REFORM ASSET RECONSTRUCTION

REFORM ASSET RECONSTRUCTION COMPANY LIMITED
(FORMERLY KNOWN AS RELIANCE ASSET RECONSTRUCTION COMPANY LIMITED)

2nd Floor, ICC Chambers-II, Saki Vihar Road, Near MTNL Office, Powai Mumbai – 400072, T + 91 2268959000

APPENDIX IV POSSESSION NOTICE
(For Immovable property)
[See Rule-8(1) of the Security Interest (Enforcement) Rules, 2002]

Whereas The undersigned being the authorized officer of the Reform Asset Reconstruction Company Ltd (Formerly Known Reliance Asset Reconstruction Company Ltd) is a Company incorporated under the Companies Act,1956 and registered with Reserve Bank of India as an Asset Reconstruction Company under the provision of Section 3 Of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the SARFAESI ACT) and having its registered office at 2nd Floor, ICC Chambers-II, Saki Vihar Road, Near MTNL Office, Powai, Mumbai, Maharashtra, 400072 (hereinafter referred to as RARC), acting as Trustee Of RARC 078 Trust 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 12 Nov. 2025 In respect of **Loan Account No. GPL451** calling upon the Borrower, Co-Borrower, Guarantor **Late Sankalbhai Virabhai Patel S/O Virabhai Patel since deceased through its legal heirs……Rakeshkumar Sankalbhai Patel S/o Late Sankalbhai Patel , Late Nathiben Sankalbhai Patel W/O Late Sankalbhai Patel since deceased through its legal heirs……Rakeshkumar Sankalbhai Patel S/o Late Sankalbhai Patel , Rakeshkumar Sankalbhai Patel S/o Late Sankalbhai Patel, Maheshbhai Sankalbhai Patel S/o Late Sankalbhai Patel, Late Sankalbhai Virabhai Patel S/O Virabhai Patel since deceased through its legal heirs…… Maheshbhai Sankalbhai Patel S/o Late Sankalbhai Patel, Late Nathiben Sankalbhai Patel W/O Late Sankalbhai Patel since deceased through its legal heirs…… Maheshbhai Sankalbhai Patel S/o Late Sankalbhai Patel, Somabhai hirabhai Patel S/O Hirabhai Patel** to repay the amount mentioned in the notice being **Rs. 12,41,197/- (Rs. Twelve Lakh Forty-One Thousand One Hundred Ninety-Seven Only) together with interest from 14 July 2025** in 60 days from the date of receipt of the said notice.

The Financial Assets /Debts of the Borrower were acquired by **Reform Asset Reconstruction Company Ltd (Formerly Known Reliance Asset Reconstruction Company Ltd) in its Capacity as Trustee of RARC 078 Trust** Form Laxmi India Finance Limited (Laxmi India Finance Private Limited) Vide Deed of **Assignment Date 29-03-2023.** Pursuant to The Said assignment of debt/financial assets by **Reform Asset Reconstruction Company Ltd (Formerly Known Reliance Asset Reconstruction Company Ltd)** and in terms of the deed of assignment, it has acquired all right, title and security interest in the loans along with underlying securities and security documents of Laxmi India Finance Private Limited (Formerly known as Laxmi India Finleasecap Private Limited), the Assignor/ Original Secured lender.

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/ her under sub section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 06th day of September 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 the **Reform Asset Reconstruction Company Ltd (Formerly Known Reliance Asset Reconstruction Company Ltd) for an amount of Rs 21,36,541.47 ((Rs. Twenty-One Lakhs Thirty-Six Thousand Five Hundred Forty-One and Paisa Forty-Seven Only)**- and interest, charges till its realization.

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

All That Piece & Parcel Gram Panchayat House no-44 Paiki 1, group gram panchayat Boidiya, Situated At Patel Faliyu, Village- Mandkodiya Ta, Santrampur Dist. Mandkodiya Gujarat India. Land Area Measuring 167.22 Sq. Mtrs and built up area of structure Area 203.45 Sq. Mtrs is in the Revenue Survey Number

Property Owner _ Late Sankalbhai Virabhai Patel Through Legal Heirs

Bounded; -

North : Plot of Jayanti Manibhai Patel
South : Property of Patel Rakeshbhai Shankalbhai
East : Open Land
West : Open Land & Main Road

SD/-

Date: 06th September 2026
Place: Mandkodiya, Gujarat

AUTHORIZED OFFICER REFORM ASSET RECONSTRUCTION COMPANY LIMITED
(FORMERLY KNOWN AS RELIANCE ASSET RECONSTRUCTION COMPANY LIMITED)

