

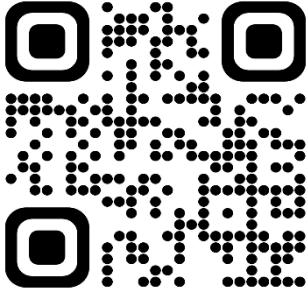


RAJ RADHE FINANCE LIMITED

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	Aakash Overseas Corporation Residing at: 201, Ushadeep Complex, Opp. Navangpura Railway Crossing, Navrangpura, Ahmedabad - 380009	
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	Plot no. 1 to 7, DhirajDham Industrial Park, Survey No. 41 Paikee, Padvala, Tal: Kotda Sangani, Dist: Rajkot in the name Ashokbhai Rambhai Dodiya. Admeasuring about Plot No. 1 is 3227.48 Sq. Mtrs., Plot No. 2 is 2649.90 Sq. Mtrs., Plot No. 3 is 4296.71 Sq. Mtrs., Plot No. 4 is 1643.14 Sq. Mtrs., Plot No. 5 is 1878.45 Sq. Mtrs., Plot No. 6 is 2227.95 Sq. Mtrs., Plot No. 7 is 2813.51 Sq. Mtrs. Peaceful Physical Possession of Immovable Property was handed over to Authorised officer of Raj Radhe Finance Limited by Mr. Ramesh Dodiya and Mr. Ashokbhai Dodiya.
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. 38,53,67,273.04/- (Rupees Thirty-Eight Crore Fifty-Three Lakhs Sixty-Seven Thousand Two Hundred Seventy-Three and Four Paise only) as on 21.08.2026	



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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>Rs. 60,00,000/-</td></tr></table>	Sr. No	EMD (Rs)	1	Rs. 60,00,000/-
		Sr. No	EMD (Rs)			
1	Rs. 60,00,000/-					
		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: HDFC00000006.				
7.	Reserve price of the immovable secured assets.	<table><tr><th>Sr. No</th><th>Reserve Price (Rs)</th></tr><tr><td>1</td><td>6,00,00,000/-</td></tr></table>	Sr. No	Reserve Price (Rs)	1	6,00,00,000/-
		Sr. No	Reserve Price (Rs)			
1	6,00,00,000/-					
		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: HDFC00000006				
Bank account in which EMD to be remitted.						
Last Date within which EMD to be remitted.		18.09.2026 upto 4:00 p.m.				
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 21.09.2026 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 the website of services provider as mention above.	• 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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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>5,00,000/-</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	5,00,000/-
Sr. No	Bid Increase amount in multiple of (Rs)					
1	5,00,000/-					
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>07.09.2026 from 2:00 PM to 4:00 PM</td></tr></table> Shri Meet F. Shah +91 6359893923	Sr. No	Date and time of public inspection	1	07.09.2026 from 2:00 PM to 4:00 PM
Sr. No	Date and time of public inspection					
1	07.09.2026 from 2:00 PM to 4:00 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 18.09.2026 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 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.				



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	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. 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 Authorized officer has the absolute right to remove any property from sale at any point of time.
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		p) The Authorised officer has absolute right to stop the ongoing e-bidding process in the midway without assigning any reasons thereof. q) The Authorised 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 Authorised 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 Authorised officer of RRFL will not be responsible in any manner for any third-party claims, rights, disputes, dues etc. 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 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. 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.
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Date: 22/08/2025
Place: Ahmedabad

Sd/-
Authorised Officer
Raj Radhe Finance Limited

NOTICE				
Company: Apar Industries LIMITED				
Regd. Off.: 301, Panorama Complex, R.C. Dutt Road, Akapuri, Vadodra - 390007				
Notice is hereby given that the following share certificate (s) of APAR INDUSTRIES LIMITED has/have been reported lost/misplaced and has/have applied to the company for the issue of duplicate share Certificate.				
Folio No.	Name of Holder(s)	Cert. No.	No. of Share	Distinctive No.(s)
B0001325	Late Bankim Shah & Rajiv S. Shah	107411	100	732865-732964
		107412	100	732965-733064
		107413	100	733065-733164
Any person (s) who has / have any claim in claim in respect of the said certificate (s) should lodge such claim (s) with the share department of the Company at its Regd. Office as per address given below within 15 days of the publication of this NOTICE. After which no claim will be entertained and the company will proceed to issue the duplicate share certificate (s).				
Name of Share Holder(s): Rajiv S. Shah				Dt.: 22.08.2026 Place: Ahmedabad

NINTEC SYSTEMS LIMITED	
Registered office: B-11 Corporate House, S.G. Highway, Bodakdev, Ahmedabad – 380054, Gujarat India CIN: L72900GJ2015PLC084063 Tel: +91 63597 70854 Email: legal@nintecsystems.com Website: www.nintecsystems.com	

NOTICE OF 11th ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

Notice is hereby given that the **11th Annual General Meeting ("AGM")** of Nintec Systems Limited ("the Company") will be held on **Friday, 18th September, 2026** at **3:00 p.m. (IST)**, through **Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM")** to transact the businesses, set out in the Notice of the AGM. The Company has sent the Notice of the AGM include procedure and instruction for e-voting along with the Annual Report for Financial Year 2025-26 ("FY 2026") by electronic mode to those Members whose email address are registered with Company/ Depositories/ Registrar and Transfer Agent ("RTA"). in compliance with the applicable provisions of the Companies Act, 2013 and rules made thereunder, the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), in accordance with the Ministry of Corporate Affairs ("MCA") General Circular No. 03/2025 dated September 22, 2025 read with the circulars issued earlier in this regard. Further, pursuant to Regulation 36(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulation"), a letter providing a web-link for accessing the Annual Report for FY. 2026 is being sent to those Members who have not registered their email address.

The Notice and Annual Report are also available on the Company's website at www.nintecsystems.com, website of Stock Exchanges, i.e., BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") at www.bseindia.com and www.nseindia.com respectively, and NSDL website www.evoting.nsdl.com.

Pursuant to the provisions of the Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, Regulation 44 of the SEBI Listing Regulations and Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India, the Members are provided with the facility to cast their votes on all resolutions set forth in the Notice of the AGM using electronic voting systems ("e-voting") provided by NSDL. Members have an option to cast their vote on any of the resolutions using remote e-voting facility either during the e-voting period or during the AGM.

The voting rights of Members shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on cut-off date i.e. **Friday, 11th September, 2026**.

Only a person, whose name is recorded as on the Cut-off Date, i.e. Friday, 11th September, 2026, in the register of members / register of beneficial owners maintained by the depositories, shall be entitled to avail the facility of remote e-voting as well as voting in the general meeting.

Mr. Tushar Vora (Membership No. FCS 3459) proprietor of M/s. Tushar Vora and Associates, Practicing Company Secretaries has been appointed as the scrutinizer to scrutinize the e-voting process in fair and transparent manner.

Remote e-voting details:	
EVEN	141199
Remote e-voting start date and time	Tuesday, 15 th September, 2026, 9:00 a.m. (IST)
Remote e-voting end date and time	Thursday, 17 th September, 2026, 5:00 p.m. (IST)

During the aforesaid period, Members holding equity shares as on cut-off date, may cast their vote electronically. The remote e-voting module shall be disable by NSDL thereafter. Those Members, who have not cast their vote through remote e-voting and are otherwise not debarred from doing so, shall be eligible to vote through e-voting during the AGM. The members who have cast their votes by remote e-voting prior to the AGM may attend/participate in the AGM through VC/OAVM but shall not be entitled to cast their votes again. Once the vote on a resolution is cast, the Member shall not be allowed to change it subsequently.

Any person, who has acquired shares of the Company and become a Member of the Company after sending of the Notice and holding shares as of the cut-off date may follow steps mentioned in Notice of the AGM.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: 022-4886 700301, 3rd Floor, Naman Chambers, G Block, Plot No. C-32, Bandra Kurla Complex, Bandra East, Mumbai-400051 or send a request to Pallavi Mhatre, Deputy Vice President at evoting@nsdl.com

Place: Ahmedabad For NINtec Systems Limited
Date: 21st September, 2026 Sd/-
Disha Shah
Company Secretary & Compliance Officer

UGRO Capital Limited

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

PHYSICAL POSSESSION NOTICE APPENDIX IV (SEE RULE 8(II)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **UGRO Capital Limited**, having its registered office at B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai-400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said Rules of the Security Interest (Enforcement) Rules 2002, on the day, month and year mentioned below.

The borrowers 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 **UGRO Capital Limited** for the amount mentioned in the notice together with interest thereon. 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.

Sl. No.	Borrower Details	Demand Notice Date and Amount	Mortgaged Property	Physical Possession Date
1.	1. JAI HO FOOD PRODUCT 2. KOMALBEN KETANBHAI VEKARIYA 3. KETAN CHANDUBHAI VEKARIYA Loan Account Number: UGRAPSS0000073044	Demand Notice dated 30/04/2026 for an amount of Rs.35,80,266.00/- (Rupees Thirty Five Lakh Eighty Thousand Two Hundred Sixty Six Only) As on 30/04/2026	All That Piece And Parcel Having Land Sq. Mts. 92.60 Of Bungalow No. A-6 Which Constructed On Sub-Plot No. 23 To 32/2 Of Plot No. 23 To 32 Of Land Which Known As "Crystal Palace" Have Constructed On Total Land Sq. Mts. 6069.07 Of Plots Paiki Plot No. 1 To 37 Which Have Converted Into Na And Building Construction Permitted Land For Residential Purpose And Land Bearing On Revenue Survey No. 45 Paiki 1 Of Village Vajdi Vad Of Sub-Dist. Lodhika Reg. Dist. Rajkot In The State Of Gujarat. Boundaries :- North: Bungalow No. A-5; Joint Wall At That Side. South: Bungalow No. A-7; Joint Wall At That Side. East: Bungalow No. A-9 & A-10; Joint Wall At That Side. West: 9-00 Mts. Wide Road.	20.08.2026

Place: GUJARAT Date: 20.08.2026 Sd/-(Authorised Officer) For UGRO Capital Limited

UGRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(II)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **UGRO Capital Limited**, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said Rules of the Security Interest (Enforcement) Rules 2002, on the day, month and year mentioned below.

The borrowers 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 **UGRO Capital Limited** for the amount mentioned in the notice together with interest thereon. 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.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1.	1. JAYESH CHEMICALS 2. RUPALBEN PATEL 3. NITESHBHAI PATEL Loan Account Number: UGUSPSS000004847	Demand Notice dated 16/04/2026 for an amount of Rs.2,43,28,973/- (Rupees Two Crore Forty Three Lakh Twenty Nine Thousand Nine Hundred Seventy Three Only) As on 15/04/2026	All that Piece and Parcel of bearing Non-agricultural plot of land in Moge Athan, lying being land bearing R.S. No. 53, Block No. 63, T.P. Scheme No. 36 (Athan), T.P. No. 32, Known as "ASHIRWAD RESIDENCY" Paiki Plot No. A/34, measuring 132.92 Sq. Mtrs., Road, C.O.P. Undivided Share of Land 53.50 Sq. Mtrs., Construction measuring 47.00 Sq. Mtrs., at Registration District & Sub-District Survey City District Surat within the State of Gujarat. Boundaries :- North: By Plot No. A/33, South: By Plot No. A/35, East: By Plot No. A/37, West: By Society Internal Road.	20.08.2026
2.	1) CYBER CITY 2) AMIT RAMANBHAI PATEL 3) VINKALBEN AMITKUMAR PATEL Loan Account Number: UGADNS0000031197, HCFNADSEC00001043462	Demand Notice dated 02/06/2026 for an amount of Rs.36,52,386/- (Rupees Thirty Six Lakh Fifty Two Thousand Three Hundred Eighty Six Only) As on 29/05/2026	Description Of The Property/Properties Mortgaged With Lender District-Kheda, Sub District-Nadiad, Moge-Nadiad City Survey No. 489, Tika No. 1, Admeasuring Area (91) 75-08-78 Sq. Meter, Municipal Property No. 10, House No. 744, Ground Floor And First Floor And Second Floor Total Construction Admeasuring Area 158.00 Sq. Mtrs. Boundaries Of The Mortgaged Property :- East :- Road Is Situated, West :- Property Of Babubhai Atibhai Patel (City Survey No. 415) Is Situated, North :- Property Of City Survey No. 488, Chhotabhai Lallubhai And Others Is Situated, South :- Road Is Situated.	20.08.2026

Place: GUJARAT Date: 22.08.2026 Sd/-(Authorised Officer) For UGRO Capital Limited

RAJ RADHE FINANCE LIMITED

CIN No: U67120GJ1985PLC007576 • Regd Off: 105 – 106 Tilakraaj Complex, Panchvati, Ambawadi, Ahmedabad – 380006.

Authorised officer: Virati Shah, Contact number: +91 63598 93923

SALE NOTICE FOR SALE OF IMMOVABLE MORTGAGED PROPERTIES

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

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 account along with underlying securities from Axis Bank Ltd. The said financial assets now stand assigned transferred and vested into Raj Radhe Finance Limited vide registered Assignment Agreement.

