Bank of Baroda

Ahmedabad City Region-2
1st Floor, Denalaxmi Bhavan, Ashram Road, Ahmedabad
Email: Recovery.ahmedabad2@bankofbaroda.co.in

Sale Notice (15 DAYS) 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) and Guarantor (s) that the below described immovable properties mortgaged/charged/ hypothecated to Bank of Baroda, the Secured Creditor, the **Physical possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse basis on **17.08.2026** for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr./ No.	Name & add. of Borrower/s/ Guarantor/s & Branch Name	Description of Properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	**M/s Shrutik Industries Proprietor Mrs Krishnaben Gopal Shah (Branch: Pushpkunj)**	Shed/Plot no.: 19, Net Plot Area admeasuring 71.88 Sq. Meters and along with undivided proportionate share with common road, open space, in the scheme admeasuring 31.35 Sq. meters, i.e. total plot of land area admeasuring103.23 Sq. Mtrs, i.e. total plot of land area admeasuring 103.23 Sq. Mtrs and construction thereon of ground Floor and First Floor admeasuring 63.55 Sq. Mtrs (Built up Area), in the scheme known as "Shree Industrial Park" situated and lying on NA land bearing survey no. 533/002 (Old Survey No:1052) admeasuring 3737 Sq. Mtrs., situated at Mouje: Dhamatvan, Taluka: Dascroi, District of Ahmedabad in the Registration Sub District of Ahmedabad-14 (Vastral) belonging to Mrs. Krishnaben Gopallal Shah **bounded as under: East:** Margin **West:** 12 mtr Road **North:** Land of Shed/Plot no. 18 **South:** Land of Shed/Plot No: 20 **Physical Possession**	**Rs.50,00,000.00 (Rupees Fifty Lakh only)** and Further Interest) + Uncharged interest + Legal & Other Expenses	**Reserve Price: Rs. 25,38,000/- EMD:- Rs. 2,53,800/- Bid inc. Amount: Rs. 25,000**
2	**Mr. Rajesh Chhajed & Others (Branch: Bhadra)**	All That Piece And Parcel Of Immovable Property Unit no. 301 paiki 301/A admeasuring about 2495 Square Feet of Carpet area on the Third Floor in the Scheme known as "Dev Arc Commercial Complex" situated and lying being at Final Plot No. 181/1 part and 161/1 part of Town Planning Scheme No. 6 of Village/Mouje Jodhpur, Taluka city in the registration District Sub District Ahmedabad. **Having four direction and four Boundaries are as under On or towards East:** Open Parking Plot and Road **On or towards West:** Passage **On or towards North:** Office no. 302 **On or towards South:** Office no. 301 **Physical possession**	**Rs. 79,50,563.70 (Rupees Seventy-Nine Lakhas Fifty Thousand Five Hundred Sixty-Three and Seventy paisa)** and Further Interest) + Uncharged interest + Legal & Other Expenses	**Reserve Price: Rs. 1,79,01,000/- EMD:- Rs. 17,90,100/- Bid inc. Amount: Rs. 50,000**

E-Auction Date : 17.08.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) • Status of Possession : Physical
• Property inspection Date : 14.08.2026 Time : 11.00 Am to 2.00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link provided in **https://bankofbaroda.bank.in/e-auction and https://baanknet.com** Also, prospective bidders may contact the For **Sr. No. 1 Branch head Abhishek: 9559725032 & Sr. No. 2 Branch Head Mr. Madan Gopal Mob. No. 9399283341 & Recovery Head Manoj Kumar Gupta-9024338042 (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)**

AS PER SARFAESI Act, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower /s is/ are hereby noticed to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors /mortgagor.

Date : 28.07.2026 | Place : Ahmedabad **Sd/- Authorized Officer, BANK OF BARODA**

MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED

Narayan Chambers, 4th Floor, 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
KALPESHBHAI RAMANBHAI RAVAL (APPLICANT) DARSHANABEN KALPESHKUMAR RAVAL (CO-APPLICANT) MANJULABEN RAMANBHAI RAVAL (CO-APPLICANT) AMARNATH DAHYALAL RAVAL (GUARANTOR) BHAVESHKUMAR TRIBHOVANDAS DAVE (GUARANTOR)	PROPERTY BEARING ALL THAT PIECE ANF PARCEL OF UNCHIDHANAL GROP GRAM PANCHAYAT PROPERTY NO: 17 ADMEASURING 148.64 SQ. MTRS & CONSTURUTION THEREON SITUATED ON GAMTAL LAND. AT- UNCHIDHANAL, PO - UNCHIDHANAL TA- KHEDBRAHMA, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SABARKANTHA, GUJARAT. **BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS :** EAST : ROAD WEST : ROAD NORTH : RESI. BLDG OF DAHYABHAI PATEL SOUTH : RESI, BLDG OF GOVABHAI PATEL	**Loan A/c No.: 7118** Rs.4,82,839.00	**Dt. 24.06.2026** **Dt. 27.06.2026**
SURAJSINH GHAMBHIRSINH CHAUHAN (APPLICANT) RANGUBA GAMBHIRSINH CHUHAN (CO-APPLICANT) VANRAJSINH KESHUSINH CHAUHAN (GUARANTOR)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF GADHDA(SHA) GROUP GRAM PANCHAYAT PROPERTY NO. 456 ADMEASURING 223.04 SQ. MTRS & CONSTRUCTION THEREON SITUATED ON GAMTAL LAND, AT VILLAGE GADHADA (SHA) TA. KHEDBRAHMA, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SABARKANTHA, GUJARAT. **BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS :** EAST : HOUSE OF RANJITSINH AJISINH CHAUHAN, WEST : OPEN PLOT, NORTH : HOUSE OF HATHISINH BADARSINH, SOUTH : OPEN PLOT THEN ROAD	**Loan A/c No.: 11101** Rs.9,83,254.00	**Dt. : 14.07.2026** **Dt. 21.07.2026**
MAHESHBHAI TALKABHAI KHOKHARIYA (APPLICANT) ALKHIBEN MAHESHBHAI KHOKHARIYA (CO-APPLICANT) RAJESHBHAI MOTIBHAI KHOKHARIYA (GUARANTOR)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF PAROYA GRAM PANCHAYT PROPERTY NO: 963, OLD PROPERTY HOUSE NO: 108, ADMEASURING ABOUT 151.86 SQ. MTRS. & CONSTRUCTION THEREON LAND SITUATED "NAVA NANA" ON GAMTAL LAND. AT, NAVA NANA, TA - KHEDBRAHMA, DISTRICT- SABARKANTHA, IN THE REGISTRATION DIS- TRICT & SUB DISTRICT OF SABARKANTHA, STATE - GUJARAT. **BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS :** EAST : HOUSE OF KOGAVA SOMABHAI, WEST : OPEN LAND, NORTH : RCC ROAD, SOUTH : HOUSE OF KOGAVA PATHUBHAI BHIKHABHAI	**Loan A/c No.: 14128** Rs.4,73,444.00	**Dt. : 14.07.2026** **Dt. 21.07.2026**
HEMANTKUMAR KANCHANLAL PATEL (APPLICANT) BHAVNABEN HEMANTKUMAR PATEL (CO-APPLICANT) BUDHGIRI UMEDGIRI GOSWAMI (GUARANTOR)	PROPERTY BEARING B - 11 GROUND FLOOR ADMEASURING 18.60 SQ. MTRS (CARPAT AREA) & 22.32 SQ. MTRS BUILT - UP AREASCHEME KNOWNA AS " KARUNASAGAR COMPLEX AND HEIGHTS" BEARING C.T SURVEY NO. 2030/55 OLD SURVEY NO. 394/A NEW SURVEY NO. 973 ADMEASURING AREA 3800 SQ. MTR., SITUATED AT VILLAGE SATHAMBA, TAL : BAYAD, DIS. ARAVALLI, GUJARAT. **BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS :** EAST : SHOP NO.10, WEST : SHOP NO. 12, NORTH : PASSAGE THE ROAD OF COMPLEX, SOUTH : OPEN LAND OF COMPLEX	**Loan A/c No.: 3984** Rs.7,03,186.00	**Dt. : 10.07.2026** **Dt. 21.07.2026**
RAHULKUMAR CHELABHAI MAKAVANA (APPLICANT) CHELABHAI RAMABHAI MAKVANA (CO-APPLICANT) SHARADABEN CHELABHAI MAKAVANA (CO-APPLICANT) MAHESHKUMAR NANJIBHAI PARMAR (GUARANTOR)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF RAPPURA (GO) GROUP GRAM PANCHAYAT MILKAT NO. 205, HOUSE NO. AND OLD MILKAT NO. 206 ADMEASURING 83.64 SQ. MTRS. & CONSTRUCTION THEREON SITUATED AT "MAKVANA VAS (VANKAR RUPPURA)" ON GAMTAL LAND, AT. RUPPAURA, TA.PALANPUR, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF BANASKANTHA, GUJARAT. **BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS :** EAST : ROAD, WEST : OPEN LAND, NORTH : HOUSE OF VINODBHAI DHULABHAI MAKWANA, SOUTH : OPEN PLOT OF RAJUBHAI KARSHANBHAI	**Loan A/c No.: 11964** Rs.4,71,973.00	**Dt. : 10.07.2026** **Dt. 16.07.2026**
RAJESHBHAI MOTIBHAI KHOKHARIYA (APPLICANT) HANSHABEN MOTIBHAI KHOKHARIYA (CO-APPLICANT) MOTIBHAI GALABHAI KHOKHARIYA (CO-APPLICANT) MAHESHBHAI TALKABHAI KHOKHARIYA (GUARANTOR)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF VALRAN GRAM PANCHYAT PROPERTY NO: 653, HOUSE NO: 0 ADMEASURING ABOUT 104.55 SQ. MTRS. & CONSTRUCTION THEREON LAND SITUATED ON GAMTAL LAND. AT- VALRAN, TA - KHEDBRAHMA. IN THE REGISTRATION DIS- TRICT & SUB DISTRICT OF SABARKANTHA, STATE - GUJARAT. **BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS :** EAST : OPEN LAND THEN ROAD, WEST : OPEN LAND THEN RCC ROAD, NORTH : HOUSE OF DHULABHAI GALABHAI, SOUTH : HOUSE OF LHOKHARIYA MOTIBHAI GALABHAI	**Loan A/c No.: 12400** Rs.7,95,457.00	**Dt. : 10.07.2026** **Dt. 21.07.2026**

