

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office - KRM Towers, 8th Floor, Harrington Road, Chelpet, Chennai-600031.
Tel : +91 44 4564 4000 | Fax : +91 44 4564 4022

**NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	3763071	Loan Against Property	1. Bapa Sitaram Pan Cornar 2. Sagar Manjibhai Virash 3. Bhavna Sagar Virash	23-09-2026	INR 4,77,988.81/-

Property Address : Property 1: All That Piece And Parcel Immovable Property, Bearing Flat No. 304 Admeasuring 200 Sq. Fts. i.e. 16.58 Sq. Mtrs. "Jaya Parvati Park", Situated At Land Bearing Revenue Survey No. 39, Block No. 59, T. P. Scheme No. 38, Final Plot No. 20 Paikie Plot No. 11, 12, 13, 14 & 15 Of Moje: Nana Varachha, City Of Surat, Gujarat, 395006, And Bounded As:- **East:** Flat No. 303 **West:** Flat No. 310 **North:** Flat No. 302 **South:** Staircase **Property 2:** All That Piece And Parcel Immovable Property, Bearing Flat No. 310 Admeasuring 210 Sq. Fts. i.e. 19.51 Sq. Mtrs. "Jaya Parvati Park", Situated At Land Bearing Revenue Survey No. 39, Block No. 59, T. P. Scheme No. 38, Final Plot No. 20 Paikie Plot No. 11, 12, 13, 14 & 15 Of Moje: Nana Varachha, City Of Surat, Gujarat-395006, And Bounded As:- **East:** Flat No. 304 **West:** Common Passage **North:** Flat No. 308 **South:** Staircase

2	19593796	Home Loan	1. Ranabhai Vijaji Rabari 2. Malben Ranabhai Rabari	23-Sep-2026	INR 7,08,822.92/-
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Property Address : All That Piece And Parcel Of Plot No. 143 (as Per Passing Plan Plot No. B-143) As Per Revenue Records Of 7/12 Admeasuring 42.41 Sq. Meters i.e. 50.72 Sq. Yards, Open Land Alongwith Proportionate Undivided Share In Ground Land Admeasuring 26.44 Sq. Meters, "Veer Residency", Developed Upon Land Bearing Old Block No. 60 After Re Survey New Block No. 83 Admeasuring Hectare are 2-57.75 Sq. Mtrs., Akr Rs. 2550.00 Paisa A To D Total Plot 297 Residential N A Land Paikie, Situated At Moje: Village Netrang, Sub-district & Taluka: Kamrej, District: Surat, State: Gujarat-394180, And Bounded As:- **East:** Society Road **West:** Plot No. 156 **North:** Plot No. 142 **South:** Plot No. 144

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-, Authorized Officer
IDFC First Bank Limited
Date : 07.10.2026 (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)
Place : Surat-Gujarat

PUBLIC NOTICE TO WHOMSOEVER IT MAY CONCERN

This is to inform the General Public that following share certificate of UPL LIMITED (name of company) having its Registered Office at 3-11, GIDC, Vapi, Dist. Valsad, Vapi, Gujarat, 396195, Registered in the name of the following Shareholder/s have been lost by them.

Name of the Shareholder/s	Folio No.	Certificate No./s	Distinctive Number/s (From - To)	No. of Shares & Face Value
VINNU GOEL	V06867	183227	55687892 - 55687991	100 (F.V. Rs.10/-)
SATISH GOEL	V06867	21275	439376049 - 439376548	500 (F.V. Rs.2/-)

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificates. Any person who has any claim in respect of the said share certificate/s should lodge such claim with the Company or its Registrar and transfer Agents MUFG Intime India Private Limited 247 Park, C-101, 1st Floor, L.B.S. Marg, Vikhroli (W) Mumbai-400083 TEL: +91810811676 within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue Duplicate Share Certificate/s.

Place: Delhi Name of the Registered Shareholder/s: VINNU GOEL, SATISH GOEL
Date: 06/10/2026



UNION BANK OF INDIA - PRATAPNAGAR BRANCH :
Near Bank of India, Dabhol Main Road, Pratapnagar, Vadodra, Gujarat - 390024.

[Rule - 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the authorized officer of Union Bank of India, Pratapnagar Branch (07341) under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 29/07/2026 calling upon 1. **Mrs. Sumitaben S. Pansuriya (Borrower & Mortgagor)** and 2. **Mr. Sureshbhai B. Pansuriya (Co-Borrower)** to repay the amount mentioned in the notice being **Rs.19,89,167.09 (Rupees Nineteen Lakhs Eighty Nine Thousand One Hundred Sixty Seven and Paise Nine Only)** and interest thereon 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 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 Section 13(4) of the said Act read with rule 8 of the said rules on this **5th day of October, 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 Union Bank of India for an amount **Rs.19,89,167.09 (Rupees Nineteen Lakhs Eighty Nine Thousand One Hundred Sixty Seven and Paise Nine Only)** and interest thereon.

