

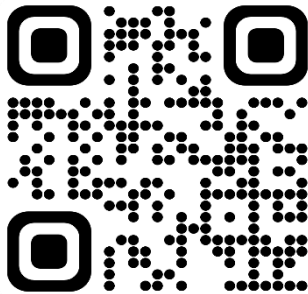


RAJ RADHE FINANCE LIMITED

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. Tirupati Cotton Industries Address at: R S No. 499p, Gadhada-Dhasa Road, Ta: Gadhada, Dist: Botad.	
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 immovable secured assets to be sold. E-auction Website QR Code: 	Sr. No	Details of property/ies
		1.	All piece and parcel of immovable property being Factory land and building situated at Survey No. 499/p in Gadhada – Dhasa Road, Ta: Gadhada, Dist: Botad, admeasuring 23101 Sq. Mrts. Physical Possession was taken by Authorised Officer of State Bank of India.
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. 22,78,81,439.86/- (Rupees Twenty-Two Crore Seventy-Eight Lakhs Eighty-One Thousand Four Hundred Thirty-Nine and Eighty-Six Paise only) as on 23.04.2026.	



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6.	Deposit of earnest money	<table><tr><th>Sr. No.</th><th>EMD (Rs.)</th></tr><tr><td>1</td><td>8,37,000/-</td></tr></table> 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	8,37,000/-
Sr. No.	EMD (Rs.)					
1	8,37,000/-					
7.	Reserve price of the immovable secured assets. Bank account in which EMD to be remitted. Last Date within which EMD to be remitted.	<table><tr><th>Sr. No</th><th>Reserve Price (Rs)</th></tr><tr><td>1</td><td>83,70,000/-</td></tr></table> EMD to be remitted directly by RTGS / NEFT to the - Bank Account Name: RAJ RADHE FIN LTD RECOVERY ACCOUNT - Bank Account No. 50200060765775 - IFSC Code: HDFC0000006 29.06.2026 upto 4:00 p.m.	Sr. No	Reserve Price (Rs)	1	83,70,000/-
Sr. No	Reserve Price (Rs)					
1	83,70,000/-					
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.				
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 02.07.2026 from 02:00 P.M. to 04:00 P.M. with unlimited extension of 5 minutes.				
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	- 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				



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	the website of services provider as mention above.						
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<table><tr><th>Sr. No</th><th>Bid Increase amount in multiple of (Rs)</th></tr><tr><td>1</td><td>50,000/-</td></tr></table> - Unlimited auto extension clause of 5 minutes - INR (RTGS/NEFT/Demand Draft)	Sr. No	Bid Increase amount in multiple of (Rs)	1	50,000/-	
Sr. No	Bid Increase amount in multiple of (Rs)						
1	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><tr><th>Sr. No</th><th>Date and time of public inspection</th></tr><tr><td>1</td><td>13.06.2026 11:00 AM to 01:00 PM</td></tr></table> Shri Meet F. Shah +91 6359893923	Sr. No	Date and time of public inspection	1	13.06.2026 11:00 AM to 01:00 PM	
Sr. No	Date and time of public inspection						
1	13.06.2026 11:00 AM to 01:00 PM						
13.	Other Conditions.	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 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 29.06.2026 upto 4:00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer virati.shah@rrfl.in					



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		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 Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. j) The Authorised 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 Authorised 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 Authorised officer has absolute right to stop the ongoing e-bidding process in the midway without assigning any reasons thereof. p) The Authorised officer is not bound to accept the highest offer. q) 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. r) 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. s) 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 Authorised officer of the RRFL.
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		t) 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 Authorised officer of RRFL will not be responsible in any manner for any third-party claims, rights, disputes, dues etc. u) 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 Authorised 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. v) 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.
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Date: 08/06/2026
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 “WITHOUT 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.auctiontiger.net>.

LAST DATE AND TIME OF SUBMISSION OF EMD : 29.06.2026 upto 04:00 PM		DATE AND TIME OF COMMENCEMENT OF E-AUCTION – 02.07.2026 TIME: 02:00 PM TO 04:00 PM (UNLIMITED EXTENSION OF 5 MINUTES)		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) & Mortgagor(s)	Lot No.	Detailed Description of the Immovable Property with Unknown Encumbrances, If any	Total Dues as on 23.04.2026	Status of Possession	Reserve Price	Property Inspection date and time	Date and Time of E-Auction
						EMD Bid Increment Amount		
1	M/S GURUKRUPA PROTEINS (BORROWER) Add: Padargadh City, Talaja, Dist: Bhavnagar, JERAMBHAI BHUPATBHAI KUCHA Add: Nr. Madhi, Padargadh Talaja Bhavnagar. GHANSHYAMBHAI JERAMBHAI KUCHA Add: Patel Sheri Nr. Bapa Sitaram Madhi, Padargadh, Talaja- Bhavnagar. MAGANBHAI JADAVBHAI KUCHA Add: Kumban, Ta- Mahuva Bhavnagar.	1	Industrial land and building situated at Padargadh Revenue Survey No. 25/1 paiki 1, Village Padargadh, Kundvi Road, Tal: Talaja, Dist: Bhavnagar. Land admeasuring area about 4047 Sq. Mtrs. in the name of M/s. Gurukrupa Proteins.	Rs. 91,95,659.33/-	Physical Possession	22,50,000/- 2,25,000/- 50,000/-	10.06.2026 02:00 PM to 04:00 PM	02.07.2026 02:00 pm to 4:00 pm
2	M/S BAJRANG INDUSTRIES (Borrower) Add: Janmangal Park, Bhadar Sama Kanthe, Jetpur, Dist Rajkot. BHANUBEN CHIRAGBHAI MOVALYA Add: Village & post office Charan Samadhiyala, Ta: Jetpur, Dist Rajkot.	1	All piece and parcel of property situated at Plot No. 7, R S No. 746, Janmangal Park-2, Jetpur, Dist: Rajkot in the name of Bhanuben Chiragbhai Movallya.	Rs. 41,37,552.77/-	Physical Possession	4,50,000/- 45,000/- 25,000/-	11.06.2026 3:00 PM to 5:00 PM	02.07.2026 02:00 pm to 4:00 pm
3	SHREE YAMUNA ENTERPRISE (Borrower) Add: Janmangal Park, Bhadar Sama Kanthe, Jetpur. CHANDRESH PARSHOTTAMBHAI VAGHASIYA Add: Om Ownship, Department-2, Building No. N, Flat No. G4, Pasodara (Kamrej), Surat-395006.	1	All piece and parcel of immovable Residential Plot No. 6 situated at R S No. 748, Janmangal Park-2, Bhadar Sama Kanthe, Jetpur, Dist: Rajkot.	Rs. 42,40,774.79/-	Physical Possession	4,50,000/- 45,000/- 25,000/-	11.06.2026 10:00 AM to 5:00 PM	02.07.2026 02:00 pm to 4:00 pm
4	RAGHUVIR TRADING CO (Borrower) Add: Shop No. 41, New Marketing Yard, Village. Jasdian Tal. Jasdian, Dist. Rajkot 360050. JORUBHAI HARSURBHAI GOVALYA Add: Plot No 12p, Lati Plot, Gadhdhiya Road, Jasdian Tal. Jasdian Dist. Rajkot 360050. PRATAPBHAI BACHUBHAI KHACHAR Add: Plot No 17, R S No. 850/p, Surya Vandana Society, Gadhdhiya Road, Jasdian Dist. Rajkot 360050. SHAIRAJBHAI NANKUBHAI KHACHAR Add: Plot No 12p, R S No. 853/p, Mani Nagar, Lati Plot, Gadhdhiya Road, Jasdian Dist. Rajkot 360050.	1	Residential house at Plot No. 17, Survey No. 850 paiki, Surya Vandana Society, Gadhdhiya Road, Village Jasdian, Taluka Jasdian, District Rajkot admeasuring 167.44 Sq. Mtrs.	Rs. 1,28,07,130.51/-	Physical Possession	21,00,000/- 2,10,000/- 50,000/-	11.06.2026 10:00 AM to 12:00 PM	02.07.2026 02:00 pm to 4:00 pm
