

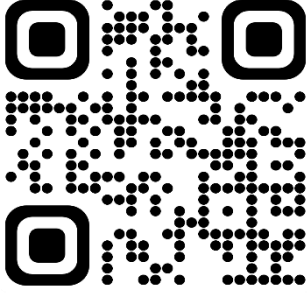


RAJ RADHE FINANCE LIMITED

Regd off: - 105 - 106 Tilakraaj Complex, Panchvati, Ambawadi, Ahmedabad - 380006.
CIN: - U67120GJ1985PLC007576; Email Id - info@rrfl.in; (O): - +91 7622020505

Terms and conditions of e auction

Property will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS” basis.

1.	Name and address of the Borrower	M/s Priya Enterprise Add: 145, Platinum Industrial Park, Nr. Vatva Railway Crossing, Vatva, Ahmedabad, Gujarat - 382445	
2.	Name and address of the Secured Creditor	Raj Radhe Finance Limited 105 – 106 Tilakraaj Complex, Nr. Surya – Rath, Panchvati First Lane, Ambawadi, Ahmedabad - 380006	
3.	Description of the movable and immovable secured assets to be sold. E-auction Website QR Code: 	Sr. No	Details of property/ies
		1	All the pieces and parcels of immovable property being Shed No. 145 admeasuring about 92.43 sq mtrs(undivided proportionate share along with common amenities i.e road etc) and according to municipal plan 71.86 sq mtrs(built up area) scheme known as Platinum Industrial Park Part 1 of Astapad Corporation lying on revenue survey No. 1037+1042/1+1042/2+1042/3+1043+1046+1568+1569+1572, Final Plot No. 27 paiki sub plot No. 1 & 27/1, TPS No. 87 (Vatva-Vinzol) of village-Vatva, Taluka –Vatva within district Ahmedabad in the name of M/s. Priya Enterprise.
		2	All the piece and parcels of immovable property being Shed No. 144 (as per approved plan in Block “D”) (Municipal Tenament No. 0318-37-0711-0001-T), admeasuring about 71.86 sq.mts., - Built up area together with right to use common road and land, admeasuring about 92.43 sq.mts., in the scheme known as “Platinum Industrial Park Part -1”, situated upon non –agricultural land bearing Block/Survey Nos. 1030, 1037 (old Survey Nos. 1042/1+1042/3+1043+1046+1568) and Survey No. 1569+1572 being allotted Final Plot No. 27 paiki Sub Plot No. 1 in the Town Planning Scheme No. 87 (Vatva - Vinzol) of mouje Vatva, District Ahmedabad in the name of Mr. Rameshkumar Laljibhai Parmar.
			Physical Possession was taken by the State Bank of India.



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4.	Details of the Encumbrances know to the secured creditor.	To the best of knowledge and information as available to the Authorised officer, there are no encumbrances advised to RRFL. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of property/ies put up on the auction and claims/rights/dues/litigations/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 on the part of the RRFL. The property is being sold with all existing and future encumbrances whether known or unknown to the RRFL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party /claims /rights /dues etc							
5.	The secured debt for the recovery of which the property is to be sold.	Rs. 3,12,48,752.92/- (Rupees Three Crore Twelve Lakhs Forty-Eight Thousand Seven Hundred Fifty-Two and Ninety-Two Paisa) as on 17.03.2026							
6.	Deposit of earnest money	<table border="1"><thead><tr><th>Sr. No</th><th>EMD (Rs)</th></tr></thead><tbody><tr><td>1</td><td>2,70,000/-</td></tr><tr><td>2</td><td>2,70,000/-</td></tr></tbody></table>	Sr. No	EMD (Rs)	1	2,70,000/-	2	2,70,000/-	Being the 10% of Reserve Price to be remitted by RTGS/NEFT to Bank A/c. No. 50200060765775, Name of the Account: RAJ RADHE FIN LTD RECOVERY ACCOUNT, IFSC Code: HDFC0000006.
		Sr. No	EMD (Rs)						
1	2,70,000/-								
2	2,70,000/-								
7	Reserve price of the immovable secured assets.	<table border="1"><thead><tr><th>Sr. No</th><th>Reserve Price (Rs)</th></tr></thead><tbody><tr><td>1</td><td>27,00,000/-</td></tr><tr><td>2</td><td>27,00,000/-</td></tr></tbody></table>	Sr. No	Reserve Price (Rs)	1	27,00,000/-	2	27,00,000/-	EMD to be remitted directly by RTGS / NEFT to the <ul style="list-style-type: none">Bank Account Name: RAJ RADHE FIN LTD RECOVERY ACCOUNTBank Account No. 50200060765775IFSC Code: HDFC0000006
	Sr. No	Reserve Price (Rs)							
1	27,00,000/-								
2	27,00,000/-								
	Bank account in which EMD to be remitted.								
	Last Date within which EMD to be remitted.	24.04.2026 upto 04:00 PM							
8.	Time and manner of payment.	The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.							