बैंक ऑफ़ बड़ौदा Bank of Baroda

BANK OF BARODA, MOTERA BRANCH,
12, 12A, 14, 15, SWASTIK COMPLEX,
OPP MOTERA GAM, MOTERA, AHMEDABAD-**380005**

POSSESSION NOTICE [Rules8 (1)] (For immovable property)

Whereas The undersigned being the Authorized Officer of **Bank of Baroda** under the Securitization and Reconstruction of Financial Asset 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 demand notice dated **26.06.2026** calling upon **M/s C. M. Trading, Prop. Mr. Ghanshyambhai V. Limbachiya (Borrower) and Mrs. Asha ben Pankajbhai Patel (Guarantors and Mortgagor) and M/s Shri Kesar Corporation, a partnership firm having the partners (1). Mrs. Varsha Vishnubbhai Patel, (2) Mr. Paresh Rameshbhai Patel, (3) Mrs. Prafulaben Mahesbhai Nayi, (4) Mr. Maheshkumar Vitthalbhai Nayi, (5) Mrs. Ashaben Pankajbhai Patel, (6) Mr. Pankaj Kumar Rameshbhai Patel, (7) Mrs. Parulben Ghanshyambhai Parekh & (8) Mr. Ghanshyambhai V. Limbachiya (as a Guarantor and Mortgagor)** to repay the amount mentioned in the notices aggregating **Rs.2,92,47,015.93/- (Rupees Two Crore Ninety Two Lakh Forty Seven Thousand Fifteen and Paisa Ninety Three Only)** with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

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 **symbolic 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 under section 14 of the said Act on this the **09th day of September of the year 2026.**

The Borrower / Partners / Guarantors / Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the **Bank of Baroda** for an amount **Rs.2,92,47,015.93/- (Rupees Two Crore Ninety Two Lakh Forty Seven Thousand Fifteen and Paisa Ninety Three Only)** with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

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

Description Of The Imovable Property:

PART-A : E.M. of Property being 4, Soham Bunglows, Opp Gayatri Temple, Karannagar Road, Kadi, admeasuring about 188.00 Sq. Mtrs. along with construction thereon admeasuring about 71.25 Sq. Mtrs., lying being & situated on Revenue Survey No. 322/1, House Property No. 9/6/41/69/4 of Mouje Kadi, Tal. Kadi, Sub District Kadi, District Mehsana belonging to Mrs. Ashaben Pankajkumar Patel.

Boundaries On or toward the East :D P Road, On or towards the West : Plot No 3, On or towards the North : Internal Road, On or towards the South:Kadi - Karannagar Road

Part- B : EM of Industrial Non-Agricultural Land admeasuring about 4352 Sq. Mtrs. forming part of land admeasuring about 6897 Sq. Mtrs. bearing revenue Survey No. 148/Paiki/6, situated lying and being at Mouje Karannagar, Taluka Kadi, Sub District Kadi, Dist: Mehsana belonging to M/s. Shri Kesar Corporation (Partnership Firm)

Boundaries On or toward the East:Gopal Cotton, On or towards the West:S. No. 148 Paiki 5, On or towards the North:Road, On or towards the South:Railway Line

Date : 12.09.2026
Place : Motera

Sd/- Authorized Officer
Bank of Baroda

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned, Authorized Officer of **INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED (ISARC) (CIN: U67190MH2008PLC181062),** an asset reconstruction company duly registered under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) acting in its capacity as trustee of **ISARC- 2025-2026-5 Trust** and in exercise of powers conferred under Section 13 (12) read with relevant Rules of the Security Interest (Enforcement) Rules, 2002 (Rules) issues the following notice:

The Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005 PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** in exercise of powers conferred under Section 13 (12) of SARFAESI Act read with Rule 3 of the Rules issued Demand Notice dated **15.12.2025** calling upon the Borrower(s) **MUKUND B KATHAROTIA ALIAS MUKUNDBHAI BATUKBHAI KATHAROTIA ALAIS KATHAROTIA MUKUND PROPRIETOR PURVA ART and SHILPA MUKUND KATHAROTIA ALAIS KATHROTIYA SHILPABEN MUKUNDBHAI** to repay the amount mentioned in the Notice being **Rs. 21,61,041.03 (Rupees Twenty One Lakhs Sixty One Thousand Forty One and Paise Three Only)** as on **15.12.2025** under the Loan Account No. **HLAPSUR00276676** alongwith interest thereon and other charges within 60 days from the date of receipt of the said Notice.

SAMMAAN CAPITAL LIMITED has, under the provisions of SARFAESI Act, assigned the loan of the above mentioned Borrower(s) to **INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED** acting in its capacity as **Trustee** of **ISARC- 2025-2026- 5 TRUST,** vide Assignment Agreement dated **26.12.2025** pursuant to which **(ISARC)** has stepped in as a secured creditor with respect to the above Loan Account (no account number allotted)

The Borrower(s) / Guarantor(s) / Mortgagor(s) having failed to repay the amount as mentioned above, Notice is hereby given to the Borrower(s) / Guarantor(s) / Mortgagor(s) and the public in general that the undersigned has taken **symbolic possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **08.09.2026.**

The Borrower(s) / Guarantor(s) / Mortgagor(s) 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 **(ISARC)** for an amount **Rs. 21,61,041.03 (Rupees Twenty One Lakhs Sixty One Thousand Forty One and Paisa Three Only)** as on **15.12.2025** and interest thereon alongwith other charges.

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

ALL THAT PIECES OR PARCELS OF PROPERTIES BEARING SHOP NUMBER 104, ON THE 1ST FLOOR, ADMEASURING 200.10 SQ FT I.E. 18.59 SQ MTRS., CARPET AREA, ALONG WITH UNDIVIDED SHARE IN THE LAND OF "PUJAN PLAZA", SITUATED AT REVENUE SURVEY NO 149, BLOCK NO 178, ADMEASURING 4148 SQ METERS, T.P SCHEME NO 68, (PUNA -SIMADA), FINAL PLOT NO 21, ADMEASURING SQ 2904 MTS., OF MOJE PUNA, CITY OF SURAT.

EAST : SHOP NO 113 — WEST : ROAD
NORTH : OPEN PASSAGE — SOUTH : SHOP NO 105

Date : 08.09.2026
Place : SURAT

Sd/-
Authorised Officer
INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
acting in its capacity as Trustee of ISARC- 2025-2026-5 TRUST

NAKODA LIMITED (IN LIQUIDATION)

Liquidator: Ravindra Kumar Goyal
CIN: L17111GJ1984PLC045995
(The Company)
Registered Office: Block No 1 & 12 to 16 Village-Karanj Tal Mandvi Dist-Surat Gujarat-394110
IBBI Address: I-807, 8th Floor, Godrej Garden City, Behind Nirma University, Jagatpur, S.G. Highway, Ahmedabad-382481
Email: ravindra1960_goyal@yahoo.co.in, ravindranakoda@gmail.com

Eligible Persons are invited to submit their Expression of Interest in the matter of Nakoda Limited (in liquidation) for assignment of Not readily realizable assets (NRRA). It may please be noted that eligible persons mean the person, who is eligible to submit a resolution plan for insolvency resolution of the corporate debtor as per Regulation 37A of the Insolvency and Bankruptcy Code of India (Liquidation Process) Regulations, 2016

For Further information, the intending Applicant may contact the undersigned through an email at ravindranakoda@gmail.com.

Ravindra Kumar Goyal
Liquidator
M/s Nakoda Limited
IBBI Reg. No. IBBI/IPA-001/IP-P-02019/2020-2021/13098

Place: Ahmedabad
Date:11.09.2026

Piramal Finance

PIRAMAL FINANCE LIMITED

(Formerly Piramal Capital and Housing Finance Ltd)
(herein after referred to as PFL/ Secured Creditor) CIN: L65910MH1984PLC032639
Registered Office: Unit No.- 601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai- 400070
Branch Address: Office No. 208 to 212 2nd Floor Turquoise Panchwati Cross Road Ahmedabad- 380009

POSSESSION NOTICE
For Immovable Property as per Rule 8-(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix- IV

Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED. (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) under the Securitisation 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. 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 Piramal Finance Ltd.(Formerly Piramal Capital & Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1.	Surat Loan Code No.:- 04100002660 (Borrower) Jogendra Buddhiram Shahni (Co Borrower 1) Kusumben Joginder Sahani	All The Piece and Parcel of Immovable Property Bearing An Flat No. B/301, Abhishek Residency- 2 Opp. Bhaktidham Temple B/S. Shubh Residency, Magob Surat Surat Gujarat :- 394210	16/09/2024 For/ Rs. 20,90,036/- (Rupees Twenty Lakh Ninety Thousand Thirty Six Rupees Only)	08/09/ 2026
2.	Surat Loan Code No.:- M0154381 (Borrower) Ravi Kumar Ram Prasad (Co Borrower 1) Rita Devi	All The Piece And Parcel Of Immovable Property Bearing An Plot No. 50 Anupam Residency, Opp. Natraj Residency, Nr. Sayan Sugar Factory & Ankit Indstrial, Sayan Sugar Road, At. Sayan, Ta. Olpad, Dist. Surat - 394130	21/11/2024 For/ Rs. 10,92,117/- (Rupees Ten Lakh Ninety Two Thousand One Hundred Seventeen Rupees Only)	08/09/ 2026
3.	Sanand Loan Code No.:- HLSA000A7374 (Borrower) Patel Kaushik Bipinbhai (Co Borrower 1) Patel Sarmishthaben Kaushikbhai	All The Piece And Parcel Of Immovable Property Bearing An Tenement No.27 (As Per Plan House No. I-1), Having Plot Area Admeasuring 91.97 Sq. Meters, Alongwith Constructed Thereon Admeasuring 129.60 Sq. Meters, in The Scheme Famously Known As " Pancham Homes", Constructed on Non-Agricultural Land Bearing Block/ Survey No.311 (Old Survey No.562/B), Situate, Being and Lying at Mouje Nandoi Taluka Dehgam, in The Registration District Gandhinagar And Sub-district- Dehgam.	23/04/2026 For/ Rs. 31,98,676/- (Rupees Thirty One Lakhs Ninety Eight Thousand Six Hundred Seventy Six Only)	08/09/ 2026
4.	Surat Loan Code No.:- HLSA000162C8, XPLLN0000002EF3 (Borrower) Anand Vijaybhai Fichadiya (Co Borrower 1) Vijaybhai Jivanlal Fichadiya (Co Borrower 2) Deviben Vijaykumar Fichdiya	All The Piece and Parcel of Immovable Property Bearing An Block No. 17 Ground Floor 5145.1 Sq FT Vipul Co Housing Society CS Ward No. 2 /149 at Limbdi Near Bapasitaram Madhuli, Surendra Nagar GJ- 363421	29-05-2026 For/ Rs. 30,75,083/- (Rupees Thirty Lakhs Seventy Five Thousand Eighty Three and Paise Zero Only)	08/09/ 2026
5.	Rajkot Loan Code No.:- HLSA00032B1B, HLSA00032B1BTU (Borrower) Kalpesh Janakbhai Satkuvar (Co Borrower 1) Vrujlabhai Janakbhai Satkuvar (Co Borrower 2) Bhartiben Janakbhai Satkuvar	All The Piece and Parcel of Immovable Property Bearing An Flat No. 302 3rd Floor, Area 914.29 Sq Ft Aditya Residency 2RS No. 90, Plot 18 Situated at Raiya, Near Jassi De Parathe Restaurant, Rajkot GJ- 360005	29/05/2026 For/ Rs. 68,28,183/- (Rupees Sixty Eight Lakhs Twenty Eight Thousand One Hundred Eighty Three and Paise Zero Only)	09/09/ 2026
6.	Vadodara Loan Code No.:- HLSA000C3362, HLSA000C3362IN, XBLBSLIV000FEF1 (Borrower) Amit Kumar (Co Borrower 1) Narayan Devi	All The Piece And Parcel of Immovable Property Bearing An Flat No. 502 Plot No 22, 5th Floor, Veer Residency, Rv Desai Road, Opposite Gopesh Apartment, Vadodra, Kasba, Gujrat, India 390004	29/05/2026 For/ Rs. 38,21,798/- (Rupees Thirty Eight Lakhs Twenty One Thousand Seven Hundred Ninety Eight and Paise Zero Only)	08/09/ 2026
7.	Rajkot Loan Code No.:- HLSA0000AE6E (Borrower) Suresh Maheshbhai Chavda (Co Borrower 1) Chavda Sureshbhai	All The Piece And Parcel Of Immovable Property Bearing An Residential House On Plot No. 10 Land 214-60.60 Sq. Mt., Near Kalanala, Murakhda Road At Upleta Revenue Survey No. 198/2P, Tal. Upleta & Dist. Rajkot.	29/05/2026 For/ Rs. 20,30,312/- (Rupees Twenty Lakhs Thirty Thousand Three Hundred Twelve Only)	09/09/ 2026
8.	Ahmedabad Loan Code No.:- 03100000800 (Borrower) Omprakash Ramlal Kori (Co Borrower 1) Sangita Omprakash Kori	All The Piece and Parcel Of Immovable Property Bearing An C-1, Aagman Park, NA NR Ashish Mangalam Cinema Nr Ashish Mangalam Cinema B/H Odhav Bus Stand Odhav Ahmedabad Gujarat in- 382415	19/12/2019 For/ Rs. 1,88,417/- (Rupees One Lakh Eighty Eight Thousand Four Hundred Seventeen Only)	09/09/ 2026

Date : September 12, 2026 Place: Gujarat
Sd/- (Authorised Officer), PIRAMAL FINANCE LIMITED

NAKODA LIMITED (IN LIQUIDATION)

Liquidator: Ravindra Kumar Goyal
CIN: L17111GJ1984PLC045995
(The Company)
Registered Office: Block No 1 & 12 to 16 Village-Karanj Tal Mandvi Dist-Surat Gujarat-394110
IBBI Address: I-807, 8th Floor, Godrej Garden City, Behind Nirma University, Jagatpur, S.G. Highway, Ahmedabad-382481
Email: ravindra1960_goyal@yahoo.co.in , ravindranakoda@gmail.com

E-Auction: Sale of Assets under Insolvency and Bankruptcy Code, 2016
Date & Time of E-Auction for Sale of Company on Standalone Basis: 28th September 2026
Time: 01:00 P.M. to 03:00 P.M. (With unlimited extension of 5 minutes each)
Last date of filing Pre-Qualification Document on Auction Platform- 26th September, 2026 till 5.00 P.M.
Last Date of EMD Submission: 26th September, 2026 till 7.00 P.M.

Sale of Assets on standalone basis or Plant as a Whole in view of Regulation 32(b), Sale of Assets on Piecemeal Basis in view of Regulation 32(a)/(c) of IBBI (Liquidation Process) Regulations 2016, forming part of Liquidation Estate by the liquidator appointed by the Hon'ble National Company Law Tribunal, Ahmedabad Bench vide order dated 08.02.2023. The sale will be done by the undersigned through E-auction platform https://ibbi.baanknet.com/eauction-ibbi/home

Block	Asset Description	Reserve Price (INR)	EMD (INR)	Incremental Value (INR)
A	Sale of Entire Surat Plant of Corporate Debtor situated at Block No 1 & 12 to 16 Village-Karanj Tal Mandvi Dist-Surat Gujarat-394110 Comprising of Phase-1 and Phase-2 and Flat at Surat **(Land admeasuring 51,853.05 sq. meters)**	71,78,60,621	3,58,93,031	50,00,000
B	Sale of Surat Plant of Corporate Debtor in slump sale, including, Land and Building, Plant and Machinery situated at Phase-2: Yarn Manufacturing Plant: as per demarcation on site **(Land admeasuring 13,299.27 sq. meters)**	34,81,65,028	1,74,08,251	10,00,000
C	Sale of Surat Old Plant of Corporate Debtor in slump sale, including, Land and Building, Plant and Machinery situated at Phase-1: as per demarcation on site **(Land admeasuring 38,553.78 sq. meters)**	36,83,00,593	1,84,15,030	10,00,000
D	Sale of Surat Old Plant of Corporate Debtor in slump sale, including, Land and Building, situated at Phase-1: as per demarcation on site **(Land admeasuring 38,553.78 sq. meters)**	33,49,88,695	1,67,49,435	10,00,000
E	Sale of Surat Old Plant of Corporate Debtor in slump sale, including, Plant and Machinery, situated at Phase-1	3,33,11,898	16,65,595	1,00,000
F	Flat at Surat on piecemeal basis	13,95,000	69,750	50,000

Terms and Condition of the E-auction are as under:

1. E-Auction will be conducted on **"AS IS WHERE IS" "AS IS WHAT IS" "WHATEVER THERE IS" and "AND NO RECOURSE BASIS"** as such sale is without any kind of warranties and indemnities through approved service provider at IBBI eAuction Portal by BAANKNET.
2. The Complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Condition of online auction sale are available on the website of **BAANKNET at https://baanknet.com** or can be obtained through an email at **ravindranakoda@gmail.com**
3. The Liquidator has right to accept or cancel or extend or modify, etc. any terms and conditions of E-Auction at any time. He has right to reject any of the bids without giving any reasons.
4. The Applicability of taxes including stamp duty on Land & Building shall be governed by the prevalent laws of India or respective State and plant and machinery, stock, inventory & consumables of respective plant shall be sold after levying applicable GST.
5. The intending bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves.
6. The properties mentioned above can be inspected by the prospective bidders with an email request at ravindranakoda@gmail.com for prior appointment relating to the visit.
7. The properties of the Corporate Debtor were being attached by the Enforcement Directorate and Income Tax Department. The matter relating to release of the attached properties by the Enforcement Directorate was also filed before Special Court under Prevention of Money Laundering Act on which Hon'ble Court has allowed to the liquidator to deal with the properties as per applicable laws. The intending bidders should conduct their independent due diligence at their own expenses.
8. The intending bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
9. In case of any technical glitch or system issue from the side of BAANKNET, the Liquidator shall not be held responsible. The bidder shall be solely responsible for ensuring their ability to participate in the E-Auction. However, in case of any query or assistance the interested buyer should approach the liquidator before 48 Hours of the scheduled auction subject to further terms and conditions of the auction document.
10. The Bidder can read the Auction and registration guidelines on the BaankNet Platform. (https://d14q55p4nerl4m.cloudfront.net/Production/Application-Documents/IBBI-Instance/client-document/Bidders-Auction-guide.pdf). The intending bidders are required to deposit Earnest Money Deposit (EMD) amount on BaankNet through Wallet.
11. It is clarified that this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
12. Documents shall be submitted to the auction portal in the format prescribed in the Auction Document on or before **26th September, 2026.** The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from the website https://ibbi.baanknet.com/eauction-ibbi/home .
13. Subsequent to announcement of Successful bidder in consultation with SCC, the Liquidator will issue a Letter of Intent (LOI) to the Successful Bidder and will seek balance consideration. (In view of detailed terms and condition mentioned under E-Auction Document). Default in deposit of the balance amount by the successful bidder within the time limit as mentioned would entail forfeiture of the entire amount deposited (EMD + Any Other Amount) by the Successful Bidder.
14. The successful bidder can pay balance of the bid amount within 30 days of declaring as Successful Bidder. Additional Period of 60 days may be granted to successful bidder at the request of Successful Bidder for making payment. Provided that in case the Successful Bidder seeks to the avail the said extension of 60 days, the same shall be granted subject to imposition of an interest at the rate of 12% per annum from the date of expiry of the 30 days-time period till the actual payment of the complete amount. It may be noted that in no manner whatsoever that the total time period shall not be available beyond 90 days from the date of issuance of LOI.

For Further information, the intending Applicant may contact the undersigned through an email at **ravindranakoda@gmail.com.**

IMPORTANT NOTES

It is hereby informed to all interested parties that in case any successful bid is achieved for Block A thereby announcing a successful bidder, the remaining Option Block B, C, D, E and F shall stand cancelled automatically.

It is hereby informed to all interested parties that in case any successful bid is achieved for Block C thereby announcing a successful bidder, the Option Block D and E shall stand cancelled automatically.

It is hereby further informed that sale under Block D shall be confirmed only after successful sale of assets under Block E. In case no bids received for Block E the sale under Block D shall be automatically cancelled.

Ravindra Kumar Goyal
Liquidator
M/s Nakoda Limited
IBBI Reg. No. IBBI/IPA-001/IP-P-02019/2020-2021/13098

Place: Ahmedabad
Date:11.09.2026

इंडियन बैंक Indian Bank

Zonal Office : 301-311/3rd Floor, Neelkanth Avenue-1, Opp. Gujarat Vidyapeeth, C.U. Shah College Street, Income Tax Cross Road, Ashram Road, Ahmedabad-380014. Ph.: 079-27431248/27461066

E-AUCTION SALE NOTICE
APPENDIX- IV-A" [See proviso to Rule 8(6) / 9(1)] Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 **Indian Bank**, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" on 29.09.2026 at 11:00 AM to 04:00 PM**, for recovery of **Rs. 95,60,808/- (Rupees Ninety Five Lakh Sixty Thousand Eight Hundred Eight Only) towards loan as on 04.07.2019** together with further interest thereon and incidental expenses, costs, charges etc. due to the **Indian Bank**, Secured Creditor, from

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below :

