



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 [APPENDIX IV-A refer proviso to Rule 8(6)]

Sale Notice For Sale Of Immovable Assets under The Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002 read with Rules 8(6) 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, As is What is, and Whatever there is** " towards the recovery of its secured debts with interest, costs, charges etc. from borrowers as stated there under.

(O/s Amt.As on Dt. 31/01/2026 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.4,60,84,575.70
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.4,68,39,645.50
3	00561120728989 / Ramdev PVC Product Prop. Mr. Chirag Labhubhai Bagdia		Rs.4,60,84,171.50

Description of Immovable Property : Property (1) All the pieces and parcel of the open N.A. Land bearing Block No.218, R.S.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. Boundaries are as follows. East-Block No.219, West - Open Land, North - Open Land, South - Internal Road.

Reserve Price Rs.1,73,74,704.00 Amt. of Deposit (EMD) Rs. 17,37,471.00 Bid increase Amt. Rs.1,00,000.00

Property : (2) 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.7,84,000.00 Amt. of Deposit (EMD) Rs. 78,400.00 Bid increase Amt. Rs.10,000.00

Property : (3) 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.5,24,000.00 Amt. of Deposit (EMD) Rs.52,400.00 Bid increase Amt. Rs.10,000.00

Property (4) 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.6,40,000.00 Amt. of Deposit (EMD) Rs.64,000.00 Bid increase Amt. Rs.10,000.00

Property : (5) 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. 9,80,000.00 Amt. of Deposit (EMD) Rs.98,000.00 Bid increase Amt. Rs.10,000.00

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

(1) Inspection time of all above Properties as on Dt. 16/02/2026, time 11: 00 a.m. to 4:00 p.m. (2) Last Date for submission of tender/offer before day of Auction Dt.24/02/2026 time up to 4:00 p.m (3) 15 days Statutory Sale notice as Sarfaesi Act to the Borrower, Guarantors and Public in General (4) As per Income Tax Act, if the Sale Proceeds is Rs. 50.00 lakh or more than, 1% TDS has to be deducted on the sale price by the buyer or Bidder (5) For further inquiries for tender form and any, one can contact Authorized Officer, Shri Shailesh L. Bhut (9377742266) at Third Floor, Recovery Department, R.O.Surat. (6) Auction of the tenders/Offers : Dt.25/02/2026 11:00 a.m. 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 NCLT/ DRT/DRAT and GST *Any other encumbrances is not known to the bank.

Date:- 04/02/2026 Place :- Surat.

Authorized Officer, The Varachha Co.Op. Bank Ltd., Surat.