

ART NIRMAN LTD
CIN: L45200GJ2011PLC064107
Registered Office:410, JBR Arcade, Science City Road, Sola, Ahmedabad, Gujarat-380060. (O): 079 27710511/12 (E): cs@artnirman.com (W): www.artnirman.com

NOTICE OF 15TH ANNUAL GENERAL MEETING, E-VOTING & BOOK CLOSURE

The Notice is hereby given that 15th Annual General Meeting of the members of the Company is scheduled to be held on Saturday, 26th September, 2026 at 04:30 p.m. at club Babylon, S P Road, Nr. Science city Circle, Bhadaj, Ahmedabad-380060, Gujarat, India to transact the businesses as detailed in the AGM Notice dated 30th August, 2026.

Pursuant to provision of section 91 of the Companies Act, 2013 read with rule 10 of the Companies (Management and Administration) Rule, 2014, The Register of Members and Share Transfer Register of the company will remain closed from September 20, 2026 to September 26, 2026 (both days inclusive) for Annual General Meeting for Financial Year 2025-26. The Notice of AGM as part of Annual Report for FY 2025-26 have been sent to the all the members whose name appear in the register of members as on 28th August, 2026 through (a) E-Mail to the members whose Email IDs are registered in the records of DP. Additionally in accordance with Regulation 36(1)(b) of SEBI LODR Regulations, 2015 the company is also sending notice/letter to the shareholder whose email id is not registered with company/RTA/DP, providing the weblink of company's website from where the Annual Report for FY 2025-26 can be accessed. The dispatch of Annual Report along with the notice of AGM has been completed on September 5, 2026.

In compliance with the Rule 20 of the Companies (Management and Administration) Rules, 2014 and Secretarial Standards issued by the Institute of Company Secretaries of India, the Company has considered 18th September, 2026 to determine the eligibility of Members to vote by electronic means or through physical ballot at the AGM (Cut-off date). The persons whose names appear on the Register of Members/List of Beneficial Owners as on the Cut-off date would be entitled to vote through electronic means or through physical ballot at the AGM.

The company has engaged the service of CDSL for providing E Voting facility to the members. Members are requested to note that voting through electronic mode shall commence on 23rd September, 2026 at 9:00 am and shall remain open till 25th September, 2026 till 5:00 pm.

Any person who acquire shares of the company and become member of the company after dispatch of notice and holding shares as on cut-off date i.e. 18th September, 2026 may obtain login id password by writing to RTA of the company i.e. MUFG Intime India Private Limited or send mail at helpdesk.evoting@cdslindia.com.

A notice of 15th AGM is display on the website of the Company www.artnirman.com and also available on the website of the CDSL i.e. www.evotingindia.com.

In case members have any queries or issues regarding e-voting, they may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com

Date:06.09.2026
Place: Ahmedabad

For ART NIRMAN LTD
Sd/-
Ankita Jain
Company Secretary & Compliance Officer

BHANDERI INFRACON LIMITED
CIN No. L45201GJ2004PLC044481
B/12, Jabuka Complex, Near Bajrang Ashram, Below Vikas School, NH-8, Thakkar Bapanagar, Ahmedabad – 382350 **Email id:** bhanderinfracon@gmail.com, **Website :** www.bhanderinfracon.com **Tel** No. 079 – 22830245 Mobile 7900941000

NOTICE

Notice is hereby given that 22nd Annual General Meeting of the Company will be held on Wednesday 30th September, 2026 at 12.00 P.M. at the Registered Office of the Company situated at B/12, Jabuka Complex, Nr. Bajrang Ashram, Below Vikas School, NH-8, Thakkar Bapanagar, Ahmedabad - 382350 to transact the business as set out in the Notice which has been sent individually to the Members of the Company dated 05.09.2026.

In accordance with Section 108 of the Companies Act, 2013 read with Companies (Management & Administration) Rules, 2014; the item of the business to be transacted at the Meeting may be transacted through voting by electronic means for which the Company has entered into an Agreement with the Purva Share Registry (India) Private Limited (Purva).

The Register of Members and Share Transfer Books of the Company will remain closed from 24th September, 2026 to 30th September, 2026 (both days inclusive) for the purpose of the Annual General Meeting.

