

INDIAN OVERSEAS BANK
Asset Recovery Management Branch (2651) Ahmedabad
Ground floor, Sharad Shopping Centre, Chinubhai tower,
Opp. Old Handloom House, Ashram road, Ahmedabad - 380009
E-mail: lob2581@ioib.in; Website: www.ioib.in; Mob. 89259 52581

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules]
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 properties mortgaged / charged to the Secured creditor the Physical possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 17/09/2025 for recovery of Rs.6,63,33,863.75 (Rupees Six Crore Sixty-Three Thirty-Three Thousand Eight Hundred Sixty-Three and paise Seventy-Five only) as on 28/08/2025 due to the Secured Creditor from M/s Universal Trading Company (Partnership firm), Mr. Puneet Ramesh Malpani (Partner & Guarantor), Mrs. Laxmi Devi Malpani (Partner, Guarantor & Mortgagor) and Mr. Ramesh Malpani (Guarantor) and Mr. Mohit Malpani (Guarantor)

DESCRIPTION OF THE IMMOVABLE PROPERTY

Sr. No.	Description of the Secured Assets #	Reserve Price In ₹	EMD In ₹
1	All that part and parcel of land and Godown No. 505, 5th Floor, 'Dadu Textile Market', Final Plot No. 74, City survey No. 1580, R.S. No. 16, paiki, T.P. No. 7 (Anjana), Moje- Umarwada, Taluka City-Surat, Dist-Surat, admeasuring built up area 1490.75 sq.fts, i.e. 138.55 sq. mts, Carpet area 745.37 sq. fts, i.e. 69.27 sq. mts, in the name of Mrs. Lakshmidevi, Rameshkumar Malpani (Partner), W/o Sh. Ramesh Kumar B Malpani as per sale deed no 8139 of 2013 With all rights therein, Bounded: North : Passage/ Adj. C.S. No.1583, South: Open Space/ Adj. C.S. No.1469, East : Passage/ Station/Adj. Khadi, West: Godown No.506/ Adj. Road and C.S. No. 1579	Rs. 23,48,000/-	2,34,800/-

Date & Time of E-Auction: 17/09/2025 between 11:00 A.M. to 01:00 P.M. Property inspection date & Time: On 10/09/2025 between 11:00 AM to 01:00 PM • Type of Possession : Physical

Known Encumbrance, if any: Nil as per Bank's Knowledge
"Bank's dues have priority over the Statutory dues"
For detailed terms and conditions of the sale, please refer to the link provided in secured Creditor's website i.e. www.ioib.in & E-auction service provider's web portal: <https://baanknet.com>
For any property related queries, prospective bidders may contact Mr. Harool Meena, Chief Manager on Mob. 8925952581 & Mr. Desh Raj, Mob. 894684133

Date : 28.08.2025
Place : Ahmedabad

The Successful highest bidder should pay 1% of the sale price as TDS under Section 194(I) of Income Tax Act, as applicable.

This may also be treated as a Notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules 2002 to the borrowers and guarantors of the said loan about holding of e-auction on the above mentioned date.

EURO CERAMICS LIMITED (IN LIQUIDATION)
CIN: L26914MH2002PLC135548
INVITATION OF EXPRESSION OF INTEREST FOR OFFER FOR ASSIGNMENT OR TRANSFER OF NON-READILY REALISABLE ASSETS UNDER THE PROVISIONS OF THE INSOLVENCY AND BANKRUPTCY CODE, 2016

The Liquidator is inviting expression of interest from public in general as offer for Assignment or Transfer of Not Readily Realisable Assets ("NRRA") of Euro Ceramics Limited in liquidation ("Corporate Debtor") under Regulation 37A of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. The following assets/proceedings of the Corporate Debtor will be assigned or transferred on an "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" and without any kind of warranties and indemnities.

