

Aavas Financiers Limited
(CIN: L65922RJ2011PLC034297) Regd. & Office: 201-202, 2nd Floor, South End Square, Mananagar Industrial Area, Jaipur, 302020

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the Loan Account Bearer/PARMA therefore The Authorised Officer (AO) Under section 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 has issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice issued to the borrower/Guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below.

Name of the Borrower	Demand Notice Date and Amount	Description of Mortgaged Property
Urmilaben Bharatbhai Parmar, Bharatbhai Ramji Parmar Guarantor: Chandubhai Dhalajibhai Damor [A/C NO.] 181217100854117	14 Oct 26 Rs. 1319950/- 13 Oct 26	Plot No. 74, R's No 1407/1P-3, Ad Dwarshesh Residency-A, Opp Gurupurkari Ad & Ginning Mill, Nr Hp Petrol Pump, Babra, Amreli, Gujarat, 365421 Admeasuring 98.20 Sq. Mtr. [Property ID: SBIN200059480605]
Patel Kumudchandra Kakubhai, Premilaben Patel Guarantor: Rajeshkumar Manilal Barot [A/C NO.] 201201501601091 & 221201502712155 & 201201501716885 & 201201501601292	14 Oct 26 Rs. 1537336/- & Rs. 277362/- & Rs. 1932909/- 13 Oct 26	Property No. B11- The Residential Property Raising Flat No. 501, In Block-T On 5th Floor, In The Scheme Known As "Dev Ashish-2", On Land Bearing F.P. No. 91 Of T.P. No. 123 Of Block No. 50, Is Situated At Mouje, Hanspura, Tal. Asarva, Admeasuring 98.66.22 Sq Mtrs Property No. 02- Flat No. 504, On Block H, On 5th Floor, In The Scheme Known As "Dev Ashish-2", On Land Bearing F.P. No. 91 Of T.P. Scheme No. 121 Of Block No. 50, Situated At Mouje, Hanspura, Tal. Asarva, Admeasuring 104.52 Sq. Mtr. Admeasuring 98.66.22 Sq Mtrs 104.52 Sq. Mtr.
Renishan Anilbhai Kamdar, Kamdar Shambhad [A/C NO.] 1211207020162557 & 121207202775051	14 Oct 26 Rs. 14382007/- & Rs. 541207/- 13 Oct 26	Moje Godhara Kaiba, Revenue Account No. 560, Rs. No. 9021/19072 Paks 94, Panki Plot No. 43, Godhra Municipal House No. 177115/43 100.00 Sq. Mtrs., Admeasuring 100.00 Sq. Mtrs.
Suresh Kumar Ranawat, Anji Sureshkumar [A/C NO.] 2312302960877	14 Oct 26 Rs. 914787/- 13 Oct 26	Office Bearing No. 205, 2nd Floor, 4th Number From South And 5 Th Number From East Side Constructed On Second Floor On Main Plot No 14 & 15 & 16, Sector No. 1/A, Gandhinagar Popular Association, Ad - Gandhinagar, Dist - Kutch, Gujarat Admeasuring 30.28 Sq. Mts
Kalpesh A Sharma, Preeti Kalpesh Sharma, Preeti Amrutlal Chaudh [A/C NO.] 191201601241276	14 Oct 26 Rs. 746517/- 13 Oct 26	Property Situated At House No. 1/22, Raval, Wagdhoda, Dist. Vadodra, Gujarat Admeasuring 1078 Sq. Ft
Vishal Maganlal Yadav, Seema Vishal Yadav, Magan Laljil Lal [A/C NO.] 191202070169217	19 Oct 26 Rs. 128854/- 16 Oct 26	Flat No. B-611, 6th Floor, Umang Adali, Mouje Adali, Tal. Desroi, Dist. Ahmedabad, Gujarat (India)- 382430 Admeasuring 105 Sq. Yds. Super Built Up Area
Jaydeepn Laxmanish Chauhan, Sudhaha Jayeshn Chauhan Guarantor: Jayeshn Kishorish Chauhan [A/C NO.] 181214500829198	19 Oct 26 Rs. 131867/- 06 Oct 26	Property No. 1/130, Indran, Ta. Bayad, Anavli, Gujarat (India)- 383340 Admeasuring 45*20 Sq. Ft.

