



The Mehsana Urban Co-Operative Bank Ltd.

GOTA BRANCH AHMEDABAD

SHOP NO. 15 & 16, OLIVE GREENS
BESIDES VODAPHONE TOWER, NR. GOTA BRIDGE, GOTA AHMEDABAD-382481

[Abridged Sale Notice for publication in News Papers for Auction conducted on auctiontiger.net]

Sale Notice For Sale Of Immovable Properties

“APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 (2) & 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), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of **The Mehsana Urbank Co-Operative Bank Ltd**, Secured Creditor, will be sold with Tenancy Right **on the basis of “As is where is basis, As is what is basis, Whatever there is & Without Recourse”** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Date of E – Auction - 23.10.2025

Time of E- Auction – 12.00 PM to 06.00 PM

Possession Type – Symbolic Possession

Property Inspection Date and Time – 18.10.2025 from 10.00 AM to 5.00 PM



The Mehsana Urban Co-Operative Bank Ltd.

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any (Mortgaged by _____)	Total Dues.	1.Reserve Price- Rs.____/- 2.Earnest Money Deposit (EMD)– Rs.____/- 3.Bid Increase Amount Rs.____/-
1	Govind Formulation Pvt. Ltd. Director - 1. Alkesbhai Govindbhai Modi 2.Kalpeshkumar Govindbhai Modi Guarantor 1- Chehar Gandabhai Desai 2- Gandabhai Kashmirbhai Rabari 3- Govind Laboratories Pvt. Ltd. Mortgagor Govind Laboratories Pvt. Ltd.	All That Piece And Parcel of Immovable property of Shop No. 26,27,28 (Built up area 88.71 Sq. Mtrs.) on ground floor, together with common amenities and facilities in the scheme known as Emerald constructed on NA Land bearing Final Plot No. 342/1 and 343/9 (Allotted in lieu of city survey no. 3105 admeasuring 1255 Sq. mtrs.) of town Planning scheme no.3 (Varied) situate, lying and being Mouje- Changisapur, Ta-Sabarmati and Dist.-Ahmedabad and Registration Sub District-Ahmedabad-3 (Memnagar) Property Owned by M/S. Govind Laboratories Pvt. Ltd.(Secured Assets will be sold with Tenancy Right) bounded as under. East - Plot Margin and Ramp for Basement West - Common Passage North - Plot Margin and 40 FT T.P.Road South - Ramp for Basement.	Rs. 6,26,73,734.00 plus Interest plus Legal and Other Expenses	Reserve Price – Rs.7,90,41,000/ Earnest Money Deposit Rs.79,04,100/- Bid Increase Amount – 5,00,000/
2	Vraj Mercantile Pvt. Ltd. Director - 1. Alkesbhai Govindbhai Modi 2.Kalpeshkumar Govindbhai Modi	All that Piece and Parcel of Immovable property of Shop No. 23,24,25 (Built up area 88.71 Sq. Mtrs.) on ground floor, together with common amenities and facilities in the scheme known as Emerald constructed on NA Land bearing Final Plot No. 342/1 and 343/9 (Allotted in lieu of city survey no. 3105 admeasuring 1255 Sq. mtrs.) of town Planning scheme no.3 (Varied) situate, lying and being Mouje- Changisapur, Ta-	Rs. 6,25,93,407.00 plus Interest plus Legal and Other Expenses	



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	Guarantor 1- Chehar Gandabhai Desai 2- Gandabhai Kashmirbhai Rabari 3- Govind Laboratories Pvt. Ltd. Mortgagor Govind Laboratories Pvt. Ltd.	Sabarmati and Dist.-Ahmedabad and Registration Sub District- Ahmedabad-3 (Memnagar) Property Owned by M/S. Govind Laboratories Pvt. Ltd.(Secured Assets will be sold with Tenancy Right) bounded as under. East: - Plot Margin and Ramp for Basement West: - Common Passage North: - Plot Margin and 40 FT T.P.Road South: - Ramp for Basement		
3	R. G. Enterprise Proprietor – Rakeshbhai Chandrakantbhai Modi Guarantor 1. Alkesbhai Govindbhai Modi 2. Kalpeshkumar Govindbhai Modi 3- Govind Laboratories Pvt. Ltd. Mortgagor Govind Laboratories Pvt. Ltd.	All that Piece and Parcel of Immovable property of Shop No. 29,30,31,32,33 (Built up area 206.99 Sq. Mtrs.) on ground floor, together with common amenities and facilities in the scheme known as Emerald constructed on NA Land bearing Final Plot No. 342/1 and 343/9 (Allotted in lieu of city survey no. 3105 admeasuring 1255 Sq. mtrs.) of town Planning scheme no.3 (Varied) situate, lying and being Mouje- Changispur, Ta- Sabarmati and Dist.-Ahmedabad and Registration Sub District- Ahmedabad-3 (Memnagar) Property Owned by M/S. Govind Laboratories Pvt. Ltd.(Secured Assets will be sold with Tenancy Right) bounded as under. East: - Plot Margin and Ramp for Basement West: - Common Passage North: - Plot Margin and 40 FT T.P.Road South: - Ramp for Basement	Rs. 5,20,43,551.00 plus Interest plus Legal and Other Expenses	
4	Shubham Enterprise Proprietor – Rakeshbhai Chandrakantbhai Modi Guarantor	All that Piece and Parcel of Immovable property of Shop No. 29,30,31,32,33 (Built up area 206.99 Sq. Mtrs.) on ground floor, together with common amenities and facilities in the scheme known as Emerald constructed on NA Land bearing Final Plot No. 342/1 and 343/9 (Allotted in lieu of city survey no. 3105 admeasuring 1255 Sq.	Rs. 4,95,05,930.00 plus Interest plus Legal and Other Expenses	



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1. Alkesbhai Govindbhai Modi 2. Kalpeshkumar Govindbhai Modi 3- Govind Laboratories Pvt. Ltd. Mortgagor Govind Laboratories Pvt. Ltd.	mtrs.) of town Planning scheme no.3 (Varied) situate, lying and being Mouje- Changisapur, Ta- Sabarmati and Dist.-Ahmedabad and Registration Sub District- Ahmedabad-3 (Memnagar) Property Owned by M/S. Govind Laboratories Pvt. Ltd.(Secured Assets will be sold with Tenancy Right) bounded as under. East: - Plot Margin and Ramp for Basement West: - Common Passage North: - Plot Margin and 40 FT T.P.Road South: - Ramp for Basement.		
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For detailed terms and conditions of sale, please refer/visit to the website link <https://sarfaesi.auctiontiger.net> Also, prospective bidders may contact the Authorised officer on Mobile: 8347015611 & 9898260305.

Date: 15.09.2025
Place :- Mehsana

Name:
Authorised Officer
The Mehsana Urban Co-Operative Bank Ltd..