Description of NRRA assets

Assignment or Transfer of proceedings of Avoidance transactions / PUFE matters under Section 43/ 45/ 49 / 66 of the IBC, 2016 (The amount involved to the extent of Rs. 107 Crores.)

Date of publication of invitation of EOI 29.08.2025
Last date of submitting eligibility documents 14.09.2025
Last date for inspection / Due diligence 19.09.2025
Last date for submission of detailed offer in a sealed cover 26.09.2025

- The process documents with detailed terms and conditions, EMD, declaration and other details shall be provided on receipt of request from interested applicants at email id - acollidation@gmail.com or at below address of the liquidator on or before 14th September, 2025.
- The Liquidator shall advise further process, terms and conditions etc. on review of offers received in consultation with the Stakeholders' Consultation Committee ("SCC"). The Liquidator reserves the right to modify or cancel the process or reject all or any of the offers received. The Assignment/Transfer will be subject to the provisions of the IBC 2016, Regulations made thereunder.
- The applicant 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.

Date : 28.08.2025
Place : Ahmedabad

CA Premraj Ramratan Laddha
Liquidator of Euro Ceramics Limited in liquidation,
304, Abhijit-3, Netaji Road, Nr. Mithakhali Circle, Ahmedabad-06.
Regn No.: IBB/IPA-001/JP-P00060/2017-2018/10138

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE

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 AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
ALPESHBHAI C VALA, MAYURIBEN ALPESHBHAI VALA (AC NO.) LNJAM02222-230232010	Rs. 11,64,486.00/- DUES AS ON 28 AUG 2025	8 FEB 25 Rs. 1051485/- DUES AS ON 3 FEB 25	26 JUL 25	FLAT NO. 3698, BLOCK NO. M-39, R.S.NO. 1241 TO 1243, GH8, RAJNIT SAGAR ROAD, LALPUR HIGHWAY, AREA KNOWN AS SADHNA COLONY JAMNAGAR, GUJARAT ADMEASURING 46.85 SQ.MTR.	Rs. 1226400/-	Rs. 122640/-	11.00 AM TO 01.00 PM 30 SEP 2025	THE PRIME: PANODIT NEHRU MARG, BEDI PORT RD, NEAR RISHABH GUST HOUSE, JAMNAGAR, GUJARAT 361001

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/paying order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 2nd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ramesh Jat - 9376045878 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)(b) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur Date : 29-08-2025

Authorised Officer Aavas Financiers Limited

Tyger Capital Pvt Ltd.
Registered Office : Adani House, 56, Shrimati Society, Navrangpura, Ahmedabad 380 009, Gujarat, India
Corporate Office : 1004/5, 10th Floor, C-Wing, One BKC, C-66, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051, Maharashtra, India, CIN: U65990GJ2016PTC093692, Web : www.adanicapital.in

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorised Officer of Tyger Capital Pvt Ltd. (formerly Known as M/s. Adani Capital Pvt. Ltd. vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "TCP") under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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(s) on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the notice(s).

The borrower/s, having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of Tyger Capital Pvt. Ltd. (Adani Capital Private Ltd.), for the amount and interest thereon as per loan agreement. The borrower's attention is invited to provisions of Sub-section (8) and (9) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan A/C No./ Old Loan A/C No	Name of the Borrower/ Co Borrower/ Guarantor	Demand Notice date & Amount	Symbolic Possession / Surrender Status
1	100MSM001032177 + 100MSM001021915	Zaverbhai Lebbabhai Desai, (Deceased) Through His Legal Heir And Co-Borrower Mrs. Puriben Zaverbhai Desai/ Puriben Desai/ Sagar Ramiikbhai Satashiva	16-Dec-24/ Rs.3828526/- (3566400.91 + 262125) As On Date 16-Dec-24	26-Aug-25 Symbolic Possession

