

Modhwada Branch :
Po. Modhwada, Via Bagvadar,
Tal. & Dist. Porbandar - 360 575

Ref No. : BOI/SAR/MOD/HK/26-27/02 **Date:** 10.08.2026
Annexure A (By Courier / Registered Post A/D)

To,
Mrs. Pushpaben Rajeshbhai Chavda, Mr. Anil Manojbhai Chavda &
Mr. Dipak Rajesh Chavda
Plot No. 109, Janakpuri, Near Shivalki Park, Tal. Porbandar, Gujarat - 360 575
Sirs,

NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

At the request made by you borrower Firm, the Bank has granted you various credit facilities aggregating to an amount of Rs. 11,10,000/- (Rupees Eleven Lakhs Ten Thousand). We give hereunder details of various credit facilities granted by us and the outstanding dues thereunder as on the date of this notice

Nature of Facility & Account No.	Sanctioned Limit	Book o/s as on Date of NPA 26.02.2024	Book o/s as on Date of Notice i.e 10.08.2026	Uncharged Int. since last Int. application till Date of Notice and ROI	Total amount payable/ dues as on date of notice
Home Loan 33167511 0000008	Rs. 8,10,00,00	Rs. 4,91,497.00	Rs. 4,43,892.46	Rs. 4,622.00	Rs. 4,48,424.46
Top Up Loan 33166281 0000002	Rs. 3,00,00,00	Rs. 2,75,945.44	Rs. 2,47,929.77	Rs. 27,879.00	Rs. 2,75,808.77
Total	Rs. 11,10,00,00	Rs. 7,67,442.44	Rs. 6,91,732.23	Rs. 32,501.00	Rs. 7,24,233.23

Last Interest application Dates in above accounts are as below

Nature of Facility & Account No.	Last Interest application date	Period for which Uncharged interest is applied	ROI for UCI
Home Loan 331675110000008	31.01.2024	01.02.2024	8.85%
Top Up Loan 331662810000002	28.01.2024	29.01.2024	8.85%

3. The aforesaid credit facilities granted by the Bank are secured by the following assets/securities (particulars of properties / assets charged to bank):

Residential Property in the name of Mrs. Pushpaben Rajeshbhai Chavda, bearing Address Revenue Survey No. 74/1, Plot No. 97/Paiki B, Janakpuri, At - Bokhira, District Porbandar - 360 575, Admeasuring 1190.24 Sq. Mtr., which is **Bounded by :** North : Plot No. 97 & 98/Paiki B, South : Plot No. 96-97/Paiki A, East : Road, West : Plot No. 110

3. As you have defaulted in repayment of your dues to the Bank under the said credit facilities, we have classified your account as **Non-Performing Asset** with effect from **26.02.2024** in accordance with the directions/guidelines issued by the Reserve Bank of India. The present asset classification of your account is Sub Standard.

4. For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full your liabilities by paying to the Bank sum of **Rs. 7,24,233.23/- (Rupees Seven Lakhs Twenty Four Thousand Two Hundred Thirty Three and Twenty Three Paise)** (contractual dues up to the date of notice) with further interest thereon compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.

5. While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the Bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.

6. The amounts realised from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realisation and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.

7. If the said dues are not fully recovered from the proceeds realised in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal/recovery actions before Debts Recovery Tribunal/Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you.

8. Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise.

9. The undersigned is a duly authorised officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.

10. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.

Place : Porbandar **Sd/- Yours Faithfully,**
Date : 10.08.2026 **Chief Manager & Authorized Officer, Bank of India**

Zonal Office: Gandhinagar Zone, BOI Building,
Sector-16, Gandhinagar-382016. Ph. 079-29644819
Email: Gandhinagar.CSD@bankofindia.bank.in

CORRIGENDUM

Bank of India invites offers for Ready Possession, New Premises on Ground Floor on lease basis for shifting of Gandhinagar Branch preferably within 2 km. of Banking Circle area (Area Approx. 2500 to 2800 Sq. Ft.) Published on 06.08.2026.

Due date is being extended for submission of tender application upto 16.09.2026 (04:00 PM). Other Terms and Condition remain unchanged.

ZONAL MANAGER, GANDHINAGAR

PUBLIC SUMMONS

In the Court of the Addl. Sr. Civil Judge, Umbergaon Dist. Valsad. (GUJARAT)
SMST R.No. 17/2025 **Exh.:**
Fixed On. 23/10/2026

Plaintiff : Bank of Baroda
Authorised Mr. Sarish Patkar
Resi: Bajaj, Umbergaon Town, Opp Post Office Aaditya Darshan Building, Bank of Baroda, Branch Umbergaon, Ta. Umbergaon V/s.

Defendant : Balam Singh Rajput
Resi: Power House, Warli Wad, Umbergaon, Tal. Umbergaon, Dis. Valsad.

Whereas above named plaintiff has instituted a suit against you. You hereby summoned to appear in this court, in person or by a pleader duly instructed and able to answer all material question relating to the suit, or who shall be accompanied by some other person able to answer all such question, on the 23TH day of OCTOBER 2026 at 10:30 a.m. in the morning the answer the claim, and as the day fixed for your appearance is appointed for the final disposal of the suit, you must be prepared to produce on that day all the witness upon whose evidence and all the documents upon which you intend to rely in support of your defence.

Take notice that, in default of your appearance on the day before mentioned the suit will be heard and determined in your absence.

Give under my hand and seal of the court on 25th day of AUGUST 2026.

Prepared by, **Compared by,** **By Order,**
(D.M. SAINDA) (P.K. DARJI) PRI. SR. CIVIL COURT, UMBERGAON
Assistant ASSISTANT TA-UMBERGAON, DIST-VALSAD.

Indian Bank **Adajan Branch UG-1, Sanghvi Tower, Adajan Hazira Road, Surat. Ph. 7905867925**
Email : adajan@indianbank.bank.in

DEMAND NOTICE

Notice under Sec. 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

To,
1. Mr. Nandakishor Ashok Palimkar (Borrower/Mortgagor)
2. Mrs. Sarla Nandakishor Palimkar (Borrower/Mortgagor)
Add. 1 : "Shree Krishna Valley" B-type Plot No. 8-97, Near Rudraksh Residency, Dastan Karoli Road, Karoli, Palsana, Distt. Surat - 394310.
Add. 2 : Plot No. 82, Dattatreya Nagar, Dindoli, Udhana, Distt. Surat - 394210.
Dear, Sir/Madam

Sub : Loan account's Mr. Nandakishor Ashok Palimkar and Mrs. Sarla Nandakishor Palimkar with Indian Bank Adajan branch - Reg.

You committed default in repayment of loans to the tune of **Rs. 9,09,063.04 (Rupees Nine Lakhs Nine Thousand Sixty Three and Paise Four Only)** with further interest at the agreed rate from 12/08/2026 till date of repayment.

The Bank, issued notice under the Act on 12/08/2026 calling upon you to repay the outstanding amount of **Rs. 9,09,063.04 (Rupees Nine Lakhs Nine Thousand Sixty Three and Paise Four Only)** as on 12/08/2026. The notice was sent to you by speed post has been returned unserved.

You are called upon to pay **Rs. 9,09,063.04 (Rupees Nine Lakhs Nine Thousand Sixty Three and Paise Four Only)** together with interest from 12/08/2026 till date of payment within 60 days from the date of this notice failing which Bank, will be constrained to exercise rights of enforcement of security interest as against the secured assets given in the schedule hereunder. This Notice is without prejudice to any other right / remedy available to the Secured Creditor.

"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities".

This Notice is without prejudice to any other remedy available to the Secured Creditor - including its right to proceed with the proceedings presently pending before DRT/RO of DRT/DRT/Court and proceed with the execution of order/decre obtained to be obtained.