Sr. No.	Name & address of Borrowers / Guarantors / Mortgagors	Detailed description of the Property	Reserve Price / EMD / Bid inc. amount	Property ID No./ Nature of Possession
1	1. **Ms. Gopal Traders (Proprietorship Firm / Borrower)** 2. **Mr. Chetankumar Laxmandas Prajapati (Proprietor / Borrower / Mortgagor)** 3. **Mr. Bharatkumar Prajapati (Guarantor)** **Branch : Patan**	**Property Details :** All that piece and parcel of property at shop no 9 and 10 of first floor of devdarshan complex at revenue survey no 62P, city Survey No 335P, of sheet no 130 of Gungadipati sim, Ta. Patan, Gujarat admeasuring 12.36.31 + 12.36.31 Sq.mtr, Total 24.72.62 sq.mtr in the name of Shri Chetankumar Laxmandas Prajapati. The boundaries of Shop No. 09 are : North : Shop No 10, South : Shop No. 8, East : Common Passage, West : Shop No. 44, The boundaries of Shop No. 10 are : North : Shop No. 11, South : Shop No. 9, East : Common Passage, West : Shop No. 43.	15,00,000/- / 1,50,000/- / 10,000/-	IDIB96012008001 / Physical Possession

- **Encumbrances on property : Not Known**
- **Date and time of E-Auction : 29.09.2026 at 11:00 AM to 04:00 PM**
- **Date and time of EMD : By 29.09.2026 till 03:00 PM**
- **Contact Person : Shri Vijay Kumar Singh (Authorised Officer) M.: 9140707560 Shri Kapil Dev (Branch Manager) M.: 9050661888**

Bidders are advised to visit the website (**https://www.baanknet.com**) of our e auction service provider **PSB Alliance Pvt. Ltd.** to participate in online bid. For Technical Assistance Please call **8291220220.** For Registration status and for EMD status please email to **support.baanknet@psballiance.com** For property details and photograph of the property and auction terms and conditions please visit: **https://www.baanknet.com** and for clarifications related to this portal, please contact **PSB Alliance Pvt. Ltd, Contact No. 8291220220.** Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.baanknet.com**

Bank Website www.indianbank.bank.in — E-auction Website https://www.baanknet.com

Date : 10.09.2026 I Place : Ahmedabad — **Authorised Officer, Indian Bank**

Government of India भारतसरकार
Ministry of Finance वित्तमंत्रालय
Debts Recovery Tribunal-II, ऋणवसूलीअधिकरण-II
3rd Floor, Bhikhubhai Chambers, तीसरामाला, भिखुभाईचेम्बर्स,
Near Kochrab Ashram, Paldi, Ahmedabad, Gujarat कोचरबआश्रमकेपास, पालड़ी, अहमदाबाद, गुजरात

FORM NO. 22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2024] [See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961] READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993
E-AUCTION/SALE NOTICE (THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION)

RP/RC NO.	471/2018	OA No.	936/2017
Axis Bank Ltd.		Certificate Holder Bank/FI	
Vs.			
Gajendrasinh Bhikhubha Rana		Certificate Debtors	

To, C.D.No.1: Gajendrasinh Bhikhubha Rana, Alias Gajendrasinh Bhikhubha Zala, Farmer Sanghadiya Bazar, Nr. Mahakali Mandir, At: Limbdi, Dist. Surendra Nagar-363421.

The aforesaid CDs No. 1 has failed to pay the outstanding dues of Rs.23,14,087/- (Rupees Twenty Three Lac Fourteen Thousand Eighty Seven only) as on 23/08/2017 including interest in terms of judgment and decree dated 25/07/2018 passed in O.A.No. 936/2017 as per my order dated 21/08/2026 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" https://baanknet.com.

LOT No.	Description of the property			Reserve price (Rounded off)	EMD 10% or (Rounded off)
1.	All the piece and parcels of the Agricultural Land being situate Mouje Village; Limbadi, Dist: Surendranagar.			Rs. 100.00 Lakhs	Rs. 10.00 Lakhs
	Location of the land	Survey Number	Area		
	Village; Limbadi, Tal; Limbadi, Dist; Surendranagar, Khata No. 2240.	679/paiki 1	Hector/Acre - 3-19-70		

Note: The EMD shall be deposited in baanknet wallet through E-auction website i.e. https://baanknet.com The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under.