Mortgage Property: All that piece and parcel of Property bearing Plot No. 1868, admeasuring about 133.3 Sq. Yards, i.e. 111.50 Sq. Mtrs, in the area known as "Siddhi Nagar", situated at Mouje Saijpur-Boghia, Tal. Asavva, Dist. Ahmedabad on land bearing Revenue Survey No. 205/1, 237, 249, 261 to 265, 276 to 278, 280 to 285, 287, 310-4, 311 to 316/2, 317 to 330-1 to 4, 312-1-2-5, 373-3, 334-1-2, 335, 339, 340-2, 346-1 to 4 paiki in the Registration Sub-District of Ahmedabad (and District of Ahmedabad- 6 (Naroda), and Bounded as

Place : Gujarat
Date : 29.08.2025

For Tyger Capital Pvt Ltd.
Sd/-, Authorised Officer

DEBTS RECOVERY TRIBUNAL-I
Ministry of Finance, Department of Financial Service, Government of India
4th Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO.22 (Earlier 62) [Regulation 37 (1) DRT Regulations, 2015] [See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]

E- AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

R.C. No. 181/2006 **O.A. No. 154/2001**

Certificate Holder : Small Industries Development Bank of India V/S
Certificate Debtors : M/s. Shaibaba Syntex (India) Pvt. Ltd. & Ors.

To,
CD No.1. M/s. Shaibaba Syntex (India) Pvt.Ltd.
Harim Shiv Shankar Society, CTM Char Rasta, Amraiwadi, Ahmedabad-380026 And also at: Block No. 784, Rakanpur Industrial Estate, VII. Rakanpur, Ta. Kalol, Dist. Mehtana
CD No.2 Shri Natvarlal Keshavnai Patel
Shri Natvarlal Keshavnai Patel, 8/h, Ambica Hotel, CTM Char Rasta, Amraiwadi, Ahinabad-380026
CD No.3 Shri Mukesh Ramnabhai Patel 26, Jyotika Park Society, Kalol, Dist. Mehtana
CD No.4 Shri Jagdish Ramnabhai Patel 26, Jyotika Park Society, Kalol, Dist. Mehtana

The under mentioned property will be sold by Public E-auction sale on 06th Day of October, 2025 for recovery of sum of Rs. 1,58,61,740/- (Rupees: One Crore Fifty Eight Lakhs Sixty One Thousand Seven Hundred Forty Only) (Deceatral) amount plus interest and cost payable as per Recovery Certificate issued by Horrible Prosiding Officer, DRT-I (less amount already recovered, if any), M/s. Shaibaba Syntex (India) Pvt. Ltd. & Ors.

DESCRIPTION OF PROPERTY

Lot No	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Reserve Price below which the property will not be sold (in Rs.)	EMD 10% of Reserve price or Rounded off (in Rs.)
1	Bungalow No. 2, Harim Shiv Shankar Co. Operative Housing Society Ltd., comprised in Survey No. 24(p) situated at CTM Char Rasta, Amraiwadi, Bage Firdos, Amraiwadi, Ahmedabad	61,00,000/-	6,10,000/-

Revenue assessed upon the property or any part thereof: **Not known**
Details of any other encumbrance to which property is liable: **Not known**
Valuation also state Valuation given, if any, by the Certificate Debtor: **No**
Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value: **Not known**

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.in>.
- The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
- EMD shall be deposited latest by 04.00 PM on 04.10.2025 in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.in>. EMD deposited thereafter shall not be considered for participation in the e-auction.
- In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before till 4:00 PM on 04.10.2025 and also hard copies alongwith EMDs deposited receipts should reach at the Office of Recovery Officer-I, DRT-I, Ahmedabad by 04.10.2025. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.
- Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact Person	Mr. Kashyap Patel (Mobile No. 9327493060)
Helpline Nos	8291220220
Helpline Email Address	Support.BAANKNET@psballiance.com
Bank Officer	Shri Praveen Mithal, (DGM), Mobile No. 8764064868

- Prospective bidders are advised to visit website <https://baanknet.in> for detailed terms & conditions and procedure of sale before submitting their bids.
- The property shall not be sold below the reserve price.
- The properties shall be sold in 01 lots, with Reserve Price as mentioned above lot.
- The bidder shall improve offer in multiples of Rs. 25,000/- during entire auction period.
- The property shall be sold "AS IS WHERE IS BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
- The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.in> by immediate next bank working day by 4:00 PM, through RTGS/NEFT as per the details as under:

Bank Name	State Bank of India
Account Name	Small Industries Development Bank of India (SIDBI)
Account No.	37794890380
IFSC Code No.	SBIN0002628
Branch Address	Ashram Road, Ahmedabad

- The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs.10) through DD in favour of the Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer-I, DRT-I, Ahmedabad.
- In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The successful bidder shall note that TDS and GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum.
- Schedule of auction is as under:-

Date and Time of Inspection	19.09.2025	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents on the e-auction website	04.10.2025	Up to 04.00pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-I	04.10.2025	Up to 05.00pm
Date and Time of E-Auction:	06.10.2025	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)

16. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this
Tribunal on this 20th Day of August, 2025

Sd/- (Luv Kumar)
Recovery Officer-I, DRT-I, Ahmedabad

Form INC-26
(Pursuant to rule 30 the Companies (Incorporation) Rules, 2014)

Advertisement to be published in the newspaper for change of registered office of the company from one state to another

Before the Central Government-North Western Region

In the matter of the Companies Act, 2013, Section 13(4) of Companies Act, 2013 and Rule 30(5)(a) of the Companies (Incorporation) Rules, 2014

AND

In the matter of WARVO MOTOR INDIA PRIVATE LIMITED having its Registered Office at C-602, Om Icon, Vp Road, Vesu, Surat, Gujarat-395007

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13(4) of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at Extra ordinary general meeting held on 23rd August, 2025 to enable the company to change its Registered office from the "State of Gujarat" to the "State of Haryana".

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA- 21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objection supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, North Western Region at the address Roshan, Opp. Rupa Park Society, Behind Ankur Bus Stop, Navrangpura, Ahmedabad-380019, within Fourteen days from the date of publication of this notice with a copy of the applicant company at its registered office at the address mentioned below:

C-602, Om Icon, Vp Road, Vesu, Surat, Gujarat- 395007
For and on behalf of the Applicant
WARVO MOTOR INDIA PRIVATE LIMITED Sd/-
Date: 23/08/2025 RAVI KUMAR
Place: Surat Director (DIN: 07904313)

Kogta Financial (India) Limited
CIN No. U67120RJ1996PLC011406, Corporate Office: S-1 Copabari, Near Ajmer Pula, Opp. Metro Puli No. 143, Jaipur - 302001, Rajasthan, India. Tel.: +91 141 6767087, Registered Office: Kogta House, Azad Mohalla, Bijnagar - 305624, Rajasthan, India | Email: info@kogta.in | www.kogta.in

APPENDIX IV [See Rule 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the Kogta Financial (India) Limited, under the Securitization 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 30.12.2024 calling upon the Borrowers/Guarantor/Mortgagor MR. CHHATRASANG KUNVARJI THAKOR S/O MR. KUNVARJI THAKOR (Applicant), MRS. CHANDRIKABEN THAKOR W/O MR. CHHATRASANG KUNVARJI THAKOR (Co-Appllicant/Mortgagor), MR. AJITKUMAR KUNVARJI THAKOR S/O MR. KUNVARJI THAKOR (Guarantor) Loan Account No. 0000101864 to repay the amount mentioned in the notice being Rs.20,02,692/- (Rupees Twenty Lakh Two Thousand Six Hundred Ninety Two Only) as on 28/12/2024 payable with further interest and other legal charges until payment in full within 60 days from the date of notice/date of receipt of the said notice. The borrower/ mortgagor having failed to repay the amount, notice is hereby given to the borrower/ mortgagor 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 the 27th of AUG. of the year 2025. 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/ mortgagor 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 Kogta Financial (India) Limited for an amount of being Rs.20,02,692/- (Rupees Twenty Lakh Two Thousand Six Hundred Ninety Two Only) as on 28/12/2024 payable with further interest and other legal charges and interest & expenses thereon until full payment

Description of Immovable Property

ALL THAT PIECE AND PARCEL OF FREEHOLD IMMOVABLE GAMTAL PROPERTY BEING RESIDENTIAL MILKAT NO. 1/377 OF THAKOR VAS, WHICH IS SITUATED IN CHANDANSAR, TA. SIDDHPUR & DIST. PATAN GUJARAT 384151. ADMEASURING 900 SQ. FEET (83.65 SQ. MTRS). GIFT DEED WAS EXECUTED BY MR. CHHATRASANG KUNVARJI THAKOR IN FAVOR OF MRS CHANDRIKABEN CHHATRASANG THAKOR AND REGISTERED ON DATED 4-10-2019 BY SERIAL NO. 2462 AND APPLICATION NO. 1748 AT SUB REGISTRAR OFFICE (SRO) PATAN SIDDHPUR. PROPERTY OWNED BY CHANDRIKABEN CHHATRASANG THAKOR. MORTGAGED PROPERTY BOUNDED AS UNDER:-
EAST – ROAD, WEST – ROAD, NORTH – PRAVINJI KUNVARJI THAKOR, SOUTH – ROAD.
Date: 27.08.2025
Place: CHANDANSAR, PATAN, GUJARAT

Authorised Officer,
Kogta Financial (India) Limited

Motilal Oswal Home Finance Limited
Regd. Office: Motilal Oswal Tower, Rahimullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898
Website: www.motilaloswal.com, Email: hqquery@motilaloswal.com

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (the Act) AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (the Rules)

The undersigned being the authorized officer of Motilal Oswal Home Finance Limited (MOHFL) under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

Sr. No.	Loan Agreement No./Name of the Borrower(s)/Co-Borrower(s)/Co-Appllicant Name/Guarantor Name	Date of Demand Notice and Outstanding	Description of the Immovable Property
1	LXBOT00416-170040241 / Borrower: Sureshbhai Babubhai Chudasama Co-Borrower: Parvatibai Sureshbhai Chudasama	19-08-2025/ Rs.904013/-Nine Lacs Forty Thousand and thirteen Only)	Plot No. 7 Paiki South Side Kalyansnagar Opp.mahadev Temple Khas Road Nr Matwadi Walimki Nagar. Botad Plot No. 7 Paiki South Side, R.S.No. - 8522,Kalyansnagar Opposite, Mahadev Temple, Khas Road, Near Matwadi Walimki Nagar, Botad, Bhavnagar, Gujarat - 364710

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, hence charges, cost and expenses till the date of realization of payment. The borrower(s) may note that MOHFL is a secured creditor and the loan facility available by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, MOHFL shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by making any other remedy available under the Act and the Rules thereunder and realize payment. MOHFL is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), MOHFL also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the MOHFL. This remedy is in addition and independent of all the other remedies available to MOHFL under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of MOHFL and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place: Gujarat
Date: 29.08.2025

Sd/- Authorized Officer,
(Motilal Oswal Home Finance Limited)

BAJAJ FINANCE LIMITED
Registered Office: Bajaj Auto Limited Complex, Mumbai - Pune Road, Akurdi, Pune - 411035 Branch Office: 3rd Floor, Torque Building, Panchvatipanch Rasta Off Cg Road, Ahmedabad-380006 Authorized Officer's Details: Name: Mr. Ronak Mathur, Email ID: ronak.mathur@bajajfinserv.in Mob No. 9784797873

APPENDIX- IVA [See proviso to rule 8 (6)]
E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("ACT")

Notice is hereby given to the public in general and to the Borrowers/Co-borrowers/Mortgagor(s) in respect of below mentioned secured asset which is mortgaged with Bajaj Finance Limited ("BFL"), and possession of which has been taken by undersigned Authorized Officer of BFL under the provisions of the ACT will be sold by Auction for recovery of the amount mentioned hereunder and further applicable interest, charges, and costs etc.

The secured asset described below is being sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" under Rule No. 8 & 9 of the Security Interest (Enforcement) Rules ("the Rules") for recovery of the dues detailed as under:

Particulars of E-auction

Name & Address of Borrower & Co-Borrower's	J K Wooden And Aluminium Furniture (Borrower) AT:- RMC Hudco Qtr No A215 Opp Police Station Kathoria Road Rajkot Gujarat 360002, Jigneshkumar Chudasama (Co-Borrower), Manishabai Chudasama (Co-Borrower) Both At:- Real Residency B 301 VVP ENG College Road, Real Residency B 301 VVP ENG College Road, Rajkot 360005	Natubhai D Chauhan (Borrower) Bhavshah Chauhan (Co-Borrower) Both At:- 03/C Pooja Apartments, Radha Krishna Apartments, Nearpanip Bus Stand, Ranip, Ahmedabad-382480
Loan Account Number	416FSLEJ421131	418LTS42440743
Statutory Demand Notice u/s. 13(2) Date & Amount	Notice dated 11-Feb-25 Demand amount Rs. 21,39,450/- 25.16.102/-	Notice dated 24-May-24 Demand amount Rs. 25.16.102/-
Outstanding Amount as on 26.08.2025	Rs.24,16,419/- (Rupees Twenty-Four Lakh Sixteen Thousand Four Hundred and Nineteen Only) as on 26/08/25	Rs.30,45,004/- (Rupees Thirty Lakh Forty-Five Thousand Four Only) as on 26/08/25
Description of Immovable Property	All that piece and parcel of the Property Bearing Residential Flat No.301 Measuring 72.86sq. Mtrs of Block No. B of Wing-B of "Real Residency" Situated on Plot No.14 to 18 And Plot No.28 To 34 of Sahyandran Park No.1 of Reverence Survey No.44/2 Village Harpan(Pal) of Sub-District Lodhika District Rajkot.	All that piece and parcel of Non-Griatular Property Described As:- All That Piece and Parcel of Property Bearing Flat No C/3, on 1st Floor In The Apartment Known As Pooja Apartment Situated at Land Bearing Survey No. 346/3 (Final Plot No 131 of TPS 1) of Mouje Ranip Taluka Sabarmati In The District Ahmedabad: Boundaries As Under:- East:- Margi Place, West:- Margi Place, North:- Flat No. C/6, South:- Flat No. C/4.
Reserve Price in INR	Rs. 16,00,000/-	Rs. 17,00,000/-
EMD	Rs. 1,60,000/-	Rs. 1,70,000/-
E-auction date and time	30/09/25 3:00 pm to 5:00 pm	30/09/25 3:00 pm to 5:00 pm
E-auction Portal	https://bankauctions.in	https://bankauctions.in
Last date of submission of EMD	29/09/25	29/09/25
Bid Increment Amount in Rs.	Rs. 25,000/-	Rs. 25,000/-
Encumbrance Known to Secured Creditor	Not Known	Not Known
Date of inspection of Property	From 28/08/25 to 29/09/25 on working day between 9.30 AM to 5.30 PM with Prior appointment	From 28/08/25 to 29/09/25 on working day between 9.30 AM to 5.30 PM with Prior appointment

Public in General and Borrowers in particular please take notice that if in case auction on date scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, at the discretion of the secured creditor. For detailed terms and conditions of the sale, please refer to the link <https://bankauctions.in> and <https://www.bajajfinserv.in/sarfaesi-auction-notice>

Date: 29/08/25 Place: Gujarat

Sd/- Authorized Officer, Bajaj Finance Limited

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