SCHEDULE

The specific details of the assets in which security interest is created are enumerated hereunder:

MORTGAGED ASSETS:

All that Part and Parcel of Equitable Mortgage of Residential property bearing B-Type, Plot No. 97, Adm. 40.18 Sq Mtrs. (As Per Site Adm. 40.17 Sq. Mtrs.) (As Per Village Form No. 7/12, Block No. 365/97, adm. 40.18 sq. mtrs.) with proportionate undivided inchoate share of Road and COP land in "Shree Krishna Valley", with all appurtenances pertaining thereto, standing on land bearing Revenue Survey No. 349, Block No. 365, lying, being & situated at Moje Village: Karoli, Sub. Dist. Palsana, Dist. Surat in the name of Mr. Nandakishor Ashok Palimkar and Mrs. Sarla Nandakishor Palimkar. Boundaries are as : North : Adj. Plot No. B/98, South : Adj. Plot No. B/96, East : 7.50 mtr. Wide Road, West : Adj. Plot No. B/124.

Authorised Officer, Chief Manager of Indian Bank

PUBLIC NOTICE

Notice is hereby given to the public at large that the property bearing the **Plot No. 193, (City Survey Office, Surat-3, Ward : Kapodara, City Survey No.1579/193)**, alongwith Construction thereon, togetherwith undivided share in Road, Rasta & C.O.P. in whole land, developed by "SHILPSHREE CO.OP. HOUSING SOCIETY LTD.", situated at: Kapodara land bearing Revenue Survey No. 8, adm. 46643 sq.mtrs., T.P. Scheme No. 20 (Nana Varachhe-Kapodara), Final Plot No.85, 86 of **Village : Kapodara, Sub Dist. : Puna (Surat City), District: Surat is owned by 1. CHETANBHAI JAYANTIBHAI GHELANI & 2. RASHMINBHAI JAYANTIBHAI GHELANI. That the Original Sale deed Sr. No. 7798, dt.03.07.1996 (Old no.5755, dt.19.05.1988)** of the said Plot has been Lost/Misplaced. It is therefore notified for the information of all concerned that if she has taken any type of loan / dues from any person, institution, bank in the aforesaid property, the same should be informed to me within Seven days. If any claim / claims are not received it will be construed that the title to the said property is clear and all such concerned have waived their rights and all such concerned shall be estopped from raising any objections thereafter.

Dt.02.09.2026

Add. 204, 2nd Floor, Trade House, Athugar Street, Nanpura, Surat

Divyesh J Kholwadwala
Advocate and Notary

MAXIMUS INTERNATIONAL LIMITED
CIN: L51900GJ2015PLC085474
Regd. Office: 301-304, Sears II, East Wing, Goli-Sevati Rd, Sevati, Vadodara-391101, Gujarat, India. Phone No: (0265) 234 5321
Website: www.maximusinternational.in • Email: info@maximusinternational.in

NOTICE OF THE 11TH ANNUAL GENERAL MEETING TO BE HELD THROUGH VC/OAVM AND E-VOTING

1. Notice is hereby given that the 11th Annual General Meeting ("AGM") of Maximus International Limited ("the Company") is scheduled to be held on **Wednesday, 30th September, 2026 at 02:00 PM (IST)** through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM") in compliance with applicable provisions of the Companies Act (the "Act") and rules framed thereunder, general circular no. 03/2025 dated September 22, 2025, issued by Ministry of Corporate Affairs ("MCA") read together with other previous circulars issued by MCA and circular no. SEBI/HO/CFD/CFO-PD-2/P/CIR/2024/133 dated 3rd October, 2024 issued by the Securities and Exchange Board of India ("SEBI") read together with other previous circulars issued by SEBI from time to time in this regard (hereinafter collectively referred to as "Circulars") and all other applicable laws, without the physical presence of members at a venue, to transact the business that will be set forth in the Notice of Annual General Meeting (AGM).

2. In compliance with the aforesaid circulars, Notice of the AGM along with the Annual Report for the Financial Year 2025-26, will be sent only through electronic mode to those Members whose email addresses are registered with the Company/Depositories. Members holding shares in dematerialized mode, who have not registered/updated their email addresses with the Depositories, are requested to register/update the email addresses and mobile numbers with their relevant depositories through Depository Participants with whom they maintain their demat accounts.

3. The Notice of the AGM and Annual Report for the Financial Year 2025-26 will also be available on the Company's website at www.maximusinternational.in, website of the Stock Exchange i.e. BSE Limited (BSE) at www.bseindia.com and on the website of Central Depository Services (India) Limited (CDSL), an agency appointed for conducting remote e-voting, e-voting during the process of AGM and VC, at www.evotingindia.com. The printed copy of AGM Documents will also be sent to the members at their registered address who request for the same.

4. **E-voting and AGM through VC/OAVM Instructions:**

i) Member can attend and participate in the AGM ONLY through VC/OAVM facility. Pursuant to section 108 of the Companies Act read with Rules made thereunder and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("Listing Regulations") and the Secretarial Standards on General Meetings (SS-2) issued by the Institute of Company Secretaries of India, the members will have the opportunity to cast their votes by using remote e-voting or e-voting system that will be made available at the AGM ("e-voting"). The Company has engaged the services of CDSL as an Authorised Agency for conducting the Annual General Meeting through VC/OAVM and providing facility of remote e-voting and e-voting at the Annual General Meeting. Detailed instructions for e-voting and procedure for joining the AGM through VC/OAVM will be provided in the Notice of the Annual General Meeting. The details will also be available on the website of the Company, BSE and CDSL. Members attending the meeting through VC/OAVM shall be counted for the purpose of reckoning the quorum under the applicable provisions of the applicable laws.

ii) Members will have an opportunity to cast their votes on all the business as set out in the Notice of the AGM through electronic voting system (e-voting) facility provided by CDSL.

iii) The facility of e-voting will also be made available at the AGM. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not cast their vote on the business set out in the Notice of the AGM through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system available during the AGM.

By Order of the Board
For Maximus International Limited **Sd/-**
Sonal Panchal
Company Secretary & Compliance Officer

Place : Vadodara **Date : 01.09.2026**

HERO HOUSING FINANCE LIMITED
Contact Address: Office 638-639, 6th Floor, Old Annapurna Cinema, Rajyatra Road, Rajkot. GJ. 360004. Regd. Office: 09, Community Centre, Basant Lok, Vasant Bhau, New Dohi-110057 Phone: 011 45267000, Toll Free Number: 1800 212 8800
Website: www.herohousingfinance.com • Email: customer.care@herofin.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 1 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	Date of Possession (Physical)
HMFRAJLAP2 4000442655	Sanjay Chandulal Patadiya, Darshan Sanjay Patadiya, Paladhi Ramsham Sanjay, Damini Darshan Patadiya	17-Nov-2025 Rs. 43085600/- due as on 15-Nov-2025	30.08.2026 (Physical)
HMFRAJH012 400046230	Dugheraja Bharathbhai Khimdasbhai, Aruben Bharathbhai Dugheraja	12-02-2026 Rs. 2988600/- due as on 11-Feb-2026	30.08.2026 (Physical)

Description of Secured Assets/Immovable Properties: All that Peace And Parcel Of Property Being Land Residential Tenement Constructed On Eastern Side Land Admeasuring 75-26 Sq. Mtr Lying And Situated Jadedwadi Main Road At City Survey No. 7227/1 Of City Survey Ward No. Wankar, 2 Of City And Taluka Wankar Of District Morbi In The State Of Gujarat. Bounded By: North - Street, South - Remaining Land Of Said City Survey No., East - Street, West - Remaining Land Of Said City Survey No.

HMFRAJH012 400046230 **12-02-2026** **30.08.2026**
400046230 **Rs. 2988600/- due as on** **11-Feb-2026** **(Physical)**

Description of Secured Assets/Immovable Properties: All that peace and parcel of property being residential tenement constructed on eastern side V.A. Land admeasuring 49-13 Sq. Mtr. of sub plot No. 1 to 3/1 of area known as "Khadolam Residency-3" lying and situated at revenue survey No. 78/1 Paiki 1 Paiki 2 of Village Kothariya of Rajkot Taluka and District in the state of the Gujarat. Property Bounded By: North - 12 Meters Road, East - Remaining land of Sub plot No. 1 to 3/1, South - Sub plot No. 1 to 3/2 West - Others property of said survey No.

HMFRAJH012 4000008275 **10-03-2026** **30.08.2026**
4000008275 **Rs. 33595987/- due as on** **10-Mar-2026** **(Physical)**

Description of Secured Assets/Immovable Properties: Residential House Having A Land Area 68.325 Sq. Mtr (65.643 Sq. Mtr As Per City Survey Record) Built Up Area 112.465 Sq. Mtr Towards The Southern Side Of Plot No. 63 Amrut Sarita, Block No. 4, Revenue Survey No. 620/19 PPS No. 24 (Rajkot) Of No. 14, FF No. 14/3, Rajkot, Gujarat, 360001. Bounded By: North - Other house on this plot, East - Plot No. 15/1, South - Other house on plot no. 52, West - 5.50 mtr wide road.

Date : 02.09.2026 **Sd/-** **Authorized Officer**
Place : MORBI, RAJKOT **For Hero Housing Finance Limited**

Asset Recovery Branch :
1st Floor, Rajkot Main Branch Building,
Paza Bazar, M. G. Road, Rajkot - 360001

Appendix - IV [See Rule - 8(1)]
Possession Notice (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Bank of India, Asset Recovery Branch, Rajkot Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of Powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules-2002, issued a Demand Notice Dated **09.04.2026** calling upon the **Borrower / Mortgagor Late Mr. Dineshbhai Ranchhodhbhai Kapuriya, Mrs. Chandrika Dineshbhai Kapuriya (Co-Borrower & Legal Heir of Borrower) and Kapuriya Ishita Dineshbhai (Legal Heir of Borrower)** to repay the amount mentioned in the demand notices being **Rs. 44,25,751.21 (In Words Rupees Forty Four Lac Twenty Five Thousand Seven Hundred Fifty One and Twenty one Paise Only)** within 60 days from the date of receipt of the said Notice.

The Borrower/Co-Borrower/Legal Heirs having failed to repay the amount, notice is hereby given to them and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **31st day of August of the year 2026**.

The Borrower/Co-Borrower/Legal Heirs in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of India for an amount of **Rs. 44,25,751.21 (In Words Rupees Forty Four Lac Twenty Five Thousand Seven Hundred Fifty One and Twenty one Paise Only)** as on **09.04.2026** and further interest & expenses thereon until full payment.

The Borrower's attention is invited to provisions of Sub-Section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Description of the Immovable Property

Mortgage of All the Places and Parcels of Land with Buildings & Structures, fixtures and fittings erected or installed thereon (both present and future) situated at Residential House, situated on Eastern Side Land Adm. Sq. Mts. 66-453 i.e. Sq. Yds. 79-45 of Sub Plot No. 46 to 48/3 paiki of Plot No. 46 to 48 of the area known as "Sukhsagar" of Revenue Survey No. 30 paiki 1-2-3 of Village Mavdi, Sub District Rajkot, in the State of Gujarat, within the jurisdiction of the Sub Registrar Rajkot - 6 therson Bounded as under : North : 9-00 Mtr. Wide Public Road. Msmt. towards 5-49 Mts., South : Property of Sub Plot No. 46 to 48/2. Msmt. towards 12-10 Mts. that side Wall is Common, East : Other's Property of Iagu Plot No. 67 & 68. Msmt. towards 12-10 Mts. that Side Wall is own, West : Property of Sub Plot No. 46 to 48/3 paiki. Msmt. towards 12-10 Mts. that Side Wall is Common

Date : 31.08.2026, Place : Rajkot **Sd/-** **Authorised Officer, Bank of India**

STATE BANK OF INDIA
Stressed Assets Recovery Branch : 1st Floor, SBI Gymkhana Road Branch, Jawahar Road, Nr. Tricon Baug, Rajkot - 360 001, Ph. : 0281-2991380

SALE FOR IMMOVABLE PROPERTIES UNDER SARFAESI ACT
APPENDIX IV-A (SEE PROVISIO TO RULE 8(6))

E-AUCTION SALE NOTICE
DATE : 22.09.2026

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6(2) to Rule 8(6) respectively 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 Movable and Immovable properties Mortgaged/Hypothecated/ Charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of **State Bank of India** "The Secured Creditor", will be sold in "As is Where is", "As is What is", and "Whatever is there is" basis on 22nd September 2026 for recovery of dues to Secured Creditor.

Sr. No.	Details of Property	Amt. to be Recovered	Possession Type / Date	Name of Borrower / Guarantor	Title deed Holder	Reserve Price / EMD/BID Increase	Date & Time of Inspection
1	Plant and Machinery : owned by M/S Jay Mahakali Oil Industries at R. S. No. 149/1, Dhasa - Ambardi Road, Vill. - Ambardi, Taluka - Lathi. District: Amreli BANK PROPERTY ID : SBIN200016718641	As per Demand Notice dated 01.07.2022 for Rs. 1,39,66,628.18 plus interest thereon, cost and expenses etc. thereafter Less: Recovery, if any	Physical Possession (04.10.2025)	1) Jay Mahakali Oil Industries (1) M/s Jay Mahakali Oil Industries, (2) Ghanshyam Kanabhai Kher (Partner & Guarantor), (3) Babubhai Kanabhai Kher (Partner & Guarantor), (4) Rohitkumar Babubhai Kher (Partner & Guarantor), (5) Paresb Ghanshyam Kher (Partner & Guarantor), (6) Smt. Manjulaben Ghanshyambhai Kher (Guarantor)	Jay Mahakali Oil Industries	Rs. 10,20,000/- Rs. 1,02,000/- Rs. 10,000/-	16.09.2026 From 12:30 PM to 02:30 PM
2	Factory Land and Building at R.S No. 149/1, Dhasa - Ambardi Road, Vill - Ambardi, Taluka - Lathi, Dist. - Amreli known as "Jay Mahakali Oil Industries" (Total Area : 2629.60 Sq. Mtrs.) in the name of Mr. Ghanshyam Kana Kher & Mr. Babu Kana Kher BANK PROPERTY ID : SBIN200016711546			Ghanshyambhai Kanabhai Kher and Babubhai Kanabhai Kher		Rs. 69,87,000/- Rs. 6,98,700/- Rs. 10,000/-	
3	Residential Property at Plot No. 18, R. S. No. 149/1, Vill. - Ambardi, Taluka - Lathi, Amreli (Land area : 83.54 Sq. Mtrs.) in the name of Mr. Ghanshyam Kanabhai Kher BANK PROPERTY ID : SBIN200016709755			Ghanshyambhai Kanabhai Kher		Rs. 2,70,000/- Rs. 27,000/- Rs. 10,000/-	
4	Residential Property at Plot No. 14, R. S. No. 149/1, Vill. - Ambardi, Taluka - Lathi, Amreli (Land area : 83.54 Sq. Mtrs.) in the name of Mr. Rohitbhai Babubhai Kher BANK PROPERTY ID : SBIN200016717892			Rohitbhai Babubhai Kher		Rs. 2,70,000/- Rs. 27,000/- Rs. 10,000/-	
5	Residential Property at Plot No. 16 (Adm. 78.74 Sq. Mts.) & Plot No. 17 (Adm. 83.54 Sq. Mts.), R.S. No. 149/1, Vill. - Ambardi, Taluka - Lathi, Dist. - Amreli (Total Land Area : 162.28 Sq. Mtrs.) in the name of Manjulaben Ghanshyambhai Kher BANK PROPERTY ID : SBIN200016710060			Ghanshyambhai Kanabhai Kher		Rs. 5,24,000/- Rs. 52,400/- Rs. 10,000/-	
6	Residential Property at Plot No. 32(B), (southern side portion), R.S. No. 157/1 Paiki, Vill. - Ambardi, Taluka - Lathi, Dist. - Amreli (Total Land Area : 183.94 Sq. Mtrs.) in the name of Manjulaben Ghanshyambhai Kher BANK PROPERTY ID : SBIN200016710218			Manulaben Ghanshyambhai Kher		Rs. 20,20,000/- Rs. 2,02,000/- Rs. 10,000/-	
7	Residential Property at Plot No. 32(A), (northern side portion), R.S. No. 157/1 Paiki, Vill. - Ambardi, Taluka - Lathi, Dist. - Amreli (Total Land Area : 183.94 Sq. Mtrs.) in the name of Mr. Rohitbhai Babubhai Kher BANK PROPERTY ID : SBIN200016718195			Rohitbhai Babubhai Kher		Rs. 19,58,000/- Rs. 1,95,800/- Rs. 10,000/-	
8	Residential Property at Plot No. 15, (Adm. 102.32 Sq. Mtrs.) & Plot No. 2 Paiki (Adm. 83.58 Sq. Mtrs.), R.S. No. 149/1 Paiki, Vill. - Ambardi, Taluka - Lathi, Dist. - Amreli (Total Land Area : 185.90 Sq. Mtrs.) in the name of Mr. Rohitbhai Babubhai Kher BANK PROPERTY ID : SBIN200016718404			Rohitbhai Babubhai Kher		Rs. 6,00,000/- Rs. 60,000/- Rs. 10,000/-	
9	Residential Property at Plot No. 21 paiki, (southern side portion), Gamtal, Vill. - Dhasa (Junction), Taluka - Gadhadra, Dist. - Botad (Land Area : 36.32 Sq. Mtrs.) in the name of Mr. Ghanshyam Kanabhai Kher BANK PROPERTY ID : SBIN200016709953		Physical Possession (04.10.2025)	Ghanshyambhai Kanabhai Kher		Rs. 10,63,000/- Rs. 1,06,300/- Rs. 10,000/-	