Place : Gujarat Date : 21.10.2026 Authorised Officer Aavas Financiers Limited

SBI STATE BANK OF INDIA
Stressed Assets Recovery Branch (18735) : 1st Floor, SBI Gynkiana Road Branch, Jawahar Road, Near Trikon Park, Rajkot-360001

SALE FOR IMMOVABLE PROPERTY UNDER SARFASI ACT APPENDIX IV-A (SEE PROVISION TO RULE 8(6))

E-Auction Sale Notice for Sale of Immovable Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties Mortgages / Charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of State Bank of India (Secured Creditor), will be sold in "As is Where is", "As is What is", and "Whatever is there" basis on 06th November 2026 for recovery of dues to Secured Creditor.

Sr. No.	Details of Property	Am't. to be recovered	Possession Type / Date	Name of Borrower / Guarantor	Title deed Holder	Reserve Price/EMD / BID Increase	Date & Time of Inspection
1.	3 BHK Flat, Area 77.53 Sq. Mtrs., situated at Flat No. 101, 1st Floor, Vira Apartment, Jagrath Plot, Street No. 15, Opposite Eklaya Community Hall, Off Hamu Gadhvi Marg, Rajkot - 360001. (Property ID: SBIN200059480605)	As per Demand Notice dated 27.05.2025 for Rs. 43,20,194/- plus interest thereon, cost and expenses etc. thereafter Less: Recovery, if any	Physical Possession (22.11.2025)	Hema Bhadrash Mashru & Bhadrashbhai Harsukumar Mashru	Hema Bhadrash Mashru & Bhadrashbhai Harsukumar Mashru	Rs. 37,25,000/- From Rs. 3,72,50,000/- To Rs. 10,00,00/-	23.10.2026 From 04:00 PM to 05:00 PM

DATE AND TIME OF E-AUCTION : 06/11/2026 at 11:00 AM To 04:00 PM - WITH UNLIMITED EXTENSION OF 10 MINUTES EACH.

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

AUTHORISED OFFICERS FOR ALL THE PROPERTIES - Shri Arvind Kumar Ojha (Mobile No. 9006381236)
(Contact Persons for Details : Shri Jayant Marathe - 702878982)

TERMS & CONDITION - THE AUCTION WILL BE CONDUCTED ON LINE THROUGH BAANKNET.COM Portal. E-Auction service provider M/s. PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talai, Near New Marine Lines, Mumbai - 400020 (Helpdesk Numbers: +918291220220) at the web portal https://baanknet.com
For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfasi-and-others

STATUTORY 15 DAYS SALE NOTICE UNDER SARFASI ACT 2002

(1). The Borrower / Directors / Guarantors / Mortgagees / Legal Heirs are hereby notified to pay the sums mentioned above before the date of Auction, failing which the property /ies will be auctioned and balance if any will be recovered from them with interest and charges by legal avenues. (2). It shall be the responsibility of the successful bidder to remit the TDS @ 1% in 18A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 2608 & TDS certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax due to the government accounts within 15 days of e-auction. (3). GST applicable if any will be borne by the bidder

Date : 21.10.2026, Place : Rajkot
Authorised Officer, State Bank of India, Rajkot

RAJOT REGIONAL OFFICE
Please refer to "Auction Notice" Dtd. 05.11.2026 Published in the Financial Express Dated 04.10.2026. In this connection, A/C. No. 65 Please Read the Correct Plot Area in description as Plot No. 13 having area 516.21 Sq. Mtrs. & Plot No. 14 having area 570.09 Sq. Mtrs. Total Plot area 1086.30 Sq. Mtrs. (Instead of Plot No. 13 & 14 having area 516.21 Sq. Mtrs.). All other contents remain unchanged.

Date : 21.10.2026 Authorised Officer, Place : Rajkot Central Bank of India

Form No. URC-2
Advertisement giving notice of public auction under Part I of Chapter XXI of the Companies Act, 2013 Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014

1. Notice hereby given 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 expiry of thirty days hereinafter to the Registrar at Central Registration Centre, that "THAKAR LODGE GROUP", Partnership Firm, may be converted into "THE GRAND THAKAR PRIVATE LIMITED" under Part I of Chapter XXI of the Companies Act, 2013, as a company limited by shares.

2. The principal objects of the company are as follows:
1. To acquire, construct, own, run and manage and to carry on the business of running restaurants, hotels, holiday camps, guest houses, rest rooms, resorts, Banquet Hall, Party Plot, villas, cantenets, food courts, shops, stores, mobile food counters, eating houses, kiosks, outlets, cafeterias, etc. in facility, take away and/or delivery based services, cafes, taverns, refreshment rooms and lodging or apartments of housekeepers, service apartments, swimming pools, health clubs, baths, dressing rooms, caterers of public amusement generally and all business incidental thereto, whether as owners, co-owners, joint ventures, operators, franchisees, franchisors and/or any other business model.
2. To carry on the business of manufacturing, buying, selling, producing, processing, importing, exporting, distributing, trading, supplying, running, managing and dealing in all kinds of foods, food products, dairy products, bakery & confectionary products, whether as owners, co-owners, joint ventures, operators, franchisees, franchisors and/or any other business model.
3. A copy of the draft Memorandum and Articles of association of the proposed company may be inspected at the Registered office at "OPP JUBELI GARDEN, JAWAHAR ROAD, RAJKOT - 360001, GUJARAT."
4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, MTI Mansarovar, District Gurgaon (Haryana), Pin Code-122050, within twenty one days from the date of publication of this notice, with a copy to the Company at its registered office.
Dated this 21st day of OCTOBER, 2026

Name(s) Of Applicant :
1. Prabhakaran Alias Hansaban Narendrabhai Thakur
2. Omshankar Karunashankar Thakur
3. Krushank Omshankar Thakur 4. Varajbhai Hasumukhlal Thakur
5. Amit Narendrabhai Thakur 6. Pyushbhai Hasumukhlal Thakur
7. Rohitbhai Hasumukhlal Thakur 8. Dimpy Vivek Thakur
9. Harshidaben Omshankar Thakur 10. Bhavnaben Varajbhai Thakur
11. Krutibhen Rohitbhai Thakur 12. Om Amitbhai Thakur
13. Meetaaben Amit Thakur 14. Komalben Himanshu Thakur
15. Narendrakumar Karunashankar Thakur

NOTICE FOR LOST OF DOCUMENTS AND TITLE CLEARANCE CERTIFICATE

Notice to hereby given to the public that below mentioned persons are owners of property situated at "Gyandeep Industrial Estate" along with internal and external rights of the said estate situated at industrial non agricultural land situated at Revenue Survey/ Block No. 316 area admeasuring 3 acer 24 guntha situated at Village Baghpat, District Meerut and they will take financial facility from our client bank and decided to mortgage the property with our client bank. But, at present they inform that below mentioned documents are lost/implicated and not traceable now, that never ever it was used as security for obtaining any financial assistance by him or anyone else. If any person or persons, Society, Banks etc., owing any right of ownership or possession or lien or claim of whatever nature in respect thereof are hereby informed to raise any such rights or claims all within a period of (seven) days from the date of publication of this notice. In the event of the above mentioned documents are lost/implicated and not traceable now, that never ever it was used as security for obtaining any financial assistance by him or anyone else. If any person or persons, Society, Banks etc., owing any right of ownership or possession or lien or claim of whatever nature in respect thereof are hereby informed to raise any such rights or claims all within a period of (seven) days from the date of publication of this notice. In the event of the above mentioned documents are lost/implicated and not traceable now, that never ever it was used as security for obtaining any financial assistance by him or anyone else. If any person or persons, Society, Banks etc., owing any right of ownership or possession or lien or claim of whatever nature in respect thereof are hereby informed to raise any such rights or claims all within a period of (seven) days from the date of publication of this notice. 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