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9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Auction will be held online at the web portal of Auction Tiger on 27.04.2026 from 02:00 PM to 04:00 PM with unlimited extension of 5 minutes for both the properties.						
10.	The e-Auction will be conducted through RRFL approved services provider. E-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of services provider as mention above.	<ul style="list-style-type: none">• Auction Tiger at the web portal: https://sarfaesi.auctiontiger.net/EPROC/z• Contact no. Mr. Ram Sharma, Contact number: 8000023297/079-618136803.• E-mail Address: ramprasad@auctiontiger.net, support@auctiontiger.net						
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<table border="1"><thead><tr><th>Sr. No</th><th>Bid Increase amount in multiple of (Rs)</th></tr></thead><tbody><tr><td>1</td><td>50,000/-</td></tr><tr><td>2</td><td>50,000/-</td></tr></tbody></table> <ul style="list-style-type: none">• Unlimited auto extension clause of 5 minutes• INR (RTGS/NEFT/Demand Draft)	Sr. No	Bid Increase amount in multiple of (Rs)	1	50,000/-	2	50,000/-
Sr. No	Bid Increase amount in multiple of (Rs)							
1	50,000/-							
2	50,000/-							
12.	Date and Time during which inspection of the movable and immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specifications. Contact person with mobile number.	<table border="1"><thead><tr><th>Sr. No</th><th>Date and time of public inspection</th></tr></thead><tbody><tr><td>1</td><td>22.04.2026 from 11:00 AM to 01:00 PM</td></tr><tr><td>2</td><td></td></tr></tbody></table> <p>Shri Meet F. Shah +91 6359893923</p>	Sr. No	Date and time of public inspection	1	22.04.2026 from 11:00 AM to 01:00 PM	2	
Sr. No	Date and time of public inspection							
1	22.04.2026 from 11:00 AM to 01:00 PM							
2								
13.	Other Conditions.	<ul style="list-style-type: none">a) Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by Auction Tiger may be conveyed through e-mail.b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz. ID						



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card/Driving License/Passport etc. (ii) Current Address –proof of communication, (iii) PAN card of the bidder (iv) valid e-mail ID, (v)contact number (mobile/Land Line) of the bidder etc., to be uploaded on Auction Tiger site by 24.04.2026 upto 4:00 p.m. of both the properties. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer virati.shah@rrfl.in

- c) Names of the Eligible Bidders will be identified by the Auction Tiger, to participate in online e-Auction on the portal <https://sarfaesi.auctiontiger.net/EPROC/> (name of the portal). User ID and Password will be generated by bidder themselves through Auction Tiger portal.
- d) The successful bidder shall be required to submit the final price, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.
- e) During e-Auction, if no bid is received within the specified time, Raj Radhe Finance Limited at its discretion may decide to revise opening price/scrap the e-Auction process/proceed with conventional mode of tendering.
- f) The RRFL service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- g) The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the service provider, before participating in the E-auction.
- h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- j) The Authorized officer shall be at liberty to adjourn, postpone or cancel the e-Auction process/tender at any time, before declaring the successful bidder, without assigning any reason.



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- k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with RRFL. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- n) The Authorized officer has absolute right to accept or reject any or all offers(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- o) The Authorized officer has the absolute right to remove any property from sale at any point of time.
- p) The Authorized officer has absolute right to stop the ongoing e-bidding process in the midway without assigning any reasons thereof.
- q) The Authorized officer is not bound to accept the highest offer.
- r) In case of forfeiture of the amount deposited by the defaulting bidder, he / she shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
- s) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- t) In case of immovable property, it will be the responsibility of the successful bidder to deposit the TDS being 1% (one percent) of the sale consideration in the Government account before making final payment of bid amount and submit proof to the Authorized officer of the RRFL.
- u) The intending bidders should carry out due diligence and independent enquiries about the encumbrances, Title of the property, statutory and non -statutory dues, claims, rights, disputes, litigations, charges etc affecting the property prior to submitting the bid and Authorized officer of RRFL will not be responsible in