Beneficiary Bank Name & Address	Axis Bank Ltd - S.G. Highway Branch, Balleshwar Avenue, S.G. Highway, Opp. Rajpath Club, Bodakdev, Ahmedabad, Gujarat-380054.
Beneficiary Account No	297010633007
IFSC Code	UTIB0000297

1. The bid increase amount will be Rs. 1,50,000/- for lot no. 1.
2. Prospective bidders may avail online training from service provider PSB Alliance (BAANKNET Auction Portal) (Tel Helpline No. +91-8291220220 and Mr. Kashyap Patel (Mobile No.9327493060) Helpline E-mail ID: Support.BAANKNET@psballiance.com. and for any property related queries may contact Mr. Parakramsinh Dilubha Jhala & Darshanbhai Ravani, (Mob No.9099972299 & 9712902727).
3. Prospective bidders are advised to visit website https://baanknet.com for detailed terms & conditions and procedure of sale before submitting their bids.
4. The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
5. The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
6. Schedule of auction is as under:-

1	Inspection of property	09/10/2026 Between 11.00am to 2.00 pm.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	17/11/2026 Upto 05.00pm
3	e-auction	18/11/2026 Between 12.00pm to 01.00pm (with auto extension clause of 03 minutes, till E-Auction ends)

(ANUBHA DUBEY), RECOVERY OFFICER -I
DEBTS RECOVERY TRIBUNAL-II AHMEDABAD.

GOLDSTAR POWER LIMITED

Corporate Identity No. (CIN): L36999GJ1999PLC036274
Regd. Office: Behind Ravi Petrol Pump, Rajkot highway, At post Hapa, Jamnagar, Gujrat- 361120
Tel: 0288-2571120/21 Email : cs@goldstarpower.com, Website: www.goldstarpower.com.

NOTICE

Notice is hereby given that the 27**th Annual General Meeting (AGM) OF GOLDSTAR POWER LIMITED** will be held on **Wednesday, 30th September, 2026 at 11:30 A.M. (IST)** through Video Conferencing ("VC") / Other Audio Visual Means("OAVM"). The dispatch of the AGM Notice to the member have been completed on Thursday, September 10, 2026 through electronic mode.

The Annual report has been sent electronically to those members, whose email addresses were available with the company or the Depository Participant(s) for other members, who have not registered their email addresses, for those the annual report has been uploaded on company's website at www.goldstarpower.com and www.nseindia.com respectively.

Notice is hereby also given, pursuant to section 91 of the companies Act, 2013 (the Act) read with rule 12 of the companies (Management and Administration) Rules, 2014 and Regulation 42 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 (SEBI Listing Regulations), that the register of members and Share Transfer Books of the company will remain closed from **Tuesday, 22nd September, 2026 to Wednesday, 30th September, 2026 (both days inclusive)** for the purpose of the ensuing Annual General Meeting.

In terms of the section 108 of the act read with rule 20 of the companies (Management and Administration) Rules, 2014, as amended and regulation 44 of the SEBI Listing Regulations, the company is providing the facility to its members to exercise their right to vote by electronic means on any or all the businesses specified in the Notice convening the AGM of the company (remote e-voting), through e-voting service provided by National Securities Depository Limited (NSDL). The details pursuant to the act are as under:

a) Members holding shares either in physical form or in dematerialized form, as on the Cut-Off Date, i.e., **Wednesday, September 23, 2026, (eligible members),** to exercise their right to vote by remote e-voting and voting to be held at AGM on any or all of the businesses specified in the Notice convening the AGM.

b) The remote e-voting will commence on **Sunday, September 27, 2026 at 09:00 A.M. and ends on Tuesday, September 29, 2026 at 05:00 P.M.** and the remote e-voting module shall be disabled for voting thereafter and voting through electronic means shall not be allowed thereafter. Once the vote on resolution is cast by the member, the member shall not be allowed to change it subsequently. Eligible Members may participate in the AGM even after exercising his right to vote through remote e-voting but shall not vote again in the AGM. Only the eligible members shall be entitled to avail the facility of remote e-voting at the AGM;

c) In case a person has become the member of the Company after the dispatch of AGM Notice but on or before the cut-off date i.e. **Wednesday, September 23, 2026,** may write to Navneet Pansara [Chairman and Managing Director] at the Registered Office of the Company Situated at Behind Ravi Petrol Pump, Rajkot Highway, At & Post Hapa, Dist. Jamnagar, Gujarat-361120, India, at email ID: cs@goldstarpower.com for obtaining the credentials for remote e-voting;

If any member wishes to get printed copy of the Annual Report, the Company will send the same, free of cost, upon receipt of request from the member. In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evoting.nsdl.com under help section or write an email to evoting@nsdl.com . The Notice convening the AGM will be available on our website www.goldstarpower.com. Further, these documents are available for inspection at the registered office of the Company during office hours.

For and on behalf of Board of Directors of
Goldstar Power Limited
SD/-
Navneet Pansara
Managing Director
DIN: 00300843

Date: 11th September, 2026
Place: Jamnagar