



IDBI Bank Ltd.
IDBI Bank Ltd. (Ring Road, Surat, Ground Floor, 21st Century Bldg,
Opp Singapur Water, Ring Road, Surat, Pincode: 395002)

SHOW CAUSE NOTICE

Borrower: AE Plast Pvt. Ltd. Part 2 Plot No 453 & B2 Road No.4, GIDC, Sachin, Nr. Laxmi Aata House,
Mili, Chemical Zone, Surat 394330

Notice to the entities / persons herein below mentioned.
IDBI Bank Ltd. ("Bank") has initiated proceedings under the Reserve Bank of India (Commercial Banks' Treatment of Willful Defaulters and Large Delinquents) Directions, 2025 dated November 28, 2025 ("RBI Master Direction") against the entities / persons herein below mentioned ("you"/"your") and has issued the Show Cause Notice ("SCN") dated 08.06.2026, based on the 'Willful Defaulters' Identification Committee ("WDC") SCN's prima facie view that one or more events of "Willful Default" appear to have evolved on the below mentioned criteria.

Name and Address	Designation	Criteria for 'Willful Default'
AE Plast Pvt. Ltd. (Corporate Borrower) Address: Part 2, Plot No. 453 & B2, Road No.4, GIDC, Sachin, Nr Laxmi Aata House, Mili, Chemical Zone, Surat- 394330	Corporate Borrower	The Borrower has dispossessed of immovable or movable assets provided for the purpose of securing the credit facility without the approval of the center
Shri. Vikas Patel, (Promoter/Director of AE Plast Pvt. Ltd.) Address: 43, Saranagar Nagar, Saralee, Pipad, Surat 394520	Director	
Shri. Jignesh S Bhavsar, (Promoter/Director of AE Plast Pvt. Ltd.) Address: Shastar Vadi, Khatra, Kamrai, Surat - 394531.	Director	

Since the said SCN was returned / unsigned, notice is hereby given to you to show cause to the Bank, fairly, within 7th twenty one days from the date of the publication as to why you should not be declared and reported to Credit Information Companies as "Willful Defaulter". In case no submission/representation against the SCN is received within the aforementioned period, it will be presumed that you have nothing to submit. You may obtain the detailed SCN from the Bank at IDBI Bank Ltd., Forum Building, 4th Floor, P-147/48, Nr. Cinemas Plot, Ghod Dahi Rd, Surat - 395007. Gujarat either in person or through a duly authorized representative by producing the proof of identity or by email sent to the Bank from your registered email ID at ankish.shinde@idbi.co.in. The Notice shall be treated as valid and sufficient service of the SCN upon you, notwithstanding the detailed SCN is obtained by you, from the Bank or not.

You may note that, upon receiving the "Willful Defaulter", the Bank reserves its right to have such actions against you, as per extended RBI guidelines, as well as under law and contract.

Umesh Singhania, (DGM, Retail Recovery)

Yours faithfully,

 MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED 4th Floor, Narayan Chambers, B/h. Patang Hotel, Ashram Road, Ahmedabad-380009. Contact : 079-41106500/733			
DEMAND NOTICE			
Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"). Whereas the undersigned being the Authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. (Hereinafter called 'Company') under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below, Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed here-under, to pay the amount mentioned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(s), may, if they so desire, collect the respective copy from the Undersigned on any working day during normal office hours. In Connection with the above, Notice is hereby given, Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.			
Borrower & Co-Borrower, Guarantor Name	Mortgage Property Details:-	Loan Account No. Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
HITENDRASINH M RAJ (APPLICANT)	PROPERTY BEARING RESIDENCE PLOT NO:18 ADMEASURING ABOUT 129.89 SQ MTRS AND CONSTRUCTION THEREON IN SCHEME KNOWN AS "NILKANTH SOCIETY" SITUATED AT REVENUE SURVEY NO. 119, BLOCK NO. 127 PAKIAT PARIYA, TA. OLPAD, IN THE DISTRICT & SUB DISTRICT OF SURAT, GUJARAT BOUNDED AS FOLLOWS: EAST : ROAD WEST : ROAD NORTH : PLOT NO. 19 SOUTH : PLOT NO. 17	Loan A/c No.: 769 Rs. 5,06,446.00	Dt. 02.06.2026 Dt. 30.06.2026
HEENABEN RAJ (CO-APPLICANT)			
YOGESHINSINH PADAMSINH MAKVANA (APPLICANT)	PROPERTY BEARING ALL THAT PIECES AND PARCEL OF SAID LAND AGIYA GRAM PANCHAYAT PROPERTY NO. 409/1 ADMEASURING 74.35 SQ.MTRS & CONSTRUCTION THEREON SITUATED ON GAMTAL LAND, AT - AGIYA TA - KHEDBRAHMA IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SABARKANTHA, STATE- GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL/AS PER SALE DEED EAST: ROAD WEST : DEVDA RATANSINH JAVANSINH NORTH : ROAD SOUTH : MAKVANA KAKUSINH RANJITSINH	Loan A/c No.: 5414 Rs. 1,92,113.00	Dt. 03.06.2026 Dt. 24.06.2026
TULSIBA YOGESHINSINH MAKVANA (CO-APPLICANT)			
DASHRATHSINH PRAVINSINH MAKVANHA (GUARANTOR)			
DINESHBHAI KHATUBHAI PRAJAPATI (APPLICANT)	ALL THAT PIECE AND PARCEL HANDIYA GRAM PANCHAYAT PROPERTY NO.57 ADMEASURING 83.64 SQ. MTRS., AND CONSTRUCTION THEREON SITUATED AT : HANDIYA, TALUK : VIPUR, IN THE REGISTERED DISTRICT & SUB-DISTRICT OF MAHISAGAR, GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL EAST : ROAD WEST : ROAD NORTH : PROPERTY OF PRAJAPATI PARSOTTAMBHAI CHAGANBHAI SOUTH : OPEN LAND BOUNDED AS FOLLOWS: AS PER SALE DEED / AS PER DOCUMENTS EAST : ROAD WEST : ROAD NORTH : PROPERTY OF PRAJAPATI PARSOTTAMBHAI CHAGANBHAI SOUTH : OPEN LAND	Loan A/c No.: 7178 Rs. 8,28,985.00	Dt. 03.06.2026 Dt. 24.06.2026
SHARDABEN DINESHBHAI PRAJAPATI (CO-APPLICANT)			
MANIBEN KHATUBHAI PRAJAPATI (CO-APPLICANT)			
ASHOKKUMAR DHULABHAI VALAND (GUARANTOR)			
HARSHADKUMAR MANUBHAI BAROT (GUARANTOR)			
ASHOKBHAI BODHABHAI JADAV (APPLICANT)	ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY NO 104 ADMEASURING 125.41 SQ. MTRS. & CONSTRUCTION THEREON SITUATED ON THE OLD GAMTAL LAND OF MOJE VILLAGE-DHRABAVAD, TALUKA: MALIYA IN THE REGISTERED DISTRICT & SUB-DISTRICT OF JUNAGADH, GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL EAST : PROPERTY OF BABUBHAI JADAV WEST : PROPERTY OF JENTI RAJA YADAV NORTH : ROAD SOUTH : PLOT OF ASHOKBHAI THEN, PROPERTY OF KANTI BHIMAI BOUNDED AS FOLLOWS: AS PER SALE DEED / AS PER DOCUMENT EAST : PROPERTY OF BABUBHAI JADAV WEST : PROPERTY OF JENTI RAJA YADAV NORTH : ROAD SOUTH : PLOT OF ASHOKBHAI THEN, PROPERTY OF KANTI BHIMAI	Loan A/c No.: 7429 Rs. 6,65,179.00	Dt. 03.06.2026 Dt. 18.06.2026
JYOTSANABEN ASHOKBHAI JADAV (CO-APPLICANT)			
AJAY JETHABHAI DHADHL (APPLICANT)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF KHARACHIYA (JAS) GRAM PANCHAYT MILKAT AND HOUSE NO. 40 ADMEASURING 361.86 SQ. MTRS AND CONSTRUCTION THEREON SITUATED AT KHARACHIYA (JAS) ON GAMTAL LAND, SITUATED AT KHARACHIYA TA. VINCHHIYA IN THE REGISTRATION DISTRICT & SUB DISTRICT OF RAJKOT, GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS EAST : LAGU PROPERTY OF PABHABHAI RAGHUBHAI WEST : LAGU PROPERTY OF UKABHAI MAYABHAI NORTH : ROAD SOUTH : ORI ROAD BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS EAST : LAGU PROPERTY OF PABHABHAI RAGHUBHAI WEST : LAGU PROPERTY OF UKABHAI MAYABHAI NORTH : ROAD & PLOT OF RAMABHAI HAMIRBHAI SOUTH : ORI ROAD	Loan A/c No.: 13303 Rs. 6,69,883.00	Dt. 18.06.2026 Dt. 29.06.2026
HANSABEN JETHABHAI DHADHL (CO-APPLICANT)			
JETHABHAI HAMETBHAI DHADHAL (CO-APPLICANT)			
PARMAR MULJIBHAI UKABHAI (GUARANTOR)			
With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid, Then Company shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences. The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.			
Date : 14-07-2026 Place : Gujarat Autorized Officer, For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018			



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**I arrive at a conclusion
not an assumption.**

**Inform your opinion with
detailed analysis.**

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