DATE AND TIME OF E-AUCTION : 22.09.2026 at 11:00 AM To 04:00 PM - WITH UNLIMITED EXTENSION OF 10 MINUTES EACH. DATE & TIME FOR SUBMISSION OF REQUEST LETTER OF PARTICIPATION/KYC DOCUMENTS/PROOF OF EMD "Interested bidder may deposit Pre-Bid EMD with BAANKNET.COM (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BAANKNET.COM Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem."

AUTHORISED OFFICERS FOR ALL THE PROPERTIES - SHRI ARVIND KUMAR OJHA : MOBILE No. 90063 81236
CONTACT PERSONS FOR DETAILS - SHRI JAYANT MARATHE : MOBILE No. 70287 89882, SHRI DHARMESH MEHTA : MOBILE No. 76000 35928

TERMS & CONDITION : THE AUCTION WILL BE CONDUCTED ON LINE THROUGH OUR BAANKNET.COM Portal, E-Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai - 400 020 (Helpdesk Numbers : +91 82912 20220) at the web portal https://baanknet.com
For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

(1) The Borrower / Directors / Guarantors / Mortgagors / Legal Heirs are hereby notified to pay the sums mentioned above before the date of Auction, failing which the property / ies will be auctioned and balance if any will be recovered from them with interest and cost by legal avenues. (2) It shall be the responsibility of the successful bidder to remit the TDS @1% as applicable u/s 194 I-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filing form 26BQ & TDS certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax into the government accounts within 15 days of e-auction. (3) Where factory land and building & plant and machinery both are put on auction for any borrower, EMD only for factory land and building will not be considered. Sale of factory land & building will be confirmed only after the plant & machinery are sold out. (4) GST applicable if any will be borne by the bidder

Date : 31.08.2026, Place : Rajkot **Sd/-** **Authorised Officer, State Bank of India, Rajkot**

OPTIMUS FINANCE LIMITED
CIN: L65910GJ1991PLC015044
Regd. Office: 301-304, Sears II, East Wing, Goli-Sevati Rd, Sevati, Vadodara-391101, Gujarat, India. Phone No: (0265) 232 5321
Website: www.optimusfinance.in • Email: info@optimusfinance.in

NOTICE OF 35TH ANNUAL GENERAL MEETING TO BE HELD THROUGH VC/OAVM AND E-VOTING

1. Notice is hereby given that the 35th Annual General Meeting ("AGM") of Optimus Finance Limited ("the Company") is scheduled to be held on **Wednesday, 30th September, 2026 at 04:00 PM (IST)** through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM") in compliance with applicable provisions of the Companies Act (the "Act") and rules framed thereunder, general circular no. 03/2025 dated September 22, 2025, issued by Ministry of Corporate Affairs ("MCA") read together with other previous