

Shalby/SE/2025-26/64

October 29, 2025

The Listing Department
National Stock Exchange of India Ltd
Mumbai 400 051.

Scrip Code : SHALBY

Through : <https://neaps.nseindia.com/NEWLISTINGCORP/>

Corporate Service Department
BSE Limited
Mumbai 400 001.

Scrip Code: 540797

Through : <http://listing.bseindia.com>

Sub: Copies of Newspaper Advertisement - 100 Days Campaign- “Saksham Niveshak” and opening of a special window for re-lodgement of share transfer deeds

Dear Sir,

Pursuant to the SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025 and directions received from the Investor’s Education and Protection Fund Authority and Ministry of Corporate Affairs, please find enclosed the copies of the newspaper advertisement published on today in 'Financial Express' (English Newspaper) and 'Financial Express' (Gujarati Newspaper), regarding: -

1. 100 days campaign- “Saksham Niveshak” for KYC and other related updation and shareholder engagement to prevent transfer of unpaid/unclaimed dividends to Investor Education and Protection Fund, and
2. The opening of special window for re-lodgement of the transfer requests of physical shares.

The same is being uploaded on the Company’s website at www.shalby.org

We request you to kindly take the same on record.

Thanking you,

Yours sincerely
For **Shalby Limited**

Tushar Shah
AVP & Company Secretary
Mem. No. FCS-7216

Encl.: as above

SHALBY LIMITED

Regd. Office: Opp. Karnavati Club, S. G. Road, Ahmedabