

Form No. URC-2

Advertisement giving notice about registration under Part I of Chapter XXI of the Act
[Pursuant to section 374(b) of the Companies Act, 2013 and
Rule 4(1) of the Companies (Authorized to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of Section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar of Companies at Central Registration Centre, Ministry of Corporate Affairs, Government of India, Indian Institute of Corporate Affairs (IICA), Plot No. 6,7,8, Sector 5, IMT Manesar, Gurgaon, Haryana, India, 122050 that M/s. ISTIVA MACHIENERY FARM AGRI LLP (LLPIN: ACU-1374) may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.

2. The principal/main objects of the company are as follows: To carry on the business of manufacturing, buying, selling, import, export or otherwise deal in all types of hand operated tools for farming, horticulture, agriculture including tractors, power tillers, sprayers, dusters, mist blowers, threshers and all types of modern agriculture tools required for forestry, animal husbandry, poultry, farming, sericulture, agriculture; tools for processing and preserving forest produce, agricultural produce, and all other foods, materials including materials of animal origin, and such other allied activities.

3. A copy of the draft Memorandum and Articles of Association of the proposed company may be inspected at the Plot 69 & 23, Survey No. 40, Silver Complex, Umia Indst. Assets, Lothada, Lodhika, Rajkot, 360024, Gujarat, India.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar of Companies at Central Registration Centre, Ministry Of Corporate Affairs, Government of India, Indian Institute of Corporate Affairs (IICA), Plot No. 6,7,8, Sector 5, IMT Manesar, Gurgaon, Haryana, India, 122050 within twenty one (21) days from the date of publication of this notice, with a copy to the company at its registered office.

For and on behalf of ISTIVAMACHIENERY FARMAGRI

LLPSd/-

Satyenbhai H. Sanchaniya (Designated Partner)

Nathalal M. Andani (Designated Partner)

Jaydeep H. Sanchaniya (Designated Partner)

Hemendra Dubey (Designated Partner)

Date: 17.09.2026

Place: Rajkot, Gujarat

AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Regl.Off.: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-21. Ph: (022) 6747 2117
Fax: (022) 67472118 E-mail: info@authum.com. Branch Address - 703-704, 7th floor, Sakar 2, Bhikhabai Park, Corner, Ashram Rd, Narolgam, Ellisbridge, Ahmedabad, Gujarat 380009

POSSESSION (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024), under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with [Rule 3] of the Security Interest (Enforcement) Rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers 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 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the below-mentioned dates.

The Borrower/Co-borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property which will be subject to the charge of Authum Investment & Infrastructure Limited ("AIL"). The Borrower/co-borrowers/Mortgagor(s) attention is invited to the provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan Account No. / Name Of Borrower / Co-Borrower	Date of Demand Notices	Date of Possession / Possession Status	Amount in Demand Notice (Rs.)
1	BKD & Rafiqbhai Ibrahimbhai Dabhoiwala, Rajakbhai Ibrahimbhai Dabhoiwala, Fatnaben Ibrahimbhai Dabhoiwala, Samimben Ibrahimbhai Dabhoiwala, Noormahammad Ibrahimbhai Dabhoiwala, Yakubhbhai Ibrahimbhai Dabhoiwala, Aamir Rafiqbhai Dabhoiwala, Samimben Mustakbhai Diwan, NID, YID	17th April, 2022	15-09-2026 PHYSICAL POSSESSION	Rs. 41,89,042/- (Rupees Four Crore Eighty-One Lakh Eighty-Nine Thousand Forty-Two Only)

Description Of Properties :- PROPERTY NO-2: All that piece and parcel of Stall No- 16 of Ring 4, Situated at Santram Mota Shak Market Survey No-245/4 (City Survey Nos-5, 4045, 4115, 4118, 4124 & 426) Mouja & Taluka Nadiad, District Kheda, Gujarat-387001. Owned By Mr. Rafiqbhai Ibrahimbhai Dabhoiwala. **PROPERTY NO-3:** All that piece and parcel of Stall No-7 of Ring 4, Situated at Santram Mota Shak Market Survey No-245/4 (City Survey Nos-5, 4045, 4115, 4118, 4124 & 426), Mouja & Taluka Nadiad, District Kheda, Gujarat-387001. Owned By Mr. Yakubhbhai Ibrahimbhai Dabhoiwala. **PROPERTY NO-4:** All that piece and parcel of Stall No-5 of Ring 4, Situated at Santram Mota Shak Market Survey No-245/4 (City Survey Nos-5, 4045, 4115, 4118, 4124 & 426), Mouja & Taluka Nadiad, District Kheda, Gujarat-387001. Owned By Rajikbhai Ibrahimbhai Dabhoiwala. **PROPERTY NO-5:** All that piece and parcel of Stall No-22 (Cantin) of Ring 1, Situated at Santram Mota Shak Market Survey No- 245/4 (City Survey Nos-5, 4045, 4115, 4118, 4124 & 426), Mouja & Taluka Nadiad, District Kheda, Gujarat-387001. Owned By Rafiqbhai Ibrahimbhai Dabhoiwala. **PROPERTY NO-6:** All that piece and parcel of Stall No-2 of Ring 1, Situated at Santram Mota Shak Market Survey No-245/4 (City Survey Nos-5, 4045, 4115, 4118, 4124 & 426), Mouja & Taluka Nadiad, District Kheda, Gujarat-387001. Owned By Noormohammad Ibrahimbhai Dabhoiwala

2	Rafiqbhai Ibrahimbhai Dabhoiwala & Rajakbhai Ibrahimbhai Dabhoiwala, Fatnaben Ibrahimbhai Dabhoiwala, Samimben Ibrahimbhai Dabhoiwala, Noormahammad Ibrahimbhai Dabhoiwala, Yakubhbhai Ibrahimbhai Dabhoiwala, Aamir Rafiqbhai Dabhoiwala, Samimben Mustakbhai Diwan, BKD, NID, YID	17th April, 2022	15-09-2026 PHYSICAL POSSESSION	Rs. 6,91,15,364/- (Rupees Six Crore Ninety-One Lakh Fifteen Thousand Three Hundred Sixty-Four Only)
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Description Of Properties :- Property No-1: All That Piece And Parcel Of Plot No-1, Situated At Survey No-2189, City Survey No-17 87-City Survey V-V- Ward No-2, Mouja & Taluka Nadiad, District Kheda, Gujarat-387001- Adm-250 Sq Yard- Bounded As Under:-Plot No-2, West:- 6-00 Mtr- Road- North:- Plot No- 20; South:-R-S-No-2189 & 2161 **Property No-2:** All That Piece And Parcel Of Plot No-19, Situated At Survey No-2189, City Survey No-1787-City Survey V-V- Ward No-2, Mouja & Taluka Nadiad, District Kheda, Gujarat-387001- Adm-287.85 Sq. Mt Land And Adm- 50 Sq Mt- Construction- Bounded As Under:-East:- 6-00 Mtr- Road- West:- R-S-No-2189 I.E- Rafiq Society; North:- Plot No-18; South:-R-S-No-2189 & 2188, **Property No-3:** All That Piece And Parcel Of Plot No-20, Survey No-2189, City Survey No-1786, City Survey V-V- Ward No-2, Mouja & Taluka Nadiad, District Kheda, Gujarat-387001 Adm-190 Sq Mt-Bounded As Under:- Common Plot, West:- 6-00 Mtr- Society Road- North:- Plot No-21; South:-Plot No- 1 **Property No-4:** All That Piece And Parcel Of Non Agricultural Land Tika No-4, Revenue Survey No-2159 Paiki, City Survey No-2/A/1, Mouja Nadiad, District Kheda, Gujarat-387001- Adm-1531 Sq Mt Bounded As Under:-East- 8-00 Mtr Approach Road; West:- 6-00 Mtr- Road; North:-Cs- No-2/A/1 Paiki Lank; South:-Nadiad-Marida Bhagol Road

3	ALAMAS AHAMMAD SEKH & SAHANABANU ALAMAS SHEKH	28-10-2025	15-09-2026 PHYSICAL POSSESSION	Rs. 16,68,528.84 (Rupees Sixteen Lakh Sixty Eight Thousand Five Hundred Twenty Eight and Eighty Four Paisa Only)
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Description Of Properties :- Sheet No.47, City Survey No.2818 & 2881, Retail Shop No.105 On First Floor, Municipal No.4/1147/F/9, Taluk Admeasuring 7.756 Sq.meter, Situated At "R.D.complex" In The Sim Ol Palampur, Dist:- Palanpur, Dist:- Banaskantha, State:- Gujarat. On The North:- Retail Shop No.107 Is Situated, On The East:- Privet Property Is Situated, On The South:- Open Passage & Road Is Situated, On The West:- Retail Shop No.104 Is Situated.

Dated : 17.09.2026 / Place : Gujarat

Authorized Officer, Authum Investment & Infrastructure Limited

STATE BANK OF INDIA

Stressed Assets Management Branch, 4th Floor, Old LHO building, Lal Darwaja, Bhadra Ahmedabad-380 001
E-mail : team6samb.ahm@sbi.co.in, Authorised Officer's Name : Kamlesh Kumar Bairwa, Mo : 9587652468

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
Appendix - IV - A [See Proviso to Rule 8(6)] (For sale of immovable properties)
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) [For sale of immovable properties] of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, **Physical Possession** of which has been taken by the Authorized Officer **State Bank of India**, the Secured Creditor will be sold on **'As is Where is', 'As is What is' and 'Whatever there is'** basis on 05.10.2026 for recovery of dues of Rs. 11,94,23,314.99 as on 16.03.2022 + interest thereon + expenses & costs thereon and thereafter, as per Demand Notice dated 16.03.2022 less: Recoveries thereafter if any due to the secured creditor-State Bank of India (Consortium Leader) and for recovery of dues of Rs. 22,81,23,446/- as on 11.01.2023 + interest thereon + expenses & costs thereon and thereafter, as per Demand Notice dated 11.01.2023 less: Recoveries thereafter if any due to the secured creditor-Axis Bank (Consortium Member) from M/s B R Designs Private Limited (Borrower) and (i) Smt. Bharatiben Dilipkumar Shah as legal heir of deceased Dilipkumar Tarachand Shah (Director/Guarantor) (ii) Smt. Bharatiben Dilipkumar Shah (Director /Guarantor) (iii) Shri Hardik Dilipkumar Shah (Director /Guarantor) (iv) Shri Hardik Dilipkumar Shah as legal heir of deceased Dilipkumar Tarachand Shah (Director/Guarantor) (v) M/s. Subhdil Exports (Corporate Guarantor) (vi) Smt. Bharatiben Dilipkumar Shah partner of M/s. Subhdil Exports (vii) Shri Hardik Dilipkumar Shah partner of M/s. Subhdil Exports (viii) M/s B R Designs Private Limited partner of M/s. Subhdil Exports.

Date & Time of public E-Auction 05.10.2026 from 11:00 am to 04:00 pm with unlimited extension of 10 minutes each.

Lot No.	Detail of Property	Type of Possession	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
SBIN100001395979	All right title and interest in on Ground Floor below mention property together with Shops No. 2 to 7 'SAMAVASARAN' Building constructed on the bearing City Survey Nondh Nos. 2580 and 2581 T.P. Scheme No. 5 (Athwa-Umr) F.P. No. 256 Vibhag-B situated at Athwalines of ward AATHWA Lal Bungalow Area Surat (Property bearing Shop No.2 to 7 in podium Block of 'Samavasaran' Building), Surat-395007, Admeasuring Total Area-5081 Sq Feet. belongs to Guarantors Shri Dilip Tarachand Shah (since deceased) and Bharatiben Dilipkumar Shah.	Physical	8,46,00,000/-	84,60,000/-	50,000/-	24.09.2026 Time 11:30 am to 13:30 pm
SBIN200038701126	All right title and interest in Second Floor towards northern portion i.e. back side admeasuring 1232.00 sq.ft. and Southern portion admeasuring 1618.00 sq.ft. Together with undivided proportionate share in underneath land admeasuring 118.50 sq.mtrs. of Kamal Building constructed on the land bearing City Survey Nondh Nos. 1308/A-1/I admeasuring 464.3204 sq.mtrs of Ward No. 1 situated at Nanpara Near Athwagate Surat. (Property bearing Second Floor Northern Portion i.e. back side of Kamal Building belonging to Dilipkumar Tarachand Shah (since Deceased) and Hardik Dilipkumar Shah and Property bearing Second Floor Southern Portion of Kamal Building belonging to Subhdil Exports (Partnership firm with partners Dilipkumar Tarachand Shah (since deceased), Bharatiben Dilipkumar Shah, Hardik Dilipkumar Shah & B R DESIGNS PVT LTD)	Physical	1,05,00,000/-	10,50,000/-	50,000/-	24.09.2026 Time 14:00 pm to 15:00 pm

Important Note :- To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. **Sale Confirmation will be subject to consent of mortgagor/borrower if auction does not fetch more than the reserve price as per provision of SARFAESI Rule 9(2). Applicable GST/ TDS/ Other Dues / Taxes will be borne by successful buyer over and above bid amount.**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's Website <https://www.sbi.bank.in>, <https://baanknet.com/eauction-pasb-x-login> or contact - 9587652468 (Kamlesh Kumar Bairwa) & 9427086580 (Pravin Patel)

This Notice should also be considered as 15 Days Notice To The Borrower/ Guarantors / Mortgagors Under Rule 8(6) of The Security Interest (Enforcement) Rule 2002.

Date : 17.09.2026

Place : Ahmedabad



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 8 (6) 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 / Movable property mortgaged/charged 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 : 19.10.2026 (Between 11 am to 5 pm)					
Lot No.	NAME OF BRANCH	DETAIL OF IMMOVABLE / MOVABLE PROPERTIES MORTGAGED / HYPOTHECATED / OWNER'S NAME (MORTGAGERS OF PROPERTY(IES))	(E) DATE OF DEMAND NOTICE UIS 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 UIS 13 (4) OF SARFAESI ACT 2002 (H) NATURE OF POSSESSION	A) RESERVE PRICE IN RS. B) EMD IN RS C) BID INCREASE AMOUNT IN RS.	DATE / TIME OF E-AUCTION
	NAME & ADDRESS OF THE BORROWER/ GUARANTORS ACCOUNT				
01	KALAWAD ROAD (376600) : M/S JAYDEEP TRADER (PROPRIETORSHIP FIRM) (BORROWER), MR. JAYDIP SURENDRABHAI GADHIA (PROPRIETOR/GUARANTOR) (BORROWER), MR. SURENDRA A M AR SH I G A D H I A (GUARANTOR), MRS. DEVYANI JAYDEEP GADHIA (GUARANTOR)	(A) IMMOVABLE PROPERTY OF THE INDUSTRIAL SHED (BUILT UP AREA : 349.99 SQ. MTRS.) ADMEASURING LAND AREA 750-00 SQ. MTRS. I.E 897-00 SQ. YARDS OF PLOT NO. 29, SITUATED AT VILLAGE SHAPER, REVENUE SURVEY NO. 275/2/P IN SUB DIST. KOTDA SANGANI, REGI. DIST. RAJKOT AND BOUNDRIES OF THE SAID PROPERTY AS PER REGISTERED SALE DEED SR. NO. 41 DT. 31.01.2014 ARE AS UNDER : JOINT FOUR BOUNDARIES : NORTH : PROPERTY OF PLOT NO.30, MEASUREMENT AT THAT SIDE 29.29 MTRS. + 0.75 MTRS. SETBACK AREA, SOUTH : PROPERTY OF PLOT NO. 28 & 27, MEASUREMENT AT THAT SIDE 29.25 MTRS. + 0.75 MTRS. SETBACK AREA, EAST : PROPERTY OF PLOT NO. 25, MEASUREMENT AT THAT SIDE 25.00 MTRS. WEST : 7-62 MTRS. ROAD, MEASUREMENT AT THAT SIDE 25.00 MTRS. PROPERTY OWNER NAME : JAYDEEPBHAI SURENDRABHAI GADHIA (COVERED UNDER SERIAL NO. 4867 DATED 14.10.2024) (B) IMMOVABLE PROPERTY OF OPEN PLOT LAND ADM. 620.39 SQ. MTS. 741-98 SQ. YARDS OF PLOT NO. 28 PAIKI, SITUATED AT VILLAGE : SHAPAR, REVENUE SURVEY NO. 275/2/P IN SUB-DIST. KOTDA SANGANI, REGI. DIST. RAJKOT AND BOUNDARIES OF THE SAID PROPERTY ARE AS UNDER : JOINT FOUR BOUNDARIES : NORTH : PLOT NO. 29, SOUTH : PLOT NO. 28 PAIKI & GADA MARAG (ROAD), EAST : PLOT NO. 26, WEST : 7-62 MTRS. ROAD PROPERTY OWNER NAME : JAYDEEPBHAI SURENDRABHAI GADHIA (COVERED UNDER SERIAL NO. 4867 DATED 14.10.2024)	(E) 03.06.2026 (F.1) RS. 4,59,08,532.92/- PLUS FURTHER INTEREST (F.2) RS. 4,73,46,144.51/- AS ON 31.08.2026 (G) 12.08.2026 (H) SYMBOLIC	(A) Rs. 3,16,31,000/- (B) Rs. 31,63,100/- (C) Rs. 1,00,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
02		HYPOTHECATION OF PLANT AND MACHINERY MANUFACTURING OF ALL TYPES OF MILD STEEL WIRES RELATED WORK IN PART DISMANTLE, WITH LOOSE PARTS, WEAR AND TEAR CONDITION M/S JAYDEEP TRADERS (OWNER : JAYDEEPBHAI SURENDRABHAI GADHIA)		(A) Rs. 9,84,000/- (B) Rs. 98,400/- (C) Rs. 11,000/-	
03	MAKHAM CHOWK (057320) : M/S DHARMANG BRICKS PVT. LTD. (CIF ID C01736128) (COMPANY), MR. BHUMIK DEVARAJBHAI BHUVA (DIRECTOR & GUARANTOR), ASHABAA JOGENDRASINH JADEJA LEGAL HEIR OF MR. JOGENDRASINH JASHUBA JADEJA (DIRECTOR & GUARANTOR), MAHESH DEVAJIBHAI RAKHOLIYA (DIRECTOR & GUARANTOR)	INDUSTRIAL BUILDING ON NA LAND FOR GENERAL INDUSTRIAL PURPOSE ADMEASURING 4047-00 SQ. MT. OF REVENUE SURVEY NO. 216 PAIKI 3 (NEW SURVEY NO. 556) OF VILLAGE HADAMATLA OF KOTDA SANGANI TALUKA OF RAJKOT, BELONGING TO SMT. GITABEN DEVRAJBHAI BHUVA AND LEASED TO M/S DHARMANG BRICKS PVT. LTD. THROUGH ITS AUTHORIZED DIRECTOR SHRI MAHESHBHAI DEVJIBHAI RAKHOLIYA. FOUR BOUNDARIES ARE AS UNDER : NORTH : ADJOINING REVENUE SURVEY NO. 611, SOUTH : ADJOINING REVENUE SURVEY NO. 530 PAIKI, EAST : ADJOINING REVENUE SURVEY NO. 556 (REMAINING PART OF THIS LAND), WEST : ADJOINING REVENUE SURVEY NO. 611	(E) 05.05.2026 (F.1) RS. 3,77,83,423.01/- + INTEREST AND CHARGES (F.2) RS. 3,90,76,099.04/- AS ON 31.08.2026 (G) 29.07.2026 (H) SYMBOLIC	(A) Rs. 2,36,16,000/- (B) Rs. 23,61,600/- (C) Rs. 1,00,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
04		HYPOTHECATION OF PLANT AND MACHINERY OF MANUFACTURING OF AUTOCLAVED AERATED CONCRETE (AAC) BLOCKS RELATED WORK IN PART WEAR AND TEAR CONDITION. OWNER: M/S DHARMANG BRICKS PVT. LTD.		(A) Rs. 1,98,76,000/- (B) Rs. 19,87,600/- (C) Rs. 1,00,000/-	

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 :-

1. 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://baanknet.com> & www.pnbindia.in

Date : 16.09.2026, Place : Rajkot

Punjab National Bank, Authorized Officer & Secured Creditor

STATUTORY 30 DAYS SALE NOTICE UNDER Rule 8 (6) & Rule 6 (2) OF THE SARFAESI ACT, 2002

The Borrower/Guarantor/Mortgagor/Hypothecated 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.

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum II Park 2nd Building, 5th Floor, Kalyani Nagar,Pune,Maharashtra- 411014, Branch Office: 4th Floor, Aarum Avenue, Opp. Mayer Bungalows, Nr. Lowgarand, Ellisbridge, Ahmedabad - 380006.

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s)/Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Home loan(s)/Loan(s) against Property advanced to them by Bajaj Housing Finance Limited and as a consequence the loan(s) have become Non Performing Assets. Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset / Property to be enforced	Demand Notice Date & Amount
Branch : AHMEDABAD(LAN No. 418TSHF501366 and 418HSLF273333 1.GAJJAR UMESH (Borrower) 2. PRITIBEN GAJJAR @PRITIBEN UMESHBHAI GAJJAR (Co-Borrower) Both At: C-303 Rajpara Green Land Opp Krish Resi Nr, Mannohan Char Rasta Nava Nikol, Ahmedabad, Gujarat-382350	All That Piece And Parcel Of The Non-agricultural Property Described As: Residential Property Flats No. C-303, 3rd Floor, "Rajpara Green Land Residency", Having A Built Up Area 730 Sq.mtrs. Along With 34.15 Sq.mtrs. Of Undivided Share In The Land Of Survey No.105 (B), T.P. Scheme No. 119, F.P. No.26/2, Registered District Ahmedabad, Sub Dist Ahmedabad - 12 (Nikoli) City Taluka, Mouje Village Nikol, East : Flat No. C-304, West : Open Land, North : Block D, South : Lift Passage	10th Sep 2026 Rs. 24,16,915/- (Rupees Twenty Four Lakhs Sixteen Thousand Nine Hundred Fifteen Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Date: 17.09.2026 Place: AHMEDABAD

Authorized Officer Bajaj Housing Finance Limited

E-AUCTION - SALE NOTICE

UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 READ WITH REGULATION 27 OF INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (BANKRUPTCY PROCESS FOR PERSONAL GUARANTORS TO CORPORATE DEBTORS) REGULATIONS, 2019

In the Bankruptcy Process of Mr. Anil Amanath Agrawal
(Personal Guarantor of Vivek Steelco Private Limited - Corporate Debtor)
Address: C-51, Century Tower, B/h TGB, Bodakdev, Ahmedabad City, Bodakdev, Ahmedabad, Gujarat - 380054

Office of the Bankruptcy Trustee:

CA & IP BHAVAN TRIVEDI
Address: 55, 6th Floor, Shri Krishna Centre, Nr. Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat, 380009
Mail Address: bt.anilagrwal@gmail.com

The following properties forming part of the Bankruptcy Estate of Mr. Anil Amanath Agrawal are offered for sale by the Bankruptcy Trustee:

Sr. No.	Description of Assets	Reserve Price	EMD 10%	Bid Increase Amount
1.	Commercial property located at Shop No.: 309, Third Floor, "Anand Cloth Market", Opp. Ashwini Cloth Market, Sarangpur Bridge Road, Sarangpur, Ahmedabad-380002. Sheet No. 69, City Survey No.: 689/P, Mouje: Railwarpura, Taluka: City, District: Ahmedabad. (Carpet Area: 144 sq ft.)	7,02,000	70,200	25,000
2.	Industrial open plot located at Plot No.: E/146, Revenue Survey No.: 1179, B/s. Tejas Metal Industries, Nr. Jamnagar-Lalpur Bypass Road, GIDC Phase-II, Mouje: Jamnagar, Taluka: Jamnagar, District: Jamnagar. (Land Area: 303.75 sq mtr.)	59,50,000	5,95,000	1,00,000

- The sale is on an "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS". The properties are presently under possession of the bankrupt and the Bankruptcy Trustee is taking necessary steps in relation to the properties. The proposed sale of the said Industrial Plot shall be subject to the final outcome of SCA No. 14355 of 2023 pending before the Hon'ble Gujarat High Court, wherein Mr. Anil Amanath Agrawal has challenged cancellation of the concerned industrial plot, and compliance with all applicable GIDC requirements, permissions and directions. Bidders shall conduct their own independent due diligence regarding the said litigation and GIDC status and shall bid solely at their own risk and responsibility.
- The sale will be done by the undersigned through an e-auction platform **BAANKNET** (with unlimited extension of 5 minutes each).
- The reserve price has been fixed in accordance with the decision of the creditors and the applicable provisions of the Insolvency and Bankruptcy Code, 2016 and the regulations framed thereunder.
- The Bankruptcy Trustee shall not be responsible for any variation in measurements, physical condition or accessibility of the properties and the bidders are advised to conduct their own independent due diligence prior to participation.
- Detailed terms and conditions of the e-auction are available in the complete E-Auction Process Document at: <https://www.baanknet.com> or can be obtained by sending an Email to the Bankruptcy Trustee. For any technical assistance in using the e-auction platform, interested bidders may contact the BAANKNET support team through the details available on the website.
- For further details, interested parties may contact Mr. Bhavan Trivedi at Phone No. 9824094617 or Email: bt.anilagrwal@gmail.com.
- Interested parties/ bidders are requested to visit the above-mentioned website and submit their bids along with the required documents.
- The Bankruptcy Trustee reserves the right to accept or reject any or all bids or to cancel or modify the terms of the e-auction without assigning any reason. The sale is subject to confirmation by the Bankruptcy Trustee.
- The auction schedule is subject to change depending upon operational requirements.
- Last date for submission of bid documents: 05:00 PM on 3rd October