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

Description of Immovable Property

All that pieces and parcels of **Flat No. H-302 (Third Floor of Tower - H)**, admeasuring about 56.26 sq. meters carpet area and 6.56 sq. meters area of balcony and common area admeasuring 34.95 sq. meters in "Shree Siddheshwar Heights" being organized in the land bearing Revenue Survey No. 60711/A/Paiki, Town Planning Scheme No. 2, Final Plot No. 4, situated at Moje Village Sayajipura, in the Registration District & Sub-District Vadodra, situated at Ajwa Cross Road, Near Kanha City, Ajwa Road, Vadodra bounded as follows: **East:** Common Staircase, Passage and Lift, **West:** Open Land on Ground Floor, **North:** Open Land on Ground Floor, **South:** Flat No. H-303

Date : 05.10.2026
Place : Vadodra.

Authorised Officer
Union Bank of India

**पंजाब नैशनल बैंक Punjab National Bank**

ARMB Rajkot, 2nd floor, JP Sapphire Building, Race Course road, Rajkot, Gujarat - 360001, Phone - 9781333069, Email - cs8304@pnb.bank.in

PUBLIC E-AUCTION NOTICE FOR SALE OF IMMOVABLE AND MOVABLE PROPERTIES ON 27.10.2026

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) and rule 6 (2) 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 and movable property mortgaged/charged/hypothecated to the Secured Creditor, the constructive / physical / symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" 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

Date of E-Auction : 27.10.2026 • LAST DATE OF SUBMISSION OF EMD AND BID DOCUMENTS : 27.10.2026 up to 3.30 PM
Date & Time of Inspection : Date : 21.10.2026 (Between 11 am to 5 pm)

Lot No.	NAME OF BRANCH	DETAIL OF IMMOVABLE / MOVABLE PROPERTIES MORTGAGED / OWNER'S NAME (MORTGAGERS OF PROPERTY(IES))	(E) DATE OF DEMAND NOTICE U/S 13 (2) OF SARFAESI ACT 2002 (F.1) O/S AMOUNT AS ON DATE OF 13 (2) NOTICE (F.2) O/S AMOUNT AS ON GIVEN DATE (G) POSSESSION DATE U/S 13 (4) OF SARFAESI ACT 2002 (H) NATURE OF POSSESSION	A) RESERVE PRICE IN RS.	DATE / TIME OF E-AUCTION
	NAME OF ACCOUNT		B) EMD IN RS		
	NAME & ADDRESS OF THE BORROWER/ GUARANTORS ACCOUNT		C) BID INCREASE AMOUNT IN RS.		
01	JAMNAGAR TOWN HALL (049110) M/S SHREE KRISHNA VALVES MFG. CO. (PARTNERSHIP FIRM), MR. AJAY MANUBHAI SHAH (PARTNER / GUARANTOR), MRS. HINABEN RITEN SHAH (PARTNER / GUARANTOR), MRS. RINABEN AJAY SHAH (PARTNER / GUARANTOR)	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING N.A. CONVERTED INDUSTRIAL PLOT NO. 33.34, 43 AND 44 OF LAND BEARING R.S. NO. 148 (OLD R.S. NO. 87) OF VILLAGE: KANSUMRA, KNOWN AS "CLASSIC INDUSTRIAL PARK", TOTAL ADMEASURING ABOUT 1839.22 SQ. METERS, TOGETHER WITH CONSTRUCTION STANDING THEREON, SITUATED WITHIN LOCAL LIMITS OF JAMNAGAR MUNICIPAL CORPORATION, IN DISTRICT AND SUB-DISTRICT JAMNAGAR OF GUJARAT STATE AND BOUNDED AS FOLLOWS: JOINT FOUR BOUNDARIES: PLOT NO. 33, ADM. 441.83 SQ. MTRS. : EAST : 12.19 METER WIDE ROAD, WEST : PLOT NO. 44, NORTH : LAND BEARING R.S. NO. 140, SOUTH : PLOT NO. 34, PLOT NO. 34, ADM. 467.55 SQ. MTRS. : EAST : 12.19 METER WIDE ROAD, WEST : PLOT NO. 43, NORTH : PLOT NO. 33, SOUTH : PLOT NO. 35, PLOT NO.43, ADM. 467.10 SQ. MTRS. : EAST : PLOT NO. 34, WEST : 12.19 METER WIDE ROAD, NORTH : PLOT NO. 44, SOUTH : PLOT NO. 42, PLOT NO. 44, ADM. 462.74 SQ. MTRS. : EAST : PLOT NO. 33, WEST : 12.19 METER WIDE ROAD, NORTH : LAND BEARING R.S. NO. 140, SOUTH : PLOT NO. 43, JOINT BOUNDARY TOTAL AREA 1839.22 : EAST : 12.19 METER WIDE ROAD, WEST : 12.19 METER WIDE ROAD, NORTH : LAND BEARING R.S. NO. 140, SOUTH : PLOT NO. 35 AND 42 PROPERTY OWNER NAME : AJAYBHAI MANUBHAI SHAH (COVERED UNDER SERIAL NO. 14711 DATED 24.12.2024) (BANK PROPERTY ID : PUNB3HREEKRISHNAVALVES) **THE SALE OF THE SCHEDULED PROPERTY WAS MADE FREE FROM ALL ENCUMBRANCES : NOT KNOWN** **TENANCY CLAIMS : NO**	(E) 05.03.2026 (F.1) RS. 19,92,09,000.04/- + INTEREST AND CHARGES (F.2) RS. 20,20,73,143.57/- AS ON 30.09.2026 (G) 04.10.2026 (H) PHYSICAL	(A) Rs. 11,92,14,000/- (B) Rs. 1,19,21,400/- (C) Rs. 1,00,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
02	MORBI LALPAR (224410) M/S BELLIN BATHWARE, MR. JAYDEEP NATHALAL GADARA (PARTNER), MR. BHAVESH TARSIBHAI BARIYA (PARTNER), MR. DINESHBHAI MAGANBHAI BARIYA (PARTNER), MRS. SONAL RUGHNATHBHAI BHIMANI (PARTNER) AND MR. JAMAN KARSANBHAI BARIYA (GUARANTOR)	ALL THE PIECE AND PARCEL OF FACTORY LAND & BUILDING, STANDING ON PLOT NO. 10, TOTALLY ADMEASURING AREA 700-00 SQ. MT. (SQ. FT. 7527-92) OF N.A. LAND (TOTAL N.A.AC.06-00 GS) OF S. NO. 144/1P, SITUATED AT VILLAGE JAMBUDIYA, TALUKA : MORBI (PIN CODE - 363 642) WHICH IS BOUNDED AS FOLLOWS : BOUNDARIES : NORTH : LAND OF PLOT NO. 11, SOUTH : LAND OF PLOT NO. 9, EAST : LAND OF PLOT NO. 7, WEST : ROAD. PROPERTY OWNER NAME : M/S BELLIN BATHWARE (BANK PROPERTY ID : PUNBBELLINBATHWARE) **THE SALE OF THE SCHEDULED PROPERTY WAS MADE FREE FROM ALL ENCUMBRANCES : NOT KNOWN** **TENANCY CLAIMS : NO**	(E) 01.11.2025 (F.1) RS. 3,53,33,275.84/- + INTEREST AND CHARGES (F.2) RS. 3,70,21,648.89/- AS ON 30.09.2026 (G) 25.07.2026 (H) PHYSICAL	(A) Rs. 87,10,000/- (B) Rs. 8,71,000/- (C) Rs. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
03	MR. DINESHBHAI MAGANBHAI BARIYA (PARTNER), MRS. SONAL RUGHNATHBHAI BHIMANI (PARTNER) AND MR. JAMAN KARSANBHAI BARIYA (GUARANTOR)	DESCRIPTION OF HYPOTHECATED OF MOVABLE ASSETS : PLANT & MACHINES PURCHASED OUT OF BANK FINANCE USED FOR MANUFACTURING SANITARYWARE OWNER : M/S BELLIN BATHWARE (UNIT ADDRESS: S R NO. 144/1 PLOT 10, DHARMA MEGH ESTATE JAMBUDIYA, MORBI, GUJARAT-363642) (BANK PROPERTY ID : PUNBBELLINBATHWAREP) **THE SALE OF THE SCHEDULED PROPERTY WAS MADE FREE FROM ALL ENCUMBRANCES : NOT KNOWN** **TENANCY CLAIMS : NO**		(A) Rs. 1,05,38,000/- (B) Rs. 10,53,800/- (C) Rs. 1,00,000/-	
04	METODA (782300) : M/S STAR AGRO VENTURE (BORROWER), BHAGIRATH RAJESHBHAI MALDHARI (PROPRIETOR)	1. RESIDENTIAL PLOT NO. 2, ADM 549.93 SQ. M., FROM R. S. NO. 147 PAIKI OF PADDHARI CITY, TALUKA : PADDHARI, DISTT. : RAJKOT (GUJARAT), STANDING IN THE NAME OF MR. BHAGIRATH RAJESHBHAI MALDHARI 2. RESIDENTIAL PLOT NO. 3, ADM 209.37 SQ. M., FROM R. S. NO. 147 PAIKI OF PADDHARI CITY, TALUKA : PADDHARI, DISTT. : RAJKOT (GUJARAT), STANDING IN THE NAME OF MR. BHAGIRATH RAJESHBHAI MALDHARI 3. RESIDENTIAL PLOT NO. 4, ADM 242.93 SQ. M., FROM R. S. NO. 147 PAIKI OF PADDHARI CITY, TALUKA : PADDHARI, DISTT. : RAJKOT (GUJARAT), STANDING IN THE NAME OF MR. BHAGIRATH RAJESHBHAI MALDHARI 4. RESIDENTIAL PLOT NO. 5, ADM 334.37 SQ. M., FROM R. S. NO. 147 PAIKI OF PADDHARI CITY, TALUKA : PADDHARI, DISTT. : RAJKOT (GUJARAT), STANDING IN THE NAME OF MR. BHAGIRATH RAJESHBHAI MALDHARI (BANK PROPERTY ID : PUNB4MT60405958) **THE SALE OF THE SCHEDULED PROPERTY WAS MADE FREE FROM ALL ENCUMBRANCES : NOT KNOWN** **TENANCY CLAIMS : NO**	(E) 01.10.2019 (F.1) RS. 90,12,392.00/- PLUS FURTHER INTEREST (F.2) RS. 1,85,74,134.70/- AS ON 30.09.2026 (G) 30.04.2021 (H) PHYSICAL	(A) Rs. 36,81,000/- (B) Rs. 3,68,100/- (C) Rs. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
05	PORBANDAR (376700) M/S PEARL ROPES (PARTNERSHIP FIRM) (BORROWER), MRS. CHAM MANISHABEN YOGESHBHAI (PARTNER OF M/S PEARL ROPES & MORTGAGOR & GUARANTOR) AND MR. YOGESH RAMBHAI CHAM (PARTNER OF M/S PEARL ROPES & MORTGAGOR & GUARANTOR)	CAPTION PROPERTY IS INDUSTRIAL PLOT SITUATED AT VILLAGE VANANA, TA. : RANAVAV, BEARING VANANA REVENUE SURVEY NO. 68 PAIKI PLOT NO. 41 OF GIDC ESTATE VANANA, ITS LAND ADMEASURING SQ. MTRS. 1822-50 WITH EXISTING THERE ON AND BOUNDED AS UNDER : NORTH : 14-00 MTRS. WIDE ROAD, SOUTH : BOUNDARY OF GIDC, EAST : LAND OF PLOT NO. 42, WEST : LAND OF PLOT NO. 40, OWNER PARTNERS OF M/S. PEARL ROPES YOGESH RAMJIBHAI CHAM AND MANISHA YOGESH CHAM. (BANK PROPERTY ID : PUNBPEARLROPESIP) **THE SALE OF THE SCHEDULED PROPERTY WAS MADE FREE FROM ALL ENCUMBRANCES : NOT KNOWN** **TENANCY CLAIMS : NO**	(E) 12.11.2024 (F.1) RS. 1,08,05,149.42/- + INTEREST AND CHARGES (F.2) RS. 1,37,45,582.96/- AS ON 30.09.2026 (G) 05.10.2025 (H) PHYSICAL	(A) Rs. 82,98,000/- (B) Rs. 8,29,800/- (C) Rs. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
06	M/S LADAX APPAREL INC (BORROWER), BUSHVA BHAVISHA BHAVESH (PROPRIETOR)	HYPOTHECATION OF PLANT & MACHINERY MANUFACTURING OF ROPES RELATED WORK IN PART DISMANTLE, WITH LOOSE PARTS, WEAR AND TEAR CONDITION, OWNER PARTNERS OF M/S. PEARL ROPES YOGESH RAMJIBHAI CHAM AND MANISHA YOGESH CHAM (BANK PROPERTY ID : PUNBPEARLROPESPM) **THE SALE OF THE SCHEDULED PROPERTY WAS MADE FREE FROM ALL ENCUMBRANCES : NOT KNOWN** **TENANCY CLAIMS : NO**		(A) Rs. 28,44,000/- (B) Rs. 2,84,400/- (C) Rs. 11,000/-	
07	M/S LADAX APPAREL INC (BORROWER), BUSHVA BHAVISHA BHAVESH (PROPRIETOR)	HYPOTHECATION OF MOVABLE ASSETS : PLANT & MACHINERY REMAINS OF FABRIC SCREEN PRINTING/FINISHING IN PART DISMANTLE, WITH LOOSE PARTS, JUNK CONDITION. PRESENTLY KEPT IN GODOWN AT : PLOT NO. 2, GODOWN NO. 2, URJA INDUSTRIAL, VILL. : CHAPRA, TALUKA : LODHIKA, DIST. : RAJKOT (BANK PROPERTY ID : PUNBLADAXAPPARELMACH) **THE SALE OF THE SCHEDULED PROPERTY WAS MADE FREE FROM ALL ENCUMBRANCES : NOT KNOWN** **TENANCY CLAIMS : NO**	(E) 01.07.2023 (F.1) RS. 80,37,836.33/- + INTEREST AND CHARGES (F.2) RS. 1,04,82,888.77/- AS ON 30.09.2026 (G) 21.07.2024 (H) PHYSICAL	(A) Rs. 12,77,000/- (B) Rs. 1,27,700/- (C) Rs. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM

AUTHORISED OFFICER CONTACT NO./DETAILS OF THE ENCUMBRANCE ES KNOWN TO THE SECURED CREDITORS : R. D. KURCHA - MO. 97813 33069**TERMS AND CONDITION OF E-AUCTION SALE :-**

- The sale shall be subject to the Terms & conditions prescribed in the Security Interest (Enforcement) Rules, 2002
- For detailed term and conditions of the sale, please refer <https://banknet.com> & www.pnbindia.in

Date : 05.10.2026, Place : ARMB Rajkot

Punjab National Bank, Authorized Officer & Secured Creditor

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) AND RULE 6 (2) OF THE SARFAESI ACT, 2002

The Borrower/Guarantor/Mortgagor/ Owner Name is hereby notified to pay the demand amount as mentioned above along with interest and cost till the date of payment on or before the last date of submission of the bid i.e. 27.10.2026 up to 3.30 PM failing which the property will be sold as per the above sale notice.

**STATE BANK OF INDIA**

Speed Assets Management Branch, 4th Floor,
Old LHO SBI Building, Ganesh Vasudev Mavalankar Road,
Old City, Lal Darwaja, Ahmedabad, Gujarat-380001

[Rule-8(1)] POSSESSION NOTICE (For Immovable property)

Whereas, The Authorized Officer of the **State Bank of India** 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 issued a demand notice dated **03.01.2025**, calling upon the borrower **M/s. Satsang Infrabuild Private Limited** and **(i) Mr. Ritesh Dilipbhai Kotak (Guarantor)**, **(ii) Mr. Nilesh D Kotak (Guarantor)**, **(iii) M/s Venus Procon Private Limited (Corporate Guarantor)**, **(iv) Aastha Organisers Private Limited (Corporate Guarantor)** to repay the amount mentioned in the notice being **Rs. 45,60,09,910.60 (Rupees Forty Five Crores Sixty Lacs Nine Thousand Nine Hundred Ten and Paise Sixty)** as on **03.01.2025** with further interest, costs etc. thereon as mentioned in the notice, till date of payment (Less recovery made after issuance of the said Demand Notice) within 60 days from the date of receipt of the said notice.

The Borrower / Guarantors / Mortgagors having failed to repay the amount, notice is hereby given to the Borrower / Directors / Guarantors / Mortgagors and the public in general that the undersigned has taken **Physical / Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of Act read with Rule 8 of the Security Interest (Enforcement) Rules, and in compliance of the **19th Addl. Chief Judicial Magistrate, Ahmedabad City order dated 23.05.2025** under section 14 of the said Act on this **4th day of October of the year 2026**.

The Borrower/Guarantors/Mortgagors 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 **State Bank of India** for an amount being **Rs. 45,60,09,910.60 (Rupees Forty Five Crores Sixty Lacs Nine Thousand Nine Hundred Ten and Paise Sixty)** as on **03.01.2025** with further interest thereon as mentioned in the notice, till date of payment (Less recovery made after issuance of the said Demand Notice) and incidental expenses costs etc. thereon.

"The Borrowers attention is invited to provision 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

Property owned by : M/s. Aastha Organisers Private Limited

All that piece or parcel of immovable property bearing (1) City Survey No. 6569/7-A admeasuring about 533.45 Sq. Mts. i.e. 638 Sq. Yds. plot area and 384.18 Sq. Mts. i.e. 459 Sq. Yds. construction thereon (2) City Survey No. 6569/7-B admeasuring about 246.65 Sq. Mts. i.e. 295 Sq. Yds. plot area and 421.65 Sq. Mts. i.e. 504 Sq. Yds. construction thereon and (3) City Survey No. 6569/7-C admeasuring about 443.14 Sq. Mts. i.e. 530 Sq. Yds. Plot area and 272 Sq. Mts. i.e. 325 Sq. Yds. construction thereon i.e. Total Land (Super Built-up) area admeasuring about 1223.23 Sq. Mts. and 1079 Sq. Mts. (Super Built-up) construction thereon constructed on the non-agricultural land which is situated, lying and being at Village Shahpur, Taluka City of Registration District Ahmedabad and Sub District Ahmedabad-1 (City). (Area which is occupied by third parties i.e. Dr. Harshadhbhai Vnjlal Kamdar & Swatiben Harshadhbhai Kamdar is under symbolic possession)

Bounded : (i) City Survey No. 6569/7-A : North : Road, East : C.S. No. 6569/7-C, South : C.S. No. 6569/7-B, West : Mirzapur Road

(ii) C.S. No. 6569/7-B : North : C.S. No. 6569/7-A, East : C.S. No. 6569/7-C, South : St. Xavier's High School, West : Mirzapur Road

(iii) C.S. No. 6569/7-C : North : Road, East : Residential Building, South : St. Xavier's High School, West : C.S. No. 6569/7-B & A

Date : 04.10.2026 Chief Manager & Authorized Officer
Place : Ahmedabad State Bank of India