		2	Residential house at Plot No. 12, Survey No. 853 paiki, Maninagar, Surya, Lati Plot, Gadhdhiya Road, Village Jasdian, Taluka Jasdian, District Rajkot admeasuring 71.38 Sq. Mtrs.		Physical Possession	8,00,000/- 80,000/- 25,000/-	11.06.2026 10:00 AM to 12:00 PM	02.07.2026 02:00 pm to 4:00 pm
5	M/S. SHREE HARI OL CLINING AND SORTEX Add: 43, Nirmal Industrial Park, Harnahoda Road, New GIDC Gozaria, At & Po- Gozaria, Dist: Mehsana-382825. MS. SMT CHANDRIKABEN RAMESHBHAI PATEL Add: 7-A Rudraksh Bunglows Radhanpur road Mehsana, Gujarat. RAMESHBHAI PATEL Add: 7-A Rudraksh Bunglows Radhanpur road Mehsana, Gujarat. AMARBHAI RAMESHBHAI PATEL Add: 7-A Rudraksh Bunglows Radhanpur road Mehsana, Gujarat. EKTA PATEL Add: 7-A Rudraksh Bunglows Radhanpur road Mehsana, Gujarat. JALPA PATEL Add: 7-A Rudraksh Bunglows Radhanpur road Mehsana, Gujarat.	1	Factory land and building situated at Industrial Plot admeasuring 628.52 Sq. Mtrs. R.S.No.1341, 1342, 1343/A paiki of Gozaria, Plot No.43, 'Nirmal Industrial Park', 'Shree Hari Ol Cleaning & Sortex', Shree Hari-Om Industrial Co-op. Estate Ltd., New GIDC, Kherva-Gozaria Road, At-Gozaria, Ta- Mehsana, Dist- Mehsana, Gujarat.	Rs. 3,25,11,401.69/-	Physical Possession	42,00,000/- 4,20,000/- 50,000/-	12.06.2026 10:00 AM to 12:00 PM	02.07.2026 02:00 pm to 4:00 pm
		2	Commercial Property admeasuring 50.35 Sq. Mts. R.S.No.1781 & Khata No.7770 of Panchot, Office No.S/208, 2nd Floor, 'Icon Arcade', Opp-Fortune Floreon, Near Panchot Circle, Radhanpur Road, At-Panchot, Ta-Mehsana, Dist- Mehsana, Gujarat.		Physical Possession	16,00,000/- 1,60,000/- 50,000/-	12.06.2026 3:00 PM to 5:00 PM	02.07.2026 02:00 pm to 4:00 pm
		3	Commercial Property admeasuring 68.01 Sq. Mts. .S.No. 1781 & Khata No.7770 of Panchot, Office No.S/207, 2nd Floor, 'Icon Arcade', Opp-Fortune Floreon, Near Panchot Circle, Radhanpur Road, At-Panchot, Ta-Mehsana, Dist-Mehsana.		Physical Possession	22,00,000/- 2,20,000/- 50,000/-	12.06.2026 3:00 PM to 5:00 PM	02.07.2026 02:00 pm to 4:00 pm
6	M/s. DASHAN TRADING CO Add: Shop No.5, Near Dutt Temple,Panch Limdi Aera, Station Road, Mehsana. HARESHKUMAR TILUMAL HEMJANI Add: Residential bungalow No.7/1A, Shree Vishnunagar. Society, T. B. Hospital Road, Mehsana – 384001. JAYMALABEN TILUMAL HEMJANI Add: Residential bungalow No.7/A, Shree Vishnunagar Society, T. B. Hospital Road, Mehsana – 384001.	1	Residential bungalow No.7/A, Shree Vishnunagar Society, T. B. Hospital Road, Mehsana – 384001, Construction Area 209 Sq.mtr in the name of Smt Jaimalaben Tilumal Hemjani.	Rs. 2,82,46,134.78/-	Physical Possession	51,00,000/- 5,10,000/- 1,00,000/-	12.06.2026 10:00 AM to 12:00 PM	02.07.2026 02:00 pm to 4:00 pm
7	SHRI BHAVANI ZARIRESHAM JUTHAR (Borrower) Add: Village -Nana Timbla Taluka -Limbdi. VIKRAM R PARMAR Add: Village -Nana Timbla Taluka -Limbdi	1	Immovable Property the plot of land aggregate admeasuring 4000 sq.mtrs. of N.A.plots No.1 to 6, Survey No.254/2 Paiki of Village - Nana Timbla, Taluka - Limbdi, Dist - Surendranagar & construction thereon in the name of Shri Bhavani Zarresham Juthar.	Rs. 40,68,617.70/-	Symbolic Possession	50,00,000/- 5,00,000/- 1,00,000/-	14.06.2026 10:00 AM to 12 PM	02.07.2026 02:00 pm to 4:00 pm
8	M/S. PRACHI ENTERPRISE Add: 6, Rudra Industrial Park, Bakrol Dhavta Road, Ahmedabad-382360. HETAL KUNALBHAI PANCHAL Add: S/20, Vishnu Colony, Chandrakala Society, Virat Nagar, Ahmedabad. KIRAN NARENDRA PANCHAL Add: B/89, Panchavati Park, B/I.H.Ambika Nagar, Odhav, 382415.	1	Immovable Property being Shed No. 6, admeasuring about 240.89 Sq. Mt., in Block 'A' along with construction admeasuring about 248.3217 Sq. Mt. and having undivided proportionate share in common plot, roads, etc admeasuring about 150.51 sq. mt. in the scheme known as 'Rudra Industrial Park' situated upon non-agricultural land bearing Block No. 418 lying in Survey No. 371 of Mouje Bakrol – Bujrang, Taluka Daskroi, District Ahmedabad in the name of M/s. Prachi Enterprise.	Rs. 2,10,22,885.7/-	Physical Possession	37,00,000/- 3,70,000/- 25,000/-	13.06.2026 10:00 AM to 12:00 PM	02.07.2026 02:00 pm to 4:00 pm
9	M/S. VISHAL TRADING COMPANY Add: Shop No. 894, on CTS No. 1711 and 1718, Shop No. 894, Kansara Plot, Manek Chowk, Dist: Ahmedabad. MURLIDHAR SUVALAL SHAH Add: 104, Shriniketan Apartment, Opp. Darpan Academy, Usmanpura, Ahmedabad-380013.	1	All that Part and Parcel of the Property, admeasuring 106.01 sq. mt. Shop No. 894 situated on City Survey No. 1711 and 1718, Shop No. 894 Kansara Pole, Manek Chowk, District and Sub-District Ahmedabad owned by Mr. Murlidhar Suvalal Shah.	Rs. 1,50,45,029.16/-	Physical Possession	37,50,000/- 3,75,000/- 50,000/-	13.06.2026 3:00 PM to 4:00 PM	02.07.2026 02:00 pm to 4:00 pm
10	M/S. STAUNCH PHARMACEUTICAL LIMITED Add: B-211, International Business Centre, Pipold, Surat- 395007. RAJNIKANT KESHAVKANT DADNICH Add: Flat No. 702, 7th Floor, Rivulet Apartment, Behind V R Mall, Magdalla Road, Surat – 395007. SHIKHA RAJANIKANT DADNICH Add: Flat No. 702, 7th Floor, Rivulet Apartment, Behind V R Mall, Magdalla Road, Surat – 395007. SURESHCHANDRA JAGDISHCHANDRA CHHABRA Add: Gujarat State Highway 65, Amrut Nagar, At post Kim Taluka Olpad, Dist: Surat, 394110. Also at, Add: Sadhana Society, at Post Kim Taluka Olpad, Dist: Surat, 394110. ANJANA SURESHCHANDRA CHHABRA Add: Gujarat State Highway 65, Amrut Nagar, At post Kim Taluka Olpad, Dist: Surat, 394110. Also at, Add: Sadhana Society, at Post Kim Taluka Olpad, Dist: Surat, 394110.	1	All the piece or parcel of the immovable property bearing Office No. 404 & 405 admeasuring about (Super Built-up area 282.50 Sq. Ft. & 650.00 Sq. Ft.) On the 4th Floor (as per Sanctioned Plan on the 3rd Floor) together with undivided proportionate share admeasuring 11.94 Sq Mtrs. of 'Kinara Apartment', situated on the land bearing City Survey Nondh No. 29/B of City Survey Ward No. 1 near Makai Bridge, Nanpura in the City of Surat- 395001 in the name of Shikha Rajanikant Dadnich & Rajnikant Keshavkant Dadnich.	Rs. 12,27,64,153.34/-	Physical Possession	27,00,000/- 2,70,000/- 50,000/-	13.06.2026 11:00 AM to 01:00 PM	02.07.2026 02:00 pm to 4:00 pm
		2	All the piece or parcel of the immovable property bearing Residential Flat No. A/605, on the 6th floor of Building 'A' known as Shreedhar Complex, situated near Jogani Nagar, Opp. Divyanayan School, Nr. Rander Road, bearing RS No. 248p, TP Scheme No.13 (Adajan), FP No.190p of Mouje-Adajan, Tal- Surat, Dist- Surat-395001, admeasuring area 1120 Sq. Ft. in the name of Rajnikant Keshavkant Dadnich.		Physical Possession	27,00,000/- 2,70,000/- 50,000/-	13.06.2026 05:00 PM to 05:00 PM	02.07.2026 02:00 pm to 4:00 pm
11	TIRUPATI COTTON INDUSTRIES Add: Revenue Survey No. 499 paiki, Gadhada-Dhasa Road, Taluka Gadhada, Dist Botad. DEEPAKBHAI HARSURBHAI CHAVDA Add: At Ahirwas, Bhadali Gate, Nr. Nageshwar Temple, bearing C.T.S. No 2903 & 2904, Sheet No 23, Gadhada. BHOJABHAI M CHAVDA Add: At Ahirwas, Bhadali Gate, Nr. Nageshwar Temple, bearing C.T.S. No 2903 & 2904, Sheet No 23, Gadhada. HARSURBHAI BHOJABHAI CHAVDA Add: At Ahirwas, Bhadali Gate, Nr. Nageshwar Temple, bearing C.T.S. No 2903 & 2904, Sheet No 23, Gadhada. JAYRAJ HARSURBHAI CHAVDA Add: At Ahirwas, Bhadali Gate, Nr. Nageshwar Temple, bearing C.T.S. No 2903 & 2904, Sheet No 23, Gadhada. SHANTABEN HARSURBHAI CHAVDA Add: At Ahirwas, Bhadali Gate, Nr. Nageshwar Temple, bearing C.T.S. No 2903 & 2904, Sheet No 23, Gadhada. KALPESHBHAI PRABHATBHAI CHAVDA Add: Sandhi Chowk Nr Old Temple, Gadhada, Dist Botad. BIPINBHAI HARICHANDBHAI MAHETALIYA Add: Near old Gram Panchayat Village Gudala, Dist Botad.	1	Factory Land & Building in the name of Harsurbhai Bhojabhai Chavda situated at Survey No. 499/P having Non Agri A/c No. 1925 on Gadhada - Dhasa Road, Ta. Gadhada, Dist: Botad. admeasuring 23101 Sq. Mtrs.	Rs. 22,78,61,439.86/-	Physical Possession	83,70,000/- 8,37,000/- 50,000/-	13.06.2026 11:00 AM to 01:00 PM	02.07.2026 02:00 pm to 4:00 pm
12	M/S SHRI SAGAR INDUSTRIES Add: R.S. No. 48/1p2, At & Po. Bhavpur, Himmatnagar, Dist. Sabarkantha, Gujarat. NARENDRA TRIKAMLAL PATEL 56, Dhanlaxmi Society, Tal: Vijapur, Dist- Mehsana 382870. ROHITKUMAR MANUBHAI PATEL 173 – Suthar Faliyu, Village – Eklara, Tal: Idar – 383225. YOGESHBHAI ISHWARBHAI PATEL At – Village – Eklara, Tal – Idar – 383225. PRAVINBHAI SHANKARBHAI PATEL 15– Jambudi, Himmatnagar. RAMESHBHAI JAYANTIBHAI PATEL 167 – Khadag Vibhag, Village- Dhanpura Ghanu, Tal – Vijapur, Dist: Mehsana. GIRISHBHAI MANGALBHAI PATEL 158 – Khadag Vibhag, Village- Dhanpura Ghanu, Tal – Vijapur, Dist: Mehsana. SANKET NARENDRABHAI PATEL 56, Dhanlaxmi Co-op Housing Society, Tal: V/ijapur, Dist – Mehsana 382870. PANKAJ KUMAR CHUNILAL PATEL Patel Vast. Madhi – 1, Madhi, Tal: Vijapur, Dist- Mehsana – 380860. RAJENDRAKUMAR TRIKAMLAL PATEL 56, Dhanlaxmi Society, Tal: Vijapur, Dist- Mehsana 382870 BABUBHAI HIRABHAI PATEL At Post Vijapur, Po. Nava Sanghpur, Ta. Vijapur, Dist. Mehsana - 382870.	1	Factory Land & Building situated at Revenue Sur No –48/1 paiki 2, AT Post – Bhavpur, Taluka – Himmatnagar, District: Sabarkantha. Admeasuring 13557 Sq mtrs.	Rs. 9,60,73,174.33 -/-	Physical Possession	1,65,00,000/- 16,50,000/- 1,00,000/-	12.06.2026 3:00 PM to 5:00 PM	02.07.2026 02:00 pm to 4:00 pm

The Terms and conditions of auction: 1. 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. 50200060755775 having Account with HDFC Bank with IFSC Code HDFC0000006.

2. Last date and time for submitting EMD: 29.06.2026 upto 4:00 p.m.

3. 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.

4. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of secured asset.

5. 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 virati.shah@rrfi.in, legal@rrfi.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.rrfi.in and <https://sarfaesi.auctiontiger.net>. All interested participants / bidders are requested to visit the website <http://sarfaesi.auctiontiger.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: ramprasada@auctiontiger.net, support@auctiontiger.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 DAYS SALE NOTICE UNDER RULE 8(6) and 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
Date : 02.06.2026 • Place : Ahmedabad
Raj Radhe Finance Limited

POSSESSION NOTICE (for immovable property)

Whereas,

The undersigned being the Authorized Officer of SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029) (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 09.03.2026 calling upon the Borrower(s) PRAJAPATI JAY HASMUKHBHAI ALIAS HASMUKH P PRAJAPATI ALIAS PRAJAPATI JAY and REKHABEN HASMUKHBHAI PRAJAPATI ALIAS PRAJAPATI REKHABEN to repay the amount mentioned in the Notice being **Rs. 25,30,479.04 (Rupees Twenty Five Lakhs Thirty Thousand Four Hundred Seventy Nine and Paise Four Only)** against Loan Account No. **HHLAHE00550876** as on 05.03.2026 and interest thereon within 60 days from the date of receipt of the said Notice.

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 **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 6 of the Security Interest (Enforcement) Rules, 2002 on **30.05.2026**.

The Borrower(s) 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 **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) for an amount of **Rs. 25,30,479.04 (Rupees Twenty Five Lakhs Thirty Thousand Four Hundred Seventy Nine and Paise Four Only)** as on **05.03.2026** and interest thereon.

The Borrowers' 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECES OR PARCELS OF LAND/ PEROPERTIES AS UNDER TOGETHER WITH ALL THE PRESENT AND/ OR FUTURE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES FITTINGS, STANDING AND/ OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND/ OR FUTURE RIGHTS, TITLE AND/ OR INTERESTS OF MORTGAGE (s) THEREIN:

ALL THAT, PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. B-304, ON THIRD FLOOR (AS PER APPROVAL PLAN 2ND FLOOR), HAVING ITS AREA ADMEASURING 63.92 SQ. MTRS., TOGETHER WITH ADMEASURING 32.61 SQ. MTRS., OF UNDIVIDED SHARE IN LAND AND COMMON FACILITIES AND AMENITIES, IN THE SCHEME KNOWN AS "SAMRUDDHI RESIDENCY", CONSTRUCTED AND SITUATED ON NON AGRICULTURAL LAND BEARING SUB PLOT NO. 1 & 2, OF FINAL PLOT NO. 78/1, 78/2 96, 97 AND 98, OF TOWN PLANNING SCHEME NO. 57, OF SURVEY NO. 64/1, 64/2, 65/1, 65/4, 66, 67, 71/7, SITUATED LYING AND BEING AT MOUJE NAROL, TALUKA MANINAGAR & DISTRICT AHMEDABAD AND REGISTRATION SUB-DISTRICT AHMEDABAD-5 (NAROL) 382405, WITHIN THE STATE OF GUJARAT, BUTTED AND BOUNDED AS UNDER THE:

ON OR TOWARDS THE EAST : FLAT NO. B-303

ON OR TOWARDS THE WEST : SCHEME SPACE

ON OR TOWARDS THE NORTH : FLAT NO. B-301

ON OR TOWARDS THE SOUTH : SCHEME SPACE

Date : 30.05.2026
Place : AHMEDABAD
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

Sd/-
Authorised Officer
SAMMAAN CAPITAL LIMITED

Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (II FL-H FL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the Borrower(s) mentioned herein below to repay the amount notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IIFL HFL for an amount as mentioned herein under with interest thereon. The borrowers attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower deals the dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Amarathai Desai Mrs. Jabuben Ranabhai Desai (Prospect No. IL10600559)	All That Piece And Parcel Of Mikhat No. 433, Situated At Village Ghacheli, Saraswati, Patan, Gujarat-384205 -India Area Admeasuring (in Sq. Ft.) Property Type: Land area, Carpet area, Built-up area, Property Area: 2860.00, 800.00, 1299.30	₹568950.00/- (Rupees Five Lakh Sixty Eight Thousand Nine Hundred and Fifty Only)	25/10/2025	29/05/2026
Mr. Vishnubhai Raval Mrs. Kalavabben Dahyabhai Raval Mrs. Raval Sejalben Vishnubhai, Milk Business (Prospect No. IL10503684)	All that piece and parcel of Mikhat No. 913, Area Measuring 975 sq. ft., Situated at Village Hirpur, Vijapur, Mehsana, Gujarat- 382870 Area Admeasuring (IN SQ. FT.): Property Type: Land, Area, Built, Up, Area Property Area: 675.00, 542.20	₹238496.00/- (Rupees Two Lakh Eighty Eight Thousand Four Hundred and Ninety Six Only)	10/02/2026	30/05/2026

For further details please contact to Authorised Officer at Branch Office : FF 20.21 22.23, Krishnam Plaza, Opp District Court, Patan - 384205/Satal Complex, Mehsana-384002 or Corporate Office : IIFL Tower, 98, Udyog Vihar, Ph-V Gurgaon, Haryana.
Place : Gujarat : Date : 03-06-2026
Sd/- Authorised Officer, For IIFL Home Finance Ltd.

U GRO Capital Limited

Registered Office Address: B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION 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 authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the 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 the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice(s) is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1	1) SANGHANI TRADING 2) KISHORBHAI DEVRAJBHAI SANGHANI 3) SANGHANI HANSABEN KISHORBHAI 4) NAVIL RAMAVATAR SHARMA 5) RADHEY FOAM PRIVATE LIMITED LAN – UGMUMMCO000076218	Demand Notice date: 25/05/2026 Notice Amount : 2,54,62,848.00/- (Rupees Two Crore Fifty Four Lakh Sixty Two Thousand Eight Hundred Forty Eight Only) As on 25/05/2026

DESCRIPTION OF SECURED ASSET(S): Model No: 1. ROTARY CUTTER WITH 4 ROTARY AND ONE FIX BLADE WITH ELECTRICALS, 1. 2.5 SWIFT GARNETTE MACHINE WITH 1550MM, 2. PRE OPNER WIDTH 1000 MM, 3. CROSS LAP- PER WIDTH 2500 MM OUTLET, 4. WINDER AND CUTTER MACHINE, INVOICE No. 1, 37, Make: 1. KQUALITY TEXTILE MACHINERY MANUFACTURERS, 2. KQUAL