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 Assets(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 : 29-07-2026 **Authorized Officer,**
Place : Gujarat **For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018**

Phoenix ARC Limited (Formerly Known as Phoenix Arc Private Limited)
Regd. Office: 3rd Floor, Wallace Towers, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai- 400057 **Tel:** 022- 6849 2450, **Fax:** 022- 67412313, **CIN:** U67190MH2007PLC168303, **Email:** info@phoenixarc.co.in & **Website:** www.phoenixarc.co.in

POSSESSION NOTICE

Whereas, IIFL-HFL, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice calling upon the borrower/co-borrower, guarantors, mortgagors to repay the amount, details of which are mentioned in the table below.

And whereas subsequently, IIFL-HFL has vide Assignment Agreement dated **29-12-2025** assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by IIFL-HFL, Bank to borrower/ guarantor(s) along with the underlying Immovable Property to Phoenix Arc Limited (Formerly known as "Phoenix ARC Private Limited") acting in its capacity as Trustee of Phoenix Trust - FY 26-14 ("Phoenix") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Phoenix now stands substituted in the place of IIFL-HFL and Phoenix shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them.

The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/ guarantor(s)/ mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Phoenix has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Vivek Ramdas Sardar Mr. Sunanda Ramdas Sardar Mrs. Ramdas Ramkrusn Sardar **(Prospect No. IL10372435)**	All that piece and parcel of: Plot no.57, Block No. 139/57, Shiv Residency, B/h. Madhuvan Residency, Opp. Sayan Sugar Factory, Nr. Sunrise Textile Park, Sayan Kim Road, Block no.139, R.S. no.183/1, Village: Kareli, Taluka: Olpad, Dist.: Surat, 394130 Area Admeasuring (IN SQ. FT.): Property Type: Land_Area, Carpet Area, Built_Up_Area Property Area: 432.00, 310.00, 372.00	**Rs. 1265419.00** (Rupees Twelve Lakh Sixty Five Thousand Four Hundred and Nineteen Only)	31/07/ 2025	24-07-2026
Mrs. Sayali Shailendra Sawadekar Mr. Shailendra Ravindra Sawadekar **(Prospect No. IL10419110)**	All that piece and parcel of: Plot No.41, Block no.139, R.S. no.183/1, Shiv Residency, B/h. Madhuvan Residency, Nr. Sunrise Textile Park, Sayan Kim Road, Village - Kareli, Taluka- Olpad, Dist.- Surat, Gujarat-394130 Area Admeasuring (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property Area: 432.00, 372.00, 310.00	**Rs. 1229192.00** (Rupees Twelve Lakh Twenty Nine Thousand One Hundred and Ninety Two Only)	31/07/ 2025	24-07-2026

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Phoenix is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/ guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Phoenix and any dealings with the Immovable Property will be subject to the charge of Phoenix for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.
The borrowers'/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property.