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		<p>any manner for any third-party claims, rights, disputes, dues etc.</p> <p>v) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the RRFL in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by RRFL.</p> <p>w) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.</p>
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Date: 19.03.2026
Place: Ahmedabad

Sd/-
Authorised Officer
Raj Radhe Finance Limited



RAJ RADHE FINANCE LIMITED

CIN No: U67120GJ1985PLC007576 • Regd Off: 105 - 106 Tilakraaj Complex, Panchvati, Ambawadi, Ahmedabad - 380006.
 Authorised officer: Virti Shah, Contact number: +91 63598 93923

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix IV - A (See proviso to rule 8 (6) & 9 (1) Sale Notice for Sale of Immovable Mortgaged properties

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the effect that Raj Radhe Finance Limited is a company incorporated under the Companies Act 1956 read with section 2(m) of SARFAESI act 2002. Raj Radhe Finance Limited has acquired the entire outstanding debts of the below mentioned accounts along with underlying securities from State Bank of India. The said financial assets now stand assigned transferred and vested into Raj Radhe Finance Limited vide registered Assignment Agreement.

The Authorised officer of State Bank of India had taken over the possession of the following Secured assets pursuant to the notice issued under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 which now stand assigned/transferred to Raj Radhe Finance Limited. The below mentioned Secured Assets will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WHITHOUT RECOURSE" basis through E-Auction for recovery of dues in below mentioned accounts. The details of Borrowers / Mortgagees / Guarantors / Secures Assets / Dues / Reserve Price / E-auction date & Time, EMD and Bid Increase amount are mentioned below:

It is hereby informed to General Public that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontigger.net>.

LAST DATE AND TIME OF SUBMISSION OF EMD: 10.04.2026 (For Sr. No. 1) AND 24.04.2026 (For Sr. No. 2) UPTO 04:00 pm	DATE AND TIME OF COMMENCEMENT OF E-AUCTION - AS PER DETAILS BELOW	MODE OF PAYMENT OF EMD: RTGS/NEFT
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AUCTION DETAILS AND RESERVE PRICES :

Sr. No.	Name & Address of the Borrower(s), Guarantor(s) & Mortgagee(s)	Lot No.	Detailed Description of the Immovable Property with Unknown Encumbrances, if any	Total Dues as on 17.03.2026	Status of Possession	Reserve Price		Property Inspection date and time	Date and Time of E-Auction
						EMD	Bid Increment Amount		
1	Shree Sindhvai Oil Industries (Borrower) Add: Harij-Vaghel Road, Harij, Patan, Gujarat - 384240 Mr. Hasmukhlal Ravishankar Mehta Add: Mehta Sheri, Harij, Patan Mr. Chakshumkar Hasmukhlal Mehta Add: 65, Yash Township/ Yash Vihar, Behind Shantiniketan School, Ambaji Nella Road, Patan Mrs. Champaben Bhupendrabhai Thakkar Nr. Post Office Harij, Taluka Harij, Dist. Patan - 384240 Mrs. Bhagvatiben Hasmukhlal Mehta Mehta Sheri, Harij Village, Harij Taluka, Patan district M/s. Shree Sindhvai Ginning Factory Vaghela Road, Harij, Patan - 384240	1	Commercial land and building plot no. 615P, paiki, North Side, Vaghel Road, Taluka Harij, Patan in the name of Sindhvai Oil Industries	Rs. 11,46,13,564.27/-	Symbolic Possession	45,00,000/-	4,50,000/-	08.04.2026 11:00 A.M. to 12:00 P.M.	13.04.2026 02:00 P.M. to 04:00 P.M.
2	Priya Enterprise (Borrower) Add: 145, Platinum Industrial Park, Nr. Vatva Railway Crossing, Vatva, Ahmedabad, Gujarat - 382445 Mr. Rameshkumar Laljibhai Parmar Add: H. No. 6, 1st Floor, Sukhi Sansar Apartment, Opp. Gandhi Park, Virat Nagar, Ahmedabad - 382415	2	All the pieces and parcels of immovable property being Shed No. 145 admeasuring about 92.43 sq mtrs(undivided proportionate share along with common amenities i.e road etc) and according to municipal plan 71.86 sq mtrs(built up area) scheme known as Platinum Industrial Park Part 1 of Astapad Corporation lying on revenue survey No. 1037+1042 / 1+1042 / 2+1042 / 3+1043+1046+1568+1569+1572, Final Plot No. 27 paiki sub plot No. 1 & 27/1, TPS No. 87 (Vatva-Vinzol) of village-Vatva, Taluka -Vatva within district Ahmedabad in the name of M/s. Priya Enterprise. All the piece and parcels of immovable property being Shed No. 144 (as per approved plan in Block "D") (Municipal Tenament No. 0318-37-0711-0001-T), admeasuring about 71.86 sq.mts., - Built up area together with right to use common road and land, admeasuring about 92.43 sq.mts., in the scheme known as "Platinum Industrial Park Part -1", situated upon non -agricultural land bearing Block/Survey Nos. 1030, 1037 (old Survey Nos. 1042/1+1042/3+1043 +1046+1568) and Survey No. 1569+1572 being allotted Final Plot No. 27 paiki Sub Plot No. 1 in the Town Planning Scheme No. 87 (Vatva - Vinzol) of mouje Vatva, District Ahmedabad in the name of Mr. Rameshkumar Laljibhai Parmar.	Rs. 3,12,48,752.92/-	Physical Possession	27,00,000/-	2,70,000/-	22.04.2026 11:00 AM to 01:00 PM	27.04.2026 02:00 P.M. to 04:00 P.M.

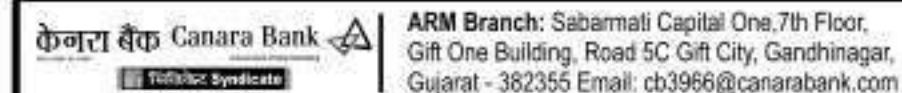
Terms and conditions of auction :

- For participating in the auction, the intending bidders have to deposit 10% of the reserve price of the property by RTGS / NEFT to the Bank Account Name: RAJ RADHE FIN LTD RECOVERY ACCOUNT, Bank Account No. 50200060765775 having Account with HDFC Bank with IFSC Code HDFC0000006.
 - The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited.
 - The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of secured asset.
 - The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz. ID card/Driving License/Passport etc. (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) valid e-mail ID, (v) contact number (mobile/Land Line) of the bidder etc., to be submitted to e-mail IDs of Authorised Officer virti.shah@rfl.in, legal@rfl.in on or before the last date of EMD for the respective accounts.
- For detailed terms and conditions of the sale please refer to www.rfl.in and <https://sarfaesi.auctiontigger.net>. All interested participants / bidders are requested to visit the website <http://sarfaesi.auctiontigger.net>. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact Mr. Ramprasad Sharma, Contact number: 8000023297/079-618136803. Email id: ramprasad@auctiontigger.net, support@auctiontigger.net
- This is also a notice to the borrower/guarantor(s) of the above-mentioned loan account about holding of auction sale on above mentioned date if their outstanding dues are not repaid in full.

THIS IS ALSO A STATUTORY 15/30 DAYS SALE NOTICE UNDER RULE 8(6) & 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

[IN THE EVENT OF ANY DISCREPANCY BETWEEN THE ENGLISH VERSION AND ANY OTHER LANGUAGE VERSION OF THIS AUCTION NOTICE, THE ENGLISH VERSION SHALL PREVAIL.]

Sd/- Authorised officer Raj Radhe Finance Limited
 Date : 18.03.2026 • Place : Patan, Ahmedabad



ARM Branch: Sabarmati Capital One, 7th Floor, Gift One Building, Road 5C Gift City, Gandhinagar, Gujarat - 382355 Email: cb3966@canarabank.com

Possession Notice (For immovable property)

Whereas, The undersigned being the Authorised Officer of Canara Bank Asset Management Branch, Ahmedabad under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (herein after referred to as "Act") and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated: 24.12.2025 calling upon the Borrower M/s Ph Fabrication & Engineering, through its Proprietor Mrs. Gitaben Hardikkumar Patel & Guarantor Mr. Hardikkumar Babubhai Patel & Mrs. Gitaben Hardikkumar Patel to repay the amount mentioned in the notice being Rs. 3,98,73,472.80 (Rupees Three Crore Ninety Eight Lakh Seventy Three Thousand Four Hundred Seventy Two and Paise eighty Only) as per schedule-C together with further interest and incidental expenses and costs within 60 days from the date of notice.