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (the said Rules). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the said Rules, the Authorised Officer of IIFL Home Finance Ltd. (IIFL HFL) (Formerly known as India Infotone Housing Finance Ltd.) has issued Demand Notice under section 13(2) of the said Act, calling upon the Borrower(s), to repay the amount mentioned in the respective Demand Notice(s) issued to them. In connection with above, notice is hereby given, to the Borrower(s) to pay within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest from the date(s) of Demand Notice till the date of payment. The detail of the Borrower(s), amount due on date of Demand Notice and security offered towards repayment of loan amount are as under:-

Name of the Borrower(s) / Guarantor(s)	Demand Notice Date & Amount	Description of Secured Asset (Immovable property)
Mr. Dharmang K Shah Mrs. Anjali Dharmang Shah (Prospect No 802597)	16/09/2026, Rs. 815478.00- (Rupees Eight Lakh Fifty Seven Thousand Four Hundred and Seventy Eight Only)	All that piece and parcel of the property being: Flat No. 101, 1st Floor/Building known as Aakar City Wing - E, bearing Signal Unit Plot No. 1 of Revenue Survey No. 10 paki, Village Vindh, Dist. Rajkot, Gujarat, 360004 AREA ADMEASURING (In Sq. Ft.) Property Type: Area, Admeasuring Property Area: 319
Mr. Dipakshai A Bhadani Mrs. Sagnika Dipakshai Bhadani (Prospect No 825546)	16/09/2026, Rs. 1172339.01- (Rupees Eleven Lakh Seventy Two Thousand Three Hundred Thirty Nine and One Paise Only)	All that piece and parcel of the property being: B-10, Unit No. 12, Aavas, Sarkhej Bavia Highway, Moraiya, Ahmedabad, 382210, Gujarat, India Area Admeasuring (In Sq. Ft.) Property Type: Carpet Area, Super Built Up Area Property Area: 306.00, 612.00
Mr. Sandeep Kumar Shree Shyam Parcel Service Mrs. Mani Desai (Prospect No IL1099672)	16-Sep-2026, Rs.1399524.08- (Rupees Thirteen Lakh Ninety Nine Thousand Five Hundred Twenty Four Rupees And Eight Paise Only)	All that piece and parcel of the property being: Gold-A Tower, Wing B, Flat No. 606, Samanvay Heights - Moti Sagar, Bn. Rajlaxmi Society, Nr. Modern School, Moti 150th Ring Road, Rajkot-360003 Area Admeasuring (In Sq. Ft.) Property Type: Saleable Area, Carpet Area Property Area: 420.00, 420.00
Mr. Sureshbhai Mansukhbhai Vaghela Mrs. Sonali Ben Sureshbhai Vaghela (Prospect No IL10112634)	16-Sep-2026, Rs. 886107/- (Rupees Eight Lakh Eighty Six Thousand One Hundred Seven Rupees Only)	All that piece and parcel of the property being: Plot No-108, Mahek Residency- 2, Swan, Odpal, Sayan Road, Surat 394130 Area Admeasuring (In Sq. Ft.) Property Type: Land Area, Saleable Area, Super Built Up Area Property Area: 432.00, 259.00, 432.00
Mr. Mukesh Vaghela Miss. Sushilaben Vaghela (Prospect No IL10226603)	02/09/2026, Rs. 1195907.00- (Rupees Eleven Lakh Ninety Five Thousand and Seventeen Only)	All that piece and parcel of the property being: R.S. No. 118/11-paki, Sub Plot No-215/10, Latpur Road, District & Taluka Jamnagar, Gujarat, 391001 Area Admeasuring (In Sq. Ft.) Property Type: Land Area Property Area: 482.25
Mr. Shashikumar Maganbhai Vankar Mrs. Damshishaben Shashikumar Vankar (Prospect No IL10249169)	16-Sep-2026, Rs. 813599/- (Rupees Eight Lakh Thirteen Thousand Five Hundred Nine Rupees Only)	All that piece and parcel of the property being: Property bearing house no 316 Situated at Village Muna, Taluka Bhiloda, Gujarat India 393450 AREA ADMEASURING (In SQ. FT.) Property Type: Area, Admeasuring Property Area: 1080
Mr. Mahendrabhai Premjiabhai Jadhav Mrs. Rajeshwari Premjiabhai Jadhav (Prospect No IL10251392)	09-Sep-2026, Rs. 859393/- (Rupees Eight Lakh Ninety Five Thousand and Ninety Three Rupees Only)	All that piece and parcel of the property being: Plot No 029 sub side part, Scheme-2 Survey No 940/029, City Dhrangdhra, Taluka Dhrangdhra, Dist. Surendranagar 363310 AREA ADMEASURING (In SQ. FT.) Property Type: Area, Admeasuring Property Area: 889
Mr. Jigneshbhai Anveshbhai Gujarati Mrs. Asha Jigneshbhai Gujarati (Prospect No IL10211201)	16-Sep-2026, Rs. 2033862/- (Rupees Twenty Lakh Thirty Three Thousand Eight Hundred Sixty Two Rupees Only)	All that piece and parcel of the property being: 10, Shri Hari Bunglow, Laxmikant Nagar, Opp. Shree Ramchand Maruti Service, Moti Highway Road, Rajkot 360003 Area Admeasuring (In Sq. Ft.) Property Type: Super Built Up Area Property Area: 625.00, 812.00
Mr. Ravi Khumu Dhruva Mrs. Khamu Khima Harjan Mrs. Lalba Harjan Rami Khumu Dhruva (Prospect No IL10282901)	09-Sep-2026, Rs. 333676/- (Rupees Nine Lakh Thirty Three Thousand Six Hundred Seventy Six Rupees Only)	All that piece and parcel of the property being: Mikhat No. 67, Situated At Palanpur, Nakhathana, Kutch, Gujarat 370001 AREA Admeasuring (In Sq. Ft.) Property Type: Area, Admeasuring Property Area: 3243
Mr. Shahkhal Ikbalbhai Chauhan Mrs. Shehri Ikbalbhai Chauhan Mrs. Chahaben Ikbalbhai Chauhan Labour Work (Prospect No IL10326476)	16-Sep-2026, Rs. 1001244/- (Rupees Ten Lakh One Thousand Two Hundred Forty Four Rupees Only)	All that piece and parcel of the property being: Sub Plot No. 59/A, Plot No. 59, Yamanagar-2, Revenue Survey No. 12/2, Village: Khramdhot, Taluka & Dist.: Junagadh 362001 AREA ADMEASURING (In SQ. FT.) Property Type: Area, Admeasuring Property Area: 605
Mr. Jagdish Lakdu Palli Mrs. Pooja Jagdish Palli (Prospect No IL10300943)	16-Sep-2026, Rs. 1621216/- (Rupees Eleven Lakh Twenty One Thousand Two Hundred Sixteen Rupees Only)	All that piece and parcel of the property being: Flat no. A-501, 9th floor, Building A, Ansh Residency, Plot no. 1, 4 & 5, Survey no 218, (Old survey no 1802), Village: Chhtri, Taluka: Vap, Dist. Valsad 396192 Area Admeasuring (In Sq. Ft.) Property Type: Area, Admeasuring Property Area: 690
Mr. Pravin Chanduji Thakor Mrs. Pranshvi Thakor Mik Trading Business (Through its Proprietor/Authorized Signatory / Managing Director) (Prospect No IL10333857)	09-Sep-2026, Rs. 2474467/- (Rupees Twenty Lakh Forty Seven Thousand Four Hundred Seventy Four Rupees Only)	All that piece and parcel of the property being: Plot No.30, Tuli Rota, Near Amalgamated R.S. No. 5353 (Old R.S. No.4500), Village: Taluka Vadnagar, District: Mehsana, Gujarat. 383655 AREA ADMEASURING (In SQ. FT.) Property Type: Carpet Area Property Area: 148
Mr. Pruthvi Navinash Chauhan Mrs. Chahaben Pruthvi Navinash Chauhan (Prospect No IL10615053)	16-Sep-2026, Rs. 1729287/- (Rupees Seventeen Lakh Twenty Nine Thousand Eight Hundred Eighty Seven Rupees Only)	All that piece and parcel of the property being: 97/4, YAMUNA NAGAR, NEAR RAJASABERY, GODHRA ROAD HALOJ, GUJ 363590 AREA ADMEASURING (In SQ. Ft.) Property Type: Land Area Property Area: 451
Mr. Karansh Dhanish Parmar Mrs. Karishan Dhanish Parmar Viharam Sound D (Prospect No IL10683677)	16-Sep-2026, Rs. 777248/- (Rupees Seven Lakh Seventy Seven Thousand Two Hundred Forty Eight Rupees Only)	All that piece and parcel of the property being: Mikhat No. 121, Village: Mathusuya (Mathusuya Gram Panchayati) Taluka : Himmatnagar District : Sabarkantha, GUJ. 383276 AREA ADMEASURING (In SQ. FT.) Property Type: Area, Admeasuring Property Area: 2310
Mr. Thakor Parji Sarji Mrs. Vasanbhai Parji Thakor Labour Contractor (Mikhat Palnour) (Prospect No IL10706704)	16-Sep-2026, Rs. 943191/- (Rupees Nine Lakh Forty Three Thousand One Hundred Ninety One Rupees Only)	All that piece and parcel of the property being: Mikhat No. 540, Village Mudvata Taluka : Sidhpur District : Patan 364290 AREA ADMEASURING (In SQ. Ft.) Property Type: Area, Admeasuring Property Area: 1218
Mr. Pradipkumar Jayinibhai Makwana Mrs. Makwana Jayinibhai Makwana (Prospect No IL10750790)	16-Sep-2026, Rs. 676005/- (Rupees Six Lakh Seventy Six Thousand Five Rupees Only)	All that piece and parcel of the property being: Mikhat no. 1400, Sequence No. 1872, Genta Gram Panchayat, Taluka Vajapur, Dist. Mehsana, GUJ 382820 AREA ADMEASURING (In SQ. FT.) Property Type: Area, Admeasuring Property Area: 675
Mr. Rakeshbhai Parmar Mrs. Ramkiben Parmar Rajasthan Electrocon (Prospect No IL10772803)	16-Sep-2026, Rs. 698290/- (Rupees Six Lakh Ninety Eight Thousand Two Hundred Ninety Rupees Only)	All that piece and parcel of the property being: Mikhat No. 46, Village : Virpur Taluka : Idar District : Sabarkantha, Gujarat 383230 AREA ADMEASURING (In SQ. Ft.) Property Type: Area, Admeasuring Property Area: 800
Mr. Alpeshkumar Madhabhai Chervu Mrs. Chervu Hatelaben Alpeshbhai Alpeshkumar Madhabhai Chervu (Prospect No IL10864623)	16-Sep-2026, Rs. 693887/- (Rupees Six Lakh Ninety Three Thousand Eight Hundred Eighty Seven Rupees Only)	All that piece and parcel of the property being: Property No.540/2, Village: Mu, Faleisan, Taluka: Idar, Dist: Sabarkantha, GUJ 363530 AREA ADMEASURING (In SQ. FT.) Property Type: Area, Admeasuring Property Area: 912
Mr. Patel Sanikumar Hemantkumar Patel, Sureshben Husmukht Patel (Prospect No IL10831784)	09-Sep-2026, Rs. 1058686/- (Rupees Soten Lakh Fifty Eight Thousand Eight Hundred Sixty Rupees Only)	All that piece and parcel of the property being: Plot No-144, Shubham Residency, Nr. Andara Chowki, Megh Andara Tal. Odpal, Dist. Surat 394130 Area Admeasuring (In Sq. Ft.) Property Type: Land Area, Saleable Area, Super Built Up Area Property Area: 533.00, 991.00, 532.00
Mr. Panchabhai Bheebhai Babubhai, any other known & any other unknown & legal representatives, if any, Late Mr. Panchabhai Babubhai Mohanchai (Prospect No IL10945561)	25-Sep-2026, Rs. 13,08,791.30 :- (Rupees Thirteen Lakh Eight Thousand Seven Hundred Ninety One And Four Paise Only)	All that piece and parcel of the property being: Survey No. 158 (Old R.S.No. 415), City Survey No. NA/158/20, Plot No. 20, Situated at Shri Sangam Township, Duthing, Surendranagar, Gujarat, 363040 Area Admeasuring (In Sq. Ft.) Property Type: Land Area, Built Up Area Property Area: - 544.53, 594.81
Miss. -yoti Vama Mr. Surendra Lal Rampalakh Vama Mrs. Vama Gaurav Sureshbhai Vama Induben Surenbhai (Prospect No IL10983967)	17-Sep-2026, Rs. 2751405/- (Rupees Twenty Seven Lakh Fifty One Thousand Four Hundred Five Rupees Only)	All that piece and parcel of the property being: Flat 802, 6 No. Block C, Laxmi Eternal, Narol Area, Harnah Village & Taluka Vahpa, District Ahmedabad, Gujarat, 382405 AREA ADMEASURING (In SQ. FT.) Property Type: Carpet Area Property Area: 665
Mr. Poonambhai Bari Mrs. Bari Poonambhai Vamsi Mrs. Ushaben Poonambhai Padviyar (Prospect No IL10942458 & IL10195572)	16-Sep-2026, IL10195572 is Rs. 742606.00; (Rupees Seven Lakh Two Thousand Six Hundred and Sixty Only) & IL10942458 is Rs. 324157.00. (Rupees Three Lakh Twenty Four Thousand One Hundred and Fifty Seven Only)	All that piece and parcel of the property being: Plot No. 25-A, Shreej Vandan, Survey / Block No. 349, Bodai, Anand, Gujarat 388540 AREA ADMEASURING (In SQ. FT.) Property Type: Area, Admeasuring Property Area: 1001
If The Said Borrower Fail To Make Payment To IIFL HFL As Aforesaid, IIFL HFL, May Proceed Against The Above Secured Assets Under Section 13(4) Of The SA Act And The Applicable Rules, Entirely At The Risks, Costs And Consequences Of The Borrowers. For Further Details Please Contact To Authorized Officer At Branch Office : Ahmedabad Commerce House, 4th Floor, Commerce House 4, Nr. Shell Petrol Pump, Anandnagar Road, Pratlnagar, Ahmedabad - 380051, Or Corporate Office : IIFL Tower, Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon, Haryana.		
Place : Gujarat.		Sd/- Authorized Officer.
Date : 07-10-2026		For IIFL Home Finance.