PLACE : Gujarat | DATE : 29.07.2026 **Sd/- , Authorised Officer, Phoenix ARC Limited (In capacity as Trustee)**

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898
Website: www.motilaloswalhf.com, **Email:** hfquery@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in **terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given below :

Date and time of E-Auction Date: 20-08-2026 11:00 Pm to 02:00 Pm (with unlimited extensions of 15 minute each)

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXMOJUNAGA721-220621454 Branch: Junagadh Borrower: Kamleshbhai Bhavnjibhai Makvana Co-Borrower: Shitalben Nathabhai Bharai/ Makvana Shitalben Kamleshbhai	**11-12-2025 For Rs: 1070665/- (Rupees Ten Lakh Seventy Thousand Six Hundred & Sixty Five Only)**	Rs No 6, Admeasuring Ac. 2-19 Gunthas, Plot No.1/P West Side, Admeasuring 148-61 Sq.Mtr, At Vadhavi, Nr. Thesiya Samaj, Vadhavi, District: Junagadh City, Vadhavi Junagadh Gujarat- 362002	**Reserve Price: Rs.795000/- (Rupees Seven Lakh Ninety Five Thousand Only) EMD: Rs. 79500/-(Rupees Seventy Nine Thousand Five Hundred Only) Last date of EMD Deposit:19-08-2026**

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the **Web Portal: https://www.credauction.com of our e-Auction Service Provider, M/s. CREDRESOLUTION INDIA PVT LTD** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form, which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Pratipalsinh Zala 9372704845 & Sarvaiya Virendrasinh Sahdevsinh 9173838546 details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 9137100020, E-mail ID: balram@credsolv.com**.

Place : GUJARAT/ Date : 29.07.2026 **Sd/-, Authorised Officer,Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)**

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)
Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of **Jana Small Finance Bank Limited** has taken over **Physical Possession** of the schedule property under the SARFAESI Act.
The Authorized Officer of **Jana Small Finance Bank Limited,** had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.
Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

Standard terms & conditions for sale of property through Private Treaty are as under:
1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS".**
2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time.
4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5. The Bank reserves the right to reject any offer of purchase without assigning any reason.
6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve price for private treaty
1	36499430000566 36499410000534	**1) Hansora Harilal Jayantilal 2) Hansora Kiranben Harilal**	**Rs.13,18,607/-** (Thirteen Lakh Eighteen Thousand Six Hundred and Seven Rupees Only) **as of 12/10/2025**	**Rs.4,95,000/-** (Rupees Four Lakh Ninety Five Thousand Only)
	Details of Secured Assets: Residential house on Plot No.55 land 88-61 Sq.Mt., area known as Tulsi Park at Upleta Revenue Survey No.103p2p1 & 2, Tal. Upleta & Dist. Rajkot. **Boudaries by: North:** Plot No.54. **South:** Plot No.56 **East:** 7-50 Mt. Road. **West:** Plot No.64.			
2	45178640001778	**1) M/s. Sagar Glass And Plywood Centre A Partnership Firm Through Its Partner Mr. Dilipkumar Kantilal Patel, 2) Mr. Dilipkumar Kantilal Patel, 3) Mr. Dipikaben Patel**	**Rs.1,10,39,128/-** (One Crore Ten Lakh Thirty Nine Thousand One Hundred and Twenty Eight Rupees Only) **as of 10/06/2025**	**Rs.40,00,000/-** (Rupees Forty Lakh Only)
	Details of Secured Assets: Property: 1) Commercial Property Bearing Shop No.16/A, 17/A and 18/A in Basement in the Scheme Known as "Vimal Super Market (Apna Bazar)" Situated at City Survey No.694/00/16/1-16, 694/00/17/1-17, and Etc, Old Revenue Survey No.1990/44 Paiki and 1990/45 Paiki of Moje: Mahesana (as Per City Survey Record Ward: Ward- 2), Taluka: Mahesana) Dist. & Sub District: Mahesana (Admesuring About 57.63 Sq.Mtrs. as Per City Survey Recored) **Boundaries by: East:** Open Land Then Other, **West:** Internal Road, **North:** Shop 19/A, **South:** Shop No 15/1a. **Property: 2)** Commercial Property Bearing Shop No.25/A, in Basement in the Scheme Known as "Vimal Super Market (Apna Bazar)" Situated at City Survey No.694/1/00/25/25 & Etc, Old Revenue Survey No.1990/44 Paiki and 1990/45 Paiki of Moje: Mahesana (As Per City Survey Recored Ward: Ward -2) Taluka: Mahesana) (As Per City Survey Recore Cs Office: Mahesana) Dist. & Sub District: Mahesana (Admesuring About 19.21 Sq.Mtrs. **Boundaries by: North:** Shop No. 26/A, **South:** Shop No. 24/A, **East:** Open Place Then Other, **West:** Internal Road.			