The E-Voting period begins at 27th September, 2026 (09.00 a.m.) and ends on 29th September, 2026 (05.00 p.m.). Members of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date of 23rd September, 2026, may cast their vote electronically. Any person, who acquires Shares of the Company and becomes a Member of the Company after dispatch of the notice and holding Shares as of the cut-off date i.e 23rd September, 2026 may contact to the Company's Registrar, M/s Purva Share Registry (India) Private Limited. The Members cannot exercise E – Voting on the Resolutions after 5.00 p.m. on 29th September, 2026. The Members who have not cast their vote by E-Voting can exercise their voting rights at the AGM. The Company will make arrangements of Ballot Papers in this regards at the AGM Venue. The Members who have cast their vote by E-Voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again. The detailed procedure and instructions for e-voting are contained in the Notice of the AGM. Notice of the AGM is also available on Company's website at www.bhanderinfracon.com. Purva Website at <https://evoting.purvashare.com/> and website of the Stock Exchanges i.e. BSE Limited at www.bseindia.com.

For detailed instructions and/or for any grievances pertaining to e-voting, shareholders may get in touch with the following:

Purva Share Registry (India) Private Limited Name: Ms. Deepali Dhuri Designation: Compliance Officer Address: Unit No. 9, Shiv Shakti Ind. Estate, J.R Boricha Marg, Lower Parel (East) Mumbai – 400 011	Bhanderi Infracon Limited Name: Rinkal Ajay Patel Designation: Company Secretary & Compliance Officer Address: B/12, Jabuka Complex, Near Bajrang Ashram, NH-8, Thakkar Bapanagar, Ahmedabad – 382350
Tel No. 022-4961 4132 / 3522 0056 / 4970 0138 Email id: evoting@purvashare.com	Tel No. 079 - 22830245 Mobile : 7900941000 Email id: bhanderinfracon@gmail.com

**Date: 05.09.2026**
Place: Ahmedabad

For Bhanderi Infracon Limited
Sd/-
Sunil Dhirubhai Patel
Managing Director

Remus
CIN : L24232GJ2015PLC084536
Regd. Office : 1101 to 1103, South Tower, One 42, B/h. Ashok Vatika, Nr. Jayantilal Park BRTS, Ambli Bopal Road, Ahmedabad - 380 054, Gujarat | **Tel.:** 079-2999 9857 **Website :** www.remuspharma.com | **Email id :** cs@remuspharma.com

POSTAL BALLOT NOTICE AND E-VOTING INFORMATION TO THE MEMBERS

NOTICE is hereby given that **Remus Pharmaceuticals Limited** ("the Company") is seeking approval of its members on the following **special resolution** through Postal Ballot:

Sr. No.	Special Business to be transacted through Postal Ballot
1	To Approve the Migration of Listing/Trading of Equity Shares of The Company From Emerge Platform of National Stock Exchange of India Limited ('NSE Emerge') to Main Board of National Stock Exchange of India Limited ('NSE') and Main Board of BSE Limited ('BSE')

The Postal Ballot notice is also available on the website of the company: www.remuspharma.com and on the website of National Stock Exchange of India Limited ('NSE'); www.nseindia.com.

In Compliance with Section 108 and Section 110 and other applicable provisions, if any, of the Companies Act, 2013 ('Act') read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ('the Rules'), (including any amendments), statutory modifications or re-enactments thereof for the time being in force), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations'), Secretarial Standards issued by the Institute of Company Secretaries of India on General Meetings ('SS-2') and the Various relaxations and circulars issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India ('SEBI'). The company has sent the Postal Ballot Notice dated September 02, 2026 along with the explanatory statement through electronic mode on September 05, 2026 to those members whose name appeared on Register of Member and List of Beneficial Owner and whose email ids were registered with the company/depository as on the Cut-off date i.e. August 28, 2026, for seeking approval of the members of the company by Postal Ballot through electronic means ('remote e-voting') on the item of special business, as set out in the Notice of Postal Ballot.

The company has engaged the services of MUFG Intime India Private Limited ("MUFG Intime") for facilitating remote e-voting to enable the members to cast their vote electronically. The Detailed Procedure for remote e-voting is given in the Postal Ballot Notice.

The remote e-voting period commences from 9:00 A.M. (IST) on **Monday, September, 07, 2026 and ends at 5:00 P.M. (IST) on Tuesday, October 06, 2026.** The e-voting module shall be disabled by MUFG Intime for voting after Tuesday, October 06, 2026 (5:00 PM IST). Once the vote on a resolution is cast by a member, he or she will not be allowed to change it subsequently. The resolution, if passed by the requisite majority, shall be deemed to have been passed on the last date of e-voting i.e., Tuesday, October 06, 2026.

The Board of Directors of the Company has appointed Mr. Tapan Shah, Practicing Company Secretaries (CP No. 2839/Membership No.: FCS4476) to act as the Scrutinizer and to conduct e-voting process in a fair and transparent manner.

The Voting Result of the Postal Ballot will be declared on or before Thursday, October 08, 2026 and will be submitted along with the Scrutinizer's Report to the Stock Exchange viz. National Stock Exchange of India Limited (www.nseindia.com) and the same shall be made available on the company's website at www.remuspharma.com.

For any queries or issues relating to e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at [Instavote-Linkintime](https://instavote-linkintime.com) or write an e-mail to enotices@in.mnps.mufg.com or call on 022-49186000.

By order of the Board
For Remus Pharmaceuticals Limited
Arpit Deepakkumar Shah
Sd/-
Managing Director
DIN : 07214641

Place : Ahmedabad
Date : September 05, 2026

PUBLIC NOTICE REGARDING TITLE CLEARANCE

NOTICE is hereby given that M/s. Shree Krishna Unip Llp. are the sole owner of the property more particularly described below. The owner has agreed to sell the entire property to Mrs. Manju Lodha, and my client intends to create an Equitable Mortgage over the property with a Bank to obtain financial facilities, for which a Title Clearance Certificate has been requested from me. Please take notice that the original documents, as mentioned below are missing/lost from the possession of the owner. Any person, bank, or authority having any claim, right, title, interest, lien, or objection in respect of the said property or missing documents is requested to inform the undersigned in writing with supporting proof within 07 days of this publication. If no claim or objection is received within 07 days, it will be conclusively deemed that any such claim has been waived and/or abandoned, and I shall issue the Title Clearance Certificate to enable the transaction and creation of the mortgage. No claims submitted after the expiry of the said period shall be entertained.

Details of documents lost:

1. Original Registered Agreement for sale without possession No.: 9417 of dated 23.05.2024 along with Original Registration Receipt.

DESCRIPTION OF PROPERTY

All those piece and parcels to the immovable property bearing Revenue Survey No.: 34/1, Block No.: 41/A, T.P. Scheme No.: 61 (Parvat - Godadara), Final Plot No.: 91, Known as "Shree Krishna Stellar" Building No.: E, 5th Floor, Flat No.: E/502, measuring 109 square meters built-up area, Village - Godadara, Sub District - Udhana, District - Surat.

Date:- 06.09.2026
Place:- Surat
Address : 301, Shiv Mangalam Building, B/h. Bahumali Bhavan Building, Nanpara, Surat.

Bhavin S. Vyas
Advocate

**BANK OF BARODA. STATION ROAD BRANCH**
Station Road, Godhra - 389001, Dist. Panchmahal, Gujarat, India. Ph:02672 - 240905, 254813

APPENDIX IV [See Rule 8 (1)] POSSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the authorized officer of the **BANK OF BARODA** 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 11/06/2026**, calling upon the **Mrs. Kokilaben Rameshchandra Machhi (Legal Heir of Mr. Rameshchandra Punambhai Machhi)** and **Mr. Harekrishna Machhiand (Legal Heir of Mr. Rameshchandra Punambhai Machhi)** to repay the amount mentioned in the notice being **Rs. 25,31,179.14/- (Rupees Twenty Five Lakh Thirty One Thousand One Hundred Seventy Nine and Paise Fourteen Inly)** as on **11/06/2026** together with and further interest thereon at the contractual rate plus costs, charges and expenses thereon till the date of payment within 60 days from the date of receipt of the said notice/date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **31th day of August of the year 2026**.

The borrower 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 **Bank of Baroda, Godhra Main Branch, Distt. Panchmahal** for an amount of **Rs. 25,31,179.14/- (Rupees Twenty Five Lakh Thirty One Thousand One Hundred Seventy Nine and Paise Fourteen Inly)** as on **11/06/2026** and further interest thereon at the contractual rate plus costs, charges and expenses thereon till the date of 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 Immovable Property

E/M Of House No. 148/2 situated at Village Bilitha Ta. Shahera Distt. Panchmahals having total area 3325 Sq. fts. belonging to Mr. Rameshchandra Punambhai Macchi and Bounded as: East: West; Panchayat land of water tank, North: House of Motilal Mathurbhai Machhi, South: Road.

Date: 31.08.2026
Place: Godhra

Authorised Officer
Bank of Baroda

 बैंक ऑफ बड़ोदा Bank of Baroda		E-AUCTION SALE NOTICE Surat City Region - 2 : Baroda Sun Complex, Ghod Dod Road, Surat-395007. Ph. : +91 8682977759, 7814346317						
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.								
Sale Of Secured Immovable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (herein After Referred To As The Act). 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 Bank of Baroda. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" 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								
Auction Date 07.10.2026, Time : 02:00 PM to 06:00 PM, Inspection Date 05.10.2026 & 06.10.2026								
Sr. No	Branch Borrower's name & demand Notice date	Owner of property	Description of Property (Detail)	Type of property (Row House/Flat/Res. Plot/Ind Plot/Ind Building)	Possession type (Physical / Symbolic)	Dues (In Lacs) Incl. Int up to 31.08.2026 Less Reserve Price If Any	1.Reserve Price (Actual) 2.Earnest Money Deposit (EMD) 3. Bid Increase (All Amount in Rs.)	Contact Person and Mob. No.
1.	APMC Dumbhal Pratik Pravinkumar Acharya 06.12.2025	Pratik Pravinkumar Acharya	Plot no 8-121, SAMARTHYA EVOLVE, PHASE -B Near Samarthia Serene Near Modheshwari village villa Jafraabad, Oldpad, surat, Dist. Surat	Row House	Physical	23.37 + Other Charges	1) 21,78,000 2) 2,17,800 3) 10,000	Hatte Santosh Gopinath : 8980026630
2.	APMC Dumbhal Lokesh Agarwal 13.04.2026	Lokesh Agarwal	FLAT NO. 204, D Building, second floor, ABHINAV HEIGHT, royal star road, dindoli Surat	Flat	Symbolic	29.48 + Other Charges	1) 25,74,000 2) 2,57,400 3) 10,000	Hatte Santosh Gopinath : 8980026630
3.	Honey Park Road Dinesh Shankerlal Bhattar 13.05.2025	Dinesh Shankerlal Bhattar	Plot No.159 admeasuring 72.00 sq.yard and as per KJP Block No.636-159 admeasuring 60.20sq.mtrs. With construction made thereon admeasuring 41.11sq.yard equivalent to 59.45sq.mtrs. together with undivided proportionate share in COP admeasuring 10.03sq.mtrs and Road admeasuring 29.14sq.mtrs at "Shri Darshan Residency" situated on the land bearing Block No. 636 (Rev.S.No.84) admeasuring 28531.00sq.mtrs of village- Masma, Taluka- Oldpad, District- Surat.	Row House	Symbolic	20.82 + Other Charges	1) 15,73,350 2) 1,57,335 3) 10,000	Aman Anand : 8980026605
4.	Honey Park Road Rokad Meetkumar Rameshbhai 01.05.2025	Rokad Meetkumar Rameshbhai	FLAT NO. 404 admeasuring about 41.49 sq. mtrs. carpet (as per plan) on 3rd Floor of Building No. H3 of STAR PAVITRA NAGARI together with undivided proportionate land underneath the said building situated on land bearing Revenue Survey No. 305 i.e. Old Block No. 170 paki i.e. New Block No. 2915 and Final Plot No. 66 of T. P. Scheme No. 48 (Kholwad) and village: Kholwad, Taluka: Karmje, District: Surat	Flat	Physical	11.77 + Other Charges	1) 10,15,000 2) 1,01,500 3) 10,000	Aman Anand : 8980026605
5.	MSME Surat Laxman Vaishnav 15.05.2025	Laxman Vaishnav	Plot No. 218 (As per passing plan No. G/218), adm. 53.37 sq. yards i.e. 44.62 sq. mtrs. (As per passing plan adm. 44.62 sq.mtrs.) together with undivided share adm. 30.48 sq.mtrs. in road and COP total adm. 75.10 sq.mtrs. in "SHIVDHARA RESIDENCY", situated on the non-agricultural land bearing Revenue Survey No. 348, Block No. 364 adm. 19502 sq.mts. of Village: Karoli, Taluka: Palansa, Dist. Surat	Row House	Physical	11.12 + Other Charges	1) 10,04,400 2) 1,00,440 3) 10,000	Nene Pranati S : 8980021055
6.	Bhimpore Desai Sunilkumar Rameshchandra 17.04.2026	Desai Sunilkumar Rameshchandra	FLAT NO. A/804 admeasuring about 1291 sq. fts. i.e. 119.891 sq. mtrs. Super built up and 847.50 sq. ft. 78.764 sq. mts. Built up and 735.50 sq. fts. i.e. 68.355 sq. mtrs. Carpet on 8th Floor of "A" type building of "SAMARPAN HEIGHTS" together with undivided proportionate land underneath the said building situated at land bearing Block No. 58/B paki & 58/C of Village: Yansika, Taluka: Choryasi, District: Surat and F.P. No. 39/A + 39/B paki Part-2 and 39/C total admeasuring about 6825 sq. mtrs. of T.P. Scheme No. 30	Flat	Symbolic	32.08 + Other Charges	1) 34,27,000 2) 3,42,700 3) 10,000	Singh Kiran Pal : 8980026622
7.	Bhimpore Shailesh Suresh Limje 17.04.2026	Shailesh Suresh Limje	PLOT NO. 135, admeasuring about 63.58 sq. yards i.e. 53.16 sq. mtrs. together with undivided proportionate land underneath the said building situated at land bearing Block No. 58/B paki & 58/C of Village: Yansika, Taluka: Choryasi, District: Surat and F.P. No. 39/A + 39/B paki Part-2 and 39/C total admeasuring about 6825 sq. mtrs. of T.P. Scheme No. 30	Row House	Symbolic	30.34 + Other Charges	1) 31,33,000 2) 3,13,300 3) 10,000	Singh Kiran Pal : 8980026622
8.	Bhimpore Majethiya Krishna Vinubhai 06.03.2026	Majethiya Krishna Vinubhai	PLOT NO. 28 "C" Type (As per booking layout) and as per approved plan, the said property is identified as PLOT NO.79 (AS per latest village map No. 7-12 and K.J.P. the said plot is identified as NEW S. No. 80/COK NO.288-79) area admeasuring about 78.14 sq. mtrs. along with undivided proportionate share admeasuring 39.00 sq. mtrs. in land for road, C.O. P etc. also along with construction admeasuring 100.06 sq. mtrs, consisting of Ground Floor + First Floor standing thereon in the residential project which is known and name as "SURYA DARSHAN SILENT CITY" and the whole project is situated on the non-agriculture land bearing revenue Survey Nos. 304 & 305 having its Block No. 288 admeasuring 38291.00 sq. mtrs. of Village: Kamrej, Sub-District: Kamrej, District: Surat	Row House	Symbolic	30.79 + Other Charges	1) 25,70,000 2) 2,57,000 3) 10,000	Singh Kiran Pal : 8980026622
9.	Bhimpore Patekar Suresh 17.04.2026	Suresh Bhawal Patekar	PLOT NO. 03 Admeasuring about 42.38 sq. mtrs. together with the land admeasuring about 14.91 sq. mtrs. towards the common road and cop i.e. total admeasuring about 57.29 sq.mtrs. of known as "SAI PALACE" situated on land bearing Revenue Survey No. 89/1C i.e. City Survey North No. NA90 of City Survey Ward Karadva Block No. 90 of Village: Karadva, Taluka: Choryasi, District: Surat	Row House	Symbolic	27.23 + Other Charges	1) 28,47,000 2) 2,84,700 3) 10,000	Singh Kiran Pal : 8980026622
10.	Bhimpore Patel Chetankumar Tribhovandas 17.04.2026	Chetankumar Tribhovandas Patel	FLAT NO.201 Super built up area admeasuring 635.00 sq. fts. Its built up area 42.47 sq. mtrs on 2nd floor together with undivided proportionate share in underneath land of Building No. E/1 of "GOKULDHAM TOWNSHIP" constructed on the land bearing Block No.140 its Rev. S.No.88/1 T.P. Scheme No. 69 (Dindoli Godadara) F.P.No.125 of Village Dindoli, Surat City Sub District, District: Surat	Flat	Symbolic	10.84 + Other Charges	1) 12,29,000 2) 1,22,900 3) 10,000	Singh Kiran Pal : 8980026622
11.	Bhimpore Sohaben Dharmeshkumar Moradiya 17.04.2026	Sohaben Dharmeshkumar Moradiya	FLAT NO. 304 built up area admeasuring 64.97 Sq.mtrs and as per RERA Carpet area admeasuring 57.52 Sq.mtrs together with wash and Balcory area admeasuring 3.91 sq.mtrs on 3rd floor together with undivided proportionate share in underneath land of "A/2" Building of Heaven Enclave constructed on the land bearing Final Plot No. 51 admeasuring 3725.00 sq.mtrs and Final Plot No.52 admeasuring 312.00 sq.mtrs of Town Planning Scheme No. 37(Variay), Block No. 1165/1 and Block No. 1165/2 its Revenue Survey No. 1220/3 and 1220/2 of Village-Variay, Sub-District-Surat City, District-Surat	Flat	Symbolic	28.13 + Other Charges	1) 26,42,000 2) 2,64,200 3) 10,000	Singh Kiran Pal : 8980026622

Statutory 30 Days Sale Notice Under SARFAESI Act to Borrower / Guarantor / Mortgagor

For all property Bid increment amount will be Rs.10,000/- (Rupees Ten Thousand Only)For detailed terms and conditions of sale,please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm>, <https://baanknet.com> also perspective bidders may contact the authorised officer on **Tel. No.8682977759, 7814346317**, (In the event of any discrepancy between the English version and any other language version of this auction, the English version shall prevail)

Date :06.09.2026, Place : Surat

Authorised Officer, Bank of Baroda

**pnb**
punjab national bank
...the name you can BANK upon!

Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, BandraKurla Complex, Bandra(East), Mumbai-400051, Email: zs3535@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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, the physical possession of which has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property(ies))	A) Reserve Price (Amt in Rupees)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors	
	Name of the Account		B)EMD (Amt in Rupees)			
Name & addresses of the Borrower / Guarantors Account		C) Bid Increase Amount (Amt in Rupees)		D) Nature of Possession Symbolic/Physical/Constructive		
Stressed Asset Management Branch, Mumbai						
1.	1) M/s. Blizzard Verified LLP (Borrower/Mortgagor) (LLPIN- AAI-4468) Survey No.81p2.82/1,82/2p1 and 82/2p2, Lunsar Road Opp. Bhogajpara, 8-A, National Highway, Jetaipada, Taluka-Wankaner, District-Morbi, Gujarat-363621.	Property No. 1 Immovable Property of Open land Adm. 855.20 Sq. Mtrs. of Plot No. 06, NA for Industrial Purpose of Revenue Survey No. 60 of Village: Jambudiyia, Taluka & Dist.: Morbi. Owner: Ishwarbhai Bhagwanbhai Motka.	Property No. 1 (A) 08.04.2025 (B) Rs. 28,38,36,692.78 as on 08/04/2025 Plus further interest minus recoveries if any (C) 02/07/2025 (D) Physical Possession	Property no 1 A)1,07,94,600.00 B)10,79,460.00 C)1,00,000.00	24/09/2026 11 am to 4:00 PM Not Known	
	2) Mr. Desai Hareeshbhai Gordhanbhai Jodhpur Nadi, Morbi, Gujarat-363642 and 602 Idal palce Pramukh Ravapar Road, Morbi, Rajkot. 3) Mr. Yogesh Ambarambhai Ghodasara (Guarantor) Khanpar, Morbi, Gujarat-363641 and Avadh 4 Kaniya Chhatralay Road, Nr. shree Kunji, Morbi, Rajkot. 4) Mr. Ishwarbhai Bhagwanbhai Motka (Partner) Shrikun-2, Plot no-6, Beside Avadh-4, Near nanikela, kanya Chhatralay Road, Shanala Road, Morvi, Morbi, Gujarat – 363641 and Bhaktinagar Society, Street No.3, Opp. Sardar Baug, Sanala Road, Morbi, Gujarat-363641.	Property No. 2 Immovable Property of Open land Adm. 626.34 Sq. Mtrs. of Plot No. 08, NA for Industrial Purpose of Revenue Survey No. 60 of Village: Jambudiyia, Taluka & Dist.: Morbi. Owner: Sh. Yogesh Ambarambhai Ghodasara.	Property No. 2 (A) 08.04.2025 (B) Rs. 28,38,36,692.78 as on 08/04/2025 Plus further interest minus recoveries if any (C) 02/07/2025 (D) Physical Possession	Property no 2 A) 79,06,500.00 B) 7,90,650.00 C) 1,00,000.00	24/09/2026 11 am to 4:00 PM Not Known	
CONTACT PERSON: SH. NIRAJ MAHALKA, AUTHORISED OFFICER, SAM BARANCH MUMBAI, Mobile: 9883975370.						
TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:						
1. The auction sale will be "online through e-auction" portal https://baanknet.com .						
2. SA/20/2025 has been filed in DRT Ahmedabad 2 by M/s Blizzard Verified LLP against PNB.						
3. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number. The process of e-KYC is to be done through DigitLocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.						
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.						
5. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number +91 8291221220. Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com . This Service Provider will also provide online demonstration/ training on e-Auction on the portal.						
6. The Sale Notice containing the General Terms and Conditions						