The Authorised officer of Raj Radhe Finance Limited 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. The below mentioned Secured Assets will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHAT EVER THERE IS" and "WITHOUT RECOURSE" basis through E–Auction for recovery of dues in below mentioned account. The details of Borrowers / Mortgagors / 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 18.09.2026 upto 04:00 P.M.			DATE AND TIME OF COMMENCEMENT OF E-AUCTION – 21.09.2026 from 02:00 P.M. to 04:00 P.M. (UNLIMITED EXTENSION OF 5 MINUTES)		MODE OF PAYMENT OF EMD: RTGS/NEFT		
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 21.08.2026	Status of Possession	Reserve Price	Property Inspection date and time
						EMD Bid Increment Amount	
1	Aakash Overseas Corporation Add: 201, Ushadeep Complex, Opp. Navangpura Railway Crossing, Navrangpura, Ahmedabad – 380009 Mr. Pravin Keshavlal Shah Add: 404, Nirja Apartment, B/h Navrangpura Post office, Ahmedabad – 380009 Mr. Ramesh Rambhai Dodiya Add: “Krishna”, Panchvati Society, Street no. 7, Akshar Marg, Rajkot, Gujarat – 360001 Also at: 75-A, Panchvati Society Street No. 7, Nirmala School Road, Raiya Road, Rajkot – 360004 Mr. Sanjeev Pravinchandra Shah Add: 404, Nirja Apartment, B/h Navrangpura Post office, Ahmedabad – 380009 Mrs. Nitaben Rameshbhai Dodiya Add: “Krishna”, Panchvati Society, Street no. 7, Akshar Marg, Rajkot, Gujarat – 360001 Also at: 75-A, Panchvati Society Street No. 7, Nirmala School Road, Raiya Road, Rajkot – 360004 Mr. Ashokbhai Dodiya Add: “Krishna”, Panchvati Society, Street no. 7, Akshar Marg, Rajkot, Gujarat – 360001 Also at: 75-A, Panchvati Society Street No. 7, Nirmala School Road, Raiya Road, Rajkot – 360004 Mrs. Jyotsnaben Ashokbhai Dodiya Add: “Krishna”, Panchvati Society, Street no. 7, Akshar Marg, Rajkot, Gujarat – 360001 Also at: 75-A, Panchvati Society Street No. 7, Nirmala School Road, Raiya Road, Rajkot – 360004	1	Plot no. 1 to 7, DhirajDham Industrial Park, Survey No. 41 Paikae, Padvala, Tal: Kotda Sangani, Dist: Rajkot in the name Ashokbhai Rambhai Dodiya. Admeasuring about Plot No. 1 is 3227.48 Sq. Mtrs., Plot No. 2 is 2649.90 Sq. Mtrs., Plot No. 3 is 4296.71 Sq. Mtrs., Plot No. 4 is 1643.14 Sq. Mtrs., Plot No. 5 is 1878.45 Sq. Mtrs., Plot No. 6 is 2227.95 Sq. Mtrs., Plot No. 7 is 2813.51 Sq. Mtrs.	Rs. 38,53,67,273.04/-	Physical Possession	6,00,00,000/- 60,00,000/- 5,00,000/-	07.09.2026 2:00 P.M. to 4:00 P.M.

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. 50200080765775 having Account with HDFC Bank with IFSC Code HDFC0000006.

2. Last date and time for submitting EMD: 18.09.2026 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 or 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: 800022397/079-618136803. Email id: ramprasad@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) 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 : 21.08.2026 • Place : Rajkot

POSSESSION NOTICE				
Whereas, I/PL-HFL, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) "said Act" and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice calling upon the borrower(s)-borrower, guarantors, mortgagors to repay the amount, details of which are mentioned in the table below. And whereas subsequently, I/PL-HFL has vide Assignment Agreement dated 30/11/2025 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by I/PL-HFL to Bank to borrower/ guarantors alongwith the underlying Immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil (Arcil - Trust -2026 -015) ("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of I/PL-HFL and Arcil shall be entitled to institute/continue all and any proceedings against the borrower(s)/ guarantors/ mortgagors and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them. The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.				
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. Chenuva Vinodhara, Mrs. Marudhesh Vinodhara, Mrs. Mas Electrical Plumbing (Prospect No. IL10228235)	All that piece and parcel of Property no.843, Village: Lichha, Taluka: Bhildi, Dist: Anjali 383245 Area Admeasuring (IN SQ. FT.) Property Type: Area, Admeasuring Property Area: 1300	Rs. 1103592.19 (Rupees Eleven Lakh Three Thousand Five Hundred Ninety Two and Nineteen Paise Only)	06/01/ 2026	2026
Mr. Vikramsinh Keshinh, Mrs. Ushaben Vikramsinh Mahavani (Prospect No. IL10354027)	All that piece and parcel of Property no.108, Village: Vavdi, Taluka: Himmatnagar, Dist: Sabarkantha 383030 Area Admeasuring (IN SQ. FT.) Property Type: Land, Area, Built Up, Property Area: 1318.70, 1318.70	Rs. 776816.38 (Rupees Seven Lakh Seventy Six Thousand Eight Hundred Sixteen and Thirty Eight Paise Only)	02/01/ 2026	2026
The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. The borrowers/guarantors/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property				
Place : Gujarat		Sd/- Authorised Officer		
Date : 22.08.2026		Asset Reconstruction Company (India) Ltd. (In capacity as Trustee)		
ASSET RECONSTRUCTION COMPANY (INDIA) LTD. CIN No. U65999MH2002PLC134884 Website: www.arcil.co Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai-400028 Tel: +91 2266581300.				

UGRO Capital Limited

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 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. SAGAR STUDIO 2. AMIT SHARMA	Demand Notice date: 10-Aug-2026 Notice Amount: \$50,614.33/- (Rupees Fifty Lakh Sixty Four Thousand Eight Hundred Thirteen Only) As on 04/08/2026

DESCRIPTION OF SECURED ASSET(S): PROPERTY DESCRIPTION 1 : (Description of the Mortgaged Property)

UNIT NO.FF-12 : ALL THE PEACE and parcel of Unit No.FF-12 of First floor (as per approved plan First floor on Solid Plinth and Ground

Hollow Plinth) having built-up area (Carpet area + Walls) approx of 226.02 sq. feet i.e. 20.998 sq.mtrs. of a Assigned and un-demanded share of land of the common road, common plot also in the said scheme known as "PARADISE VINEZOL" constructed in the non-agricultural land bearing Final Plot No-38/2/2 i.e. subplot no. 18/2/2/2 admeasuring about 1448.14 sq.mtrs. of T.P. Scheme No. 73-VINZOL (allotted in lieu of Block / Survey No. 73/2, as per order of D.L.L.R. of Ahmedabad Vide Order at 09/04/2013 bearing no.D.S.O/D.R.K./Pu.22/2013 divided the Survey/Block No.73/2/3 admeasuring about 34055 sq.mtrs. and (2) 73/2/3/3 admeasuring about 15570 sq.mtrs. and the said property is constructed in the land of Block/Survey No.73/2/3/3 admeasuring about 15570 sq.mtrs. Or thereabouts situated lying and being at Mouje Vinzol, (Sim) Taluka Ahmedabad City (East) (Old Dascro), in the Registration District Ahmedabad and sub-district of Ahmedabad-11 (Asali). BOUNDARIES OF UNIT NO.FF-14 : North MARGIN, South MARGIN, East SHOP NO. FF-12, West SHOP NO. FF-12.

PROPERTY DESCRIPTION 2 : UNIT NO.FF-12 A : All that piece and parcel of Unit No.FF-12A of First floor (as per approved plan First floor on Solid Plinth and Ground Floor on Hollow Plinth) having built-up area (Carpet area + Walls) approx of 226.02 sq. feet i.e. 20.998 sq.mtrs. of an undivided and un-demanded share of land approx 16.681 sq.mtrs. (the undivided and un-demanded share of land includes undivided and un-demanded share of the land of the common road, common plot also) in the said scheme known as "PARADISE PLAZA" constructed in the non-agricultural land bearing Final Plot No-38/2/2 i.e. subplot no. 18/2/2/2 admeasuring about 1448.14 sq.mtrs. of T.P. Scheme No. 73-VINZOL (allotted in lieu of Block / Survey No. 73/2, as per order of D.L.L.R. of Ahmedabad Vide Order at 09/04/2013 bearing no.D.S.O/D.R.K./Pu.22/2013 divided the Survey/Block No.73/2/3 admeasuring about 34055 sq.mtrs. and (2) 73/2/3/3 admeasuring about 15570 sq.mtrs. and the said property is constructed in the land of Block/Survey No.73/2/3/3 admeasuring about 15570 sq.mtrs. Or thereabouts situated lying and being at Mouje Vinzol, (Sim) Taluka Ahmedabad City (East) (Old Dascro), in the Registration District Ahmedabad and sub-district of Ahmedabad-11 (Asali). BOUNDARIES OF UNIT NO.FF-14 : North MARGIN, South MARGIN, East SHOP NO. FF-12, West SHOP NO. FF-12.

PROPERTY DESCRIPTION 3 : UNIT NO.FF-14 : All that piece and parcel of Unit No.FF-14 of First floor (as per approved plan First floor on Solid Plinth and Ground Floor on Hollow Plinth) having built-up area (Carpet area + Walls) approx of 163.72 sq. feet i.e. 15.219 sq.mtrs. of an undivided and un-demanded share of land approx 16.681 sq.mtrs. (the undivided and un-demanded share of land includes undivided and un-demanded share of the land of the common road, common plot also) in the said scheme known as "