The aforesaid Borrower's/ Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned herein above by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.
Correspondence Address: Mr. Ranjan Naik (6362951653) email: ranjan.naik@janabank.com Jana Small Finance Bank Limited, (formerly known as M/S. Janalakshmi Financial Services Pvt Ltd), having Office Ground Floor, 2nd Floor, Shangrila Arcade, Above Saraswat Bank, 100 Feet Anand Nagar Road, Shyamal, Ahmedabad, Gujarat - 380015.

Date: 28.07.2026, Place: Gujarat **Sd/- Authorized Officer, Jana Small Finance Bank Limited**

A-1 LIMITED FORMERLY KNOWN AS A-1 ACID LIMITED.

Reg. Office: Corporate House No. A-1, Shivalik Business Centre, B/h. Rajpath Club, Off. S. G. Highway, Opp. Epic Multispeciality Hospital, Ahmedabad-380059, Contact No.07940091111
Website:www.a-1limted.com, E-mail: info@a1acid.com, info@a-1limited.com, CIN: L24119GJ2004PLC044011

EXTRACT OF STANDALONE AND CONSOLIDATED UNAUDITED FINANCIAL STATEMENTS FOR THE QUARTER ENDED ON 30TH JUNE,2026

(Amount in Rs. Lakhs)

	PARTICULAR	STANDALONE				CONSOLIDATED			
		QUARTER ENDED			YEAR ENDED	QUARTER ENDED			YEAR ENDED
		30.06.2026	31.03.2026	30.06.2025	31.03.2026	30.06.2026	31.03.2026	30.06.2025	31.03.2026
		Unaudited	Refer Note 8 of financial results	Unaudited	Audited	Unaudited	Refer Note 7 of financial results	Unaudited	Audited
1	**Total Income from Operations (Net)**	17501.28	14526.55	6469.30	34290.92	17501.28	14526.55	6469.30	34290.92
2	Net Profit / (Loss) for the period (before Tax ,Exceptional and/or Extraordinary items)	430.17	581.11	83.62	807.15	430.17	581.11	83.62	807.15
3	Net Profit / (Loss) for the period before Tax (After Exceptional and/or Extraordinary items)	430.17	581.11	83.62	807.15	430.17	581.11	83.62	807.15
4	Net Profit / (Loss) for the period after Tax (After Tax, Exceptional and/or Extraordinary items)	316.44	436.17	59.78	599.21	316.44	436.17	59.78	599.21
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and other comprehensive Income (after tax)]	319.45	449.15	59.46	611.23	319.45	449.15	59.46	611.23
6	Equity Share Capital (Face Value of Rs. 1/- each)	4600	4600	4600	4600	4600	4600	4600	4600
7	Reserves (excluding Revaluation Reserve)				806.90				806.90
8	Earnings Per Share in Rs. (After Extraordinary & Exceptional Items)								
	1. Basic	0.07	0.09	0.01	0.13	0.07	0.09	0.01	0.13
	2. Diluted	0.07	0.09	0.01	0.13	0.07	0.09	0.01	0.13

Note :
- The above is an extract of Standalone and Consolidated Quarterly unaudited financial results filed with the BSE under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Financial Results for the quarter ended 30th June, 2026 are available on the BSE website (www.bseindia.com) and Company's website (www.a-1limited.com)
- The standalone and consolidated unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on 28th July, 2026.
- The Financial Results have been prepared in accordance with the Companies (Indian Accounting Standards) Rule, 2015 (IndAS) as notified under Section 133 of the Companies Act, 2013 and other Accounting Principle Policies to the extent applicable.
- The above is an extract of the detailed format of Quarterly and Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Financial Results for the quarter ended 30th June,2026 are available on the Stock Exchange website (www.bseindia.com) and Company's website (www.a-1limited.com). The same can be accessed by scanning the QR Code provided below.

Place: Ahmedabad
Date: 28.07.2026

For A-1 Limited
(Previously known as A-1 Acid Limited)
Sd/- Harshadkumar N. Patel
Managing Director, DIN: 00302819