The Borrower & Guarantor having failed to repay the amount, notice is hereby given to the Borrower & Guarantor and the public in general that the undersigned has taken Symbolic Possession of the property being described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 & 9 of the Security Interest Enforcement Rules of the said Act on this 17 day of month March of 2026.

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Canara Bank for an amount being Rs. 3,98,73,472.80 (Rupees Three Crore Ninety Eight Lakh Seventy Three Thousand Four Hundred Seventy Two and Paise eighty Only) as per schedule-C and further interest thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the part and parcel of the Immovable Residential Property bearing Flat No. 204 on 2nd Floor, Block A, admeasuring about 65.35 Sq. Mtrs built up area construction property i.e. 59.18 Sq. Mtrs. RERA carpet area construction property and along with 22.77 Sq. Mtrs undivided share in the land of the said scheme at and in the scheme known as "Nilkanth Amrut" situate on the land bearing Khata No. 1985 of Block/Survey No. 927/1/7 admrg. About 0-25-09 Hec. are. sq. mtrs. of Akar Rs. 0.91 paisa land included in Draft T.P. Scheme No. 105 (Vastral) and allotted Final Plot No. 1/21 after deduction in T.P. remaining land admrg. 1506 Sq. Mtrs. Land paiki 1350 Sq. Mtrs. Land for Residential purpose and 156 Sq. Mtrs. land for Commercial Purpose Non-Agriculture Land in the sim of Mouje Village Vastral, Taluka Vatva, Dist. Ahmedabad in the Registration District of Ahmedabad and Sub District of Ahmedabad 12 (Nikol) in the name of Mrs. Gitaben Hardikkumar Patel and bounded as under:- **By East:** Lift then Flat No. A/203, **By West:** Society Internal Road, **By North:** Stairs then Flat No. A/201, **By South:** Flat No. B/202. The above mentioned property is also mortgaged in the Housing loan account of MRS. GITABEN HARDIKKUMAR PATEL and its outstanding amount as per Demand Notice issued date 24.12.2025 is Rs. 28,50,866.00 (Rupees Twenty Eight Lacs Fifty thousand Eight Hundred Sixty Six Only) as on 21.12.2025
 Date : 17/03/2026
 Place : Ahmedabad
 Authorized Officer, Canara Bank



DEMAND NOTICE (SECTION 13(2)) TO BORROWER/GUARANTOR/MORTGAGOR

Ref: RORAJKOTIANJAR/454663000228/NEW Date : 13.03.2026

To
 Mrs. Hava (Borrower), Mr. Jamaludeen (Co-Borrower)
 Plot No. 111, Survey No. 359, Baghestree Township - 4, Varsamed, Anjar, Kutch - 370 110
 Also at: Plot No. 39, Survey No. 359, Baghestree Township - 4, Varsamed, Anjar, Kutch - 370 110
 Mrs. Hava (Borrower) - W/o Jamaludeen
 Detani, Barmer, Rajasthan - 344 502
 Mr. Jamaludeen (Co-Borrower) - S/o Salur Khan
 Detani, Barmer, Rajasthan - 344 502
 Mrs. Hava (Borrower) - D/o Mubin Khan
 92, Gaon Taliya, Detani, Teh. Shiv, Dist. Barmer, Rajasthan

Dear Sir,
 Sub: Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

That Mrs. Hava (Borrower) & Mr. Jamaludeen (Co-Borrower) has availed the following loans/credit facilities from our Anjar Branch from time to time :

SR No	Loan No.	Loan Amount	Liability with interest	Rate of Interest
1	454663000228	Rs. 13,50,000/-	Rs. 11,82,023.02 (Rupees Eleven Lakh Eighty Two Thousand Twenty Three and Paise Two Only) as on 11.03.2026. Principal = Rs. 11,46,294.86, Interest and other charges = Rs. 33,728.16 with interest and other charges thereon	10.50% per annum (8.50% + 2.00% penal interest)

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you have failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on 11.03.2026. Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of Rs. 11,82,023.02 (Rupees Eleven Lakh Eighty Two Thousand Twenty Three and Paise Two Only) as on 11.03.2026 plus interest and other charges thereon, together with further interest and incidental expenses and costs minus recovery, if any, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets. The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

SCHEDULE

The specific details of the assets Mortgaged are enumerated hereunder:

Mortgaged Assets	IMMOVABLE PROPERTY	Holder Name
Mortgaged	EMT of All the Piece and Parcel of Land and Building existing or to be constructed thereon, Presently a Residential House, situated at Plot No. 39, Survey No. 359, "Baghestree Township - 4", Varsamed, Anjar, Kutch - 370 110. Admeasuring 92.03 Sq. Mtr. The Plot is bounded by : North : Plot No. 38, South : Plot No. 40, East : By 1.52 Mtr. Lane thereafter Plot No. 5, West : By 9.14 Mts. Road Cersal Asset ID - 200031592524	Mrs. Hava - W/o Jamaludeen

Date : 13.03.2026, Place : Anjar
 Authorized Officer, Canara Bank



INDIA SHELTER FINANCE CORPORATION LTD.
 Home Loans Registered Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002.
 Branch Office: 3rd-B 3rd Floor, Swastik Avenue, City Su Vey No. 1/G/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar, Gujarat - 351001 & Shopper Plaza, Third Floor, Office No.- 303-304, Parimal Chowk, Waghwadi Road, Bhavnagar - Gujarat - 364001

PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY

(UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)
NOTICE FOR SALE OF IMMOVABLE PROPERTY/S MORTGAGED WITH India Shelter Finance Corporation (ISFC) (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the borrower(s), co borrower(s) and guarantor(s) or their legal heir/s representatives that the below described immovable property/s mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (mortgaged creditor), will be sold on 17/April/2026 on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 16/MARCH/2026 till 5 PM at Branch/Corporate Office : 3rd-B 3rd Floor, Swastik Avenue, City Su Vey No. 1/G/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar, Gujarat - 351001 & Shopper Plaza, Third Floor, Office No.- 303-304, Parimal Chowk, Waghwadi Road, Bhavnagar - Gujarat - 364001.

Loan Account No. and Name of Borrower(s) Co-Borrower(s)/ Guarantor(s)/Legal Heir(s)/Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price, Earnest Money
LA32CLLON500005055728 / AP-10128436, MRS. ANJUBEN RAVAL & MR. SIDDHARTH RAVAL	DATE : 11.11.2025 Rs.4,00,541/- (Rupees Four Lakh Five Hundred Forty One Only)	Symbolic Possession	RS.5,46,000/- RS.54,600/-

Description of Property: All Pieces And Parcel Of Property Bearing Gujarat Housing Board Survey No.1241-p, 1242, And 1243 Flat No.2821 2nd Floor, Of Which Land Area Admeasuring 48.05 Sq.mtrs In Block No.m-27, In The Area Known As Sadhna Colony, Scheme 120 Mig, Jamnagar Samana Road, Ranjit Sagar Road, Jamnagar, Gujarat 361005 Bounded With : North : Flat No.2822 Is Situated, South : Road Is Situated, East : Stairs And Flat No.2824 Is Situated, West : Block No.26 Is Situated.

LAHSVLON500005158023 / AP-10362386	DATE : 11.11.2025 Rs.9,02,204/- (Rupees Nine Lakh Two Thousand Two Hundred Four Only)	Symbolic Possession	RS.10,00,000/- RS.1,00,000/-
Mrs.Kanchanben Sureshbhai Chauhan & Mr. Sureshbhai Bhupatbhai Chauhan , Bhupatbhai sadbudhai chauhan			

Description of Property: All Pieces And Parcel Of Residential Property Bearing Tenament No.e-5424, Land Area Admeasuring 35.00 Sq.mtrs Construction Area Admeasuring 12.62 Sq.mtrs Of Gujarat Housing Board 466 Ews Comprised With Non Agricultural Land Of R.S.No.42, 54 And 67 Paikae Hari Om Nagar Bharat Tarasmiya Taluka And District Bhavnagar, Gujarat Bounded With : East : Road, West : Rear Yard Of Tenament No.5465, North : Tenament No.5423, South : Tenament No.5425.

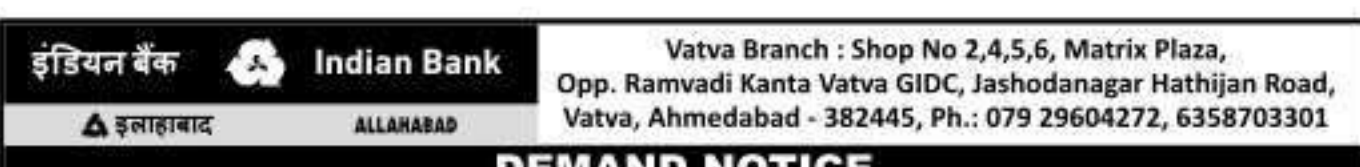
HL32RNLON500005061915 / AP-10144903	DATE : 11.04.2025 Rs.4,55,530/- (Rupees Four Lakh Fifty Five Thousands Five Hundred Thirty Only)	Symbolic Possession	RS.4,80,000/- RS.48,000/-
MRS.SANGITABEN HIRANI & MRS. DHANIBEN HIRANI & MR. DIPAKBHAI HIRANI			

Description of Property: All Piece And Parcel Of Property bearing House No. 7/41, Gamtal, Charaniya Fali, Nr. Chamunda Pa, Off. Balachadi Road, At. Jambuda, Ta. and Dist. Jamnagar, Gujarat 361120 Plot Area Admeasuring 66.72 Sq.Mtrs and Construction area 65.03 Sq.mtrs BOUNDARY:- East-Property of Jagdishbhai Ramabhai, West-Other Property then Road, North-Road is situated, South-Property of Virjibhai Dadubhai Parmar

- Terms and conditions:**
- The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: 3rd-B 3rd Floor, Swastik Avenue, City Su Vey No. 1/G/135, Upon Bank Of Baroda, Near State Bank Of India, Lal Bungalow Road, Jamnagar, Gujarat - 351001 & Shopper Plaza, Third Floor, Office No.- 303-304, Parimal Chowk, Waghwadi Road, Bhavnagar - Gujarat - 364001 between 10.00 a.m. to 5.00 p.m. on any working day.
 - The immovable property shall not be sold below the Reserve Price.
 - All the bids/tenders submitted for the purchase of the above property/s shall be accompanied by Earnest Money as mentioned above. EMD amount favouring the "India Shelter Finance Corporation Limited" payable at Delhi. The EMD amount will be return to the unsuccessful bidders after auction.
 - The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorized Officer to decline/acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so.
 - The prospective bidders can inspect the property on 03-April-2026 between 11.00 A.M and 5.00 P.M with prior appointment.
 - The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD sold to the Authorised Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty.
 - In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day.
 - In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
 - The above sale shall be subject to the final approval of ISFC. interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, and from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property.
 - TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
 - Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
 - The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
 - The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.
 - Interested bidders may contact Mr. Aashish Bhatt & Mr. Kishan Chauhan Mob- 7874110808/6354053032 during office hours (10.00AM to 6.00 PM).

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrowers/Mortgagors/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.
 Date : 11.03.2026
 Place : GUJARAT
 For India Shelter Finance Corporation Ltd
 Mr. Kishan Chauhan Mob-6354053032



DEMAND NOTICE

Notice under Sec.13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

- M/s. Overseas Metal and Alloys Private Limited (Borrower & Pvt. Ltd. Company)
 Registered Address: Plot No. 9, Tribhovan Estate, Road No. 8, Kathwada GIDC, Daskroi, Ahmedabad, Gujarat-382430
 Unit Address: Plot No. 154, Tribhovan Estate Road No. 11, Kathwada GIDC, Daskroi, Ahmedabad, Gujarat-382430
- Mr. Zulfikar M Kothari S/o Mohsinbhai Taiyabbhai Kothari (Borrower, Director & Mortgagor)
 Address: 1st Floor, Room No-01, Kumbhar Wada, Near Police Chowki, Surat, Gujarat-395003
- Mr. Zulfikar M Kothari S/o Mohsinbhai Taiyabbhai Kothari (Borrower, Director & Mortgagor)
 6/1 Goldenpark, Opp. Taslim Society, Bibi Talav Ahmedabad, Gujarat-382440
- Mr. Mustafa M Kubawala S/o Mohammadbhai Karimbhai Kubawala (Borrower, Guarantor & Director)
 Address : 301, 3rd Floor Sheebai Colony, Rustampura, Chalanwad, Surat, Gujarat-395003

Sub : Your loan account 7896303434 with Indian Bank Vatva branch Reg.

The first of you is a Pvt. Ltd. Company & Borrower. The 2nd & 3rd of you are director/s now or at all material times. The 1st of you is borrower to the loan account availed by the all of you. The 2nd & 3rd of you are guarantor to the loan accounts availed by the all of you. The 2nd of you is also mortgagor having offered their assets as security to the loan accounts availed by the first of you. At the request of the all of you, in the course of banking business, the following facilities were sanctioned and were availed by you. The facility wise dues are as under:

Sl. No.	Nature of Facility & Limit	Ledger outstanding (In Rs.)	Rate of Interest	Interest accrued but not debited from (In Rs.)	Penal Interest @.....% simple not debited from to (In Rs.)	Total dues as on 10.03.2026 (In Rs.)
1	MSME-SML-GENERAL-TL	1,40,40,156.00	14.65%	9,49,003.00	NIL	1,49,89,159.00

The both of you have executed the following documents for each of the said facilities :

Nature of facility	Nature of document
MSME-SML-GENERAL-TL	1. Joint and Several Demand Promisory Note dated 04.01.2024 2. Term Loan Agreement for MSME-SML-GENERAL-TL dated 04.01.2024 3. Agreement of Hypothecation dated 04.01.2024 4. Registered Mortgage Deed (D-34) in favor of Bank dated 06.01.2024 5. D-57. Agreement of guarantee dated-04.01.2024 by Mr. Zulfikar M Kothari and Mr. Mustafa M Kubawala

The repayment of the aforesaid loans is personally guaranteed by No. 02 and No. 03 of you by executing an agreement of guarantee dated 04.01.2024. The repayment of the said loans are secured by mortgage/hypothecation of property(ies) mentioned in the below given schedule hereunder belonging to Mr. Zulfikar M Kothari S/o Mohsinbhai Taiyabbhai Kothari.

Despite repeated requests calling upon you to pay the amounts together with interest, all of you and each of you who are jointly and severally liable have failed and committed default in repaying the amount due. The loan account has been classified as Non-Performing Asset since 10.03.2026 in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on 10.03.2026 amounts to Rs. 1,49,89,159.00 (Rupees One Crore Forty Nine Lakh Eighty Nine Thousand one Hundred Fifty Nine only).

The term borrower under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 means any person who has been granted financial assistance by Bank or who has given any guarantee or created any mortgage / created charge as security for the said financial assistance granted by the Bank. Therefore, all of you and each of you are hereby called upon to pay the amount due as on date viz- Rs. to Rs. 1,49,89,159.00 (Rupees One Crore Forty Nine Lakh Eighty Nine Thousand one Hundred Fifty Nine only) together with interest from 11.03.2026 till date of payment plus legal/other charges within 60 days from the date of this notice issued under Sec.13(2) failing which Bank will be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said Act. If you fail to discharge your liabilities in full within 60 days from the date of this notice, Bank shall be exercising its enforcement rights under Sec.13 (4) of the Act against the secured assets given in the schedule hereunder.

On the expiry of 60 days from the date of this notice and on your failure to comply with the demand, Bank shall take necessary steps to take possession for exercising its rights under the Act.

Please note that as per the provisions of Sec. 13 (13) of the Act no transfer of the secured assets (given in the schedule hereunder) by way of sale, lease or otherwise, shall be made after the date of this notice without the prior written consent of the Bank. Needless to mention that this Notice is addressed to you without prejudice to any other remedy available to the Bank. Please note that this notice is issued without prejudice to Bank's right to proceed with the proceedings presently pending before DRT/RO of DRT/DRAT/Court and proceed with the execution of order/decree obtained to be obtained. Please note that the Bank reserves its right to call upon you to repay the liabilities that may arise under the outstanding bills discounted, Bank guarantees and letters of credit issued and established on your behalf as well as other contingent liabilities. "We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

The Undersigned is a duly Authorised Officer of the Bank to issue this Notice and exercise powers under Section 13 aforesaid.

SCHEDULE

The specific details of the assets in which security interest is created are enumerated hereunder:
Hypothecated assets: Hypothecation of Plant & Machineries situated at Plot No.154, Tribhovan Estate Road No.11, Kathwada GIDC, Daskroi, Ahmedabad, Gujarat-382430
Mortgaged assets: Equitable Mortgage of All that piece and parcel of Residential House situated at Sub Plot No-6/1, Golden Park, Opp. Taslim Society Behind Bibi Talav having Survey No. 865 + 866, T.P.S. No. 85, Village Vatva, Taluka-Vatva situated at District Ahmedabad - 11(A)Sial, Gujarat having total admeasuring area of 143.79 Sq Yards with construction area of 147.79 Sq Mtrs in the name of Mr. Zulfikar M

