybhai Anupama. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 21,10,000/- • Earnest money to be deposited - Rs. 2,11,000/-

Name of the Borrower & Guarantor(s) : Mr. Shree Maruti Creation (Prop. Mr. Jyeshthbhai Chandabhai Shethly), Mr. Jyeshthbhai Chandabhai Shethly & Mr. Lalubhai Ushabhai Thummar.
Amount due - Rs. 26,70,544/- as on 31.01.2018 with further interest, cost & expenses.

Property No. 13 :- All that piece and parcel of the immovable property of Plot No. 102, (1st Type) admeasuring area about 66.81 sq. mtrs. respectively together with undivided proportionate share admeasuring 39.01 sq.mtr in the land (aggregating admeasuring 105.92 sq.mtrs.) together with all appurtenances thereto of the housing society known and named as "SWASTIK ROW HOUSE" situated on the land bearing Revenue Survey No. 208, 209, 210 & 214/1, of Block No. 288 of Moje - Village - Kumbhi, Taluka - Oplad, District - Surat. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 6,15,000/- • Earnest money to be deposited - Rs. 61,500/-

Name of the Borrower & Guarantor(s) : Mr. Pravinbhai Harshadbhai Jagani (Borrower), Mr. Nitinbhai Pravinbhai Jagani (Borrower), Mr. Narendrabhai Pravinbhai Jagani (Guarantor).
Amount due - Rs. 34,60,898/- as per Demand Notice dated 01.10.2016 plus further interest, cost and expenses.

Property No. 14 :- EMG of Plot No. 8, 125, admeasuring area 74.31 sq. Meters of Shree Shweta Laksanali Co. Op. Housing Society, situated on the land bearing Revenue Survey No. 207, Block No. 165 of Moje Village Lakshana, Tal. Karmaj, District - Surat in the name of Mr. PRATIBHAI HARSHADBHAI JAGANI and bounded as follows: North: AdJ Plot No. 137, South: Society Road, East: AdJ Plot No. A-126, West: Khadi. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 40,80,000/- • Earnest money to be deposited - Rs. 4,08,000/-

Name of the Borrower & Guarantor(s) : Mr. K. D. Star Private Limited, Mr. Mohammad Yunus Abdulhamid Morawala, Mr. Mahmood Ali Abdulhamid Morawala, Mrs. Anishaben Abdulhamid Morawala, Mrs. Haimabai Yunus Morawala.
Amount due - Rs. 42,25,452.87 as per demand notice dated 11.07.2022 with further interest, cost & expenses.

Property No. 15 :- All that piece and parcel of the immovable property bearing Plot and Survey No. 3321/A/1 and 3555, Admeasuring 303 Sq. Feet, in the Building which is known as "Super Market" situated on the land bearing Survey Nos. 3321/A/1 and 3555, Block No. 93/A, 93/B & 93/C (before KJP Block No. 83, Admeasuring 2842.00 sq. mtrs.) (palmak Block No. 83/C, admeasuring 1750.00 sq.mtrs., TP Scheme No. 69 (Goda-Darind), Original Plot No. 24, Final Plot No. 28, admeasuring 1137.00 sq.mtrs. of Village - Godadara, Sub-District - Udhna, District - Surat. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 17,25,000/- • Earnest money to be deposited - Rs. 1,72,500/-

Name of the Borrower & Guarantor(s) : Mr. Mukesh Govindbhai Sabhadaya, Mr. Durjashbhai Bhikhabhai Vadodiyai & Mr. Govindbhai Karjibhai Sabhadaya.
Amount due - Rs. 41,72,284/- as on 07.06.2018 with further interest, cost & expenses.

Property No. 16 :- All that piece and parcels of flat bearing Room No. 5 & 6, ad. 52.88 sq.mts. area on the 3rd Floor of Apartment named & Known as "MOOI Vihar", along with undivided proportionate share in the land underneath the said building which is constructed on the land city survey No. 802 ward Navagam area, 317.60 sq. mtrs. (P.P. No. 214 ad. 2220.00 sq.mts. of T.P. No. 4) situated in the Varachha Road area within City-Surat, Sub-District-Surat, District-Surat belongs to Mr. Govindbhai Karjibhai Sabhadaya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 21,70,000/- • Earnest money to be deposited - Rs. 2,17,000/-

Name of the Borrower & Guarantor(s) : Mr. Lakshman Bhimrao Patil (Borrower), Mr. Umesh Bhimrao Pawar (Co-Borrower), Mr. Patil Chetankumar Dattatraya (Co-Owner).
Amount due - Rs. 32,57,496.46 as on 01.02.2025 with further interest, cost & expenses.

Property No. 17 :- All that piece and parcels of flat bearing Room No. 5 & 6, ad. 52.88 sq.mts. area on the 3rd Floor of Apartment named & Known as "MOOI Vihar", along with undivided proportionate share in the land underneath the said building which is constructed on the land city survey No. 802 ward Navagam area, 317.60 sq. mtrs. (P.P. No. 214 ad. 2220.00 sq.mts. of T.P. No. 4) situated in the Varachha Road area within City-Surat, Sub-District-Surat, District-Surat belongs to Mr. Govindbhai Karjibhai Sabhadaya. • Type of Possession - Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 36,77,500/- • Earnest money to be deposited - Rs. 3,67,750/-

Name of the Borrower & Guarantor(s) : Mr. Dev Flour Mill, Mr. Lalubhai Karsarabhai Ramoliya & Mr. Jyeshthbhai Karsarabhai Ramoliya.
Amount due - Rs. 18,81,293.17 as per demand notice dated 31.07.2024 with further interest, cost & expenses.

DATE AND TIME OF E-AUCTION : 29.08.2025 (FRIDAY) FROM 12:00 PM TO 05:00 PM

This may also be treated as notice u/r 8(b)(9) 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.

For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in Sd/-
For Registration and Login and Bidding Rules visit https://banknet.com (PSB Alliance Pvt. Ltd.) Authorised Officer,
Date : 06.08.2025 Place : Surat (Gujarat) Union Bank of India

4.	Elevator 20 Feet	02	10.	Storage Tank 5 Ton	01	16.	Channels, pipe, Clamp Stand & Platform	01
5.	Amray Polisher roll 14"30	01	11.	Micro Pulisier Machine	01			
6.	Hi Pressure Fan 7HP	01	12.	Flour Mill Chakki	01			

● Type of Possession – Physical Possession ● Details of encumbrances over the property, as known to the secured creditor, if any: None

● Reserve Price - Rs. 4,66,000/- ● Earnest money to be deposited - Rs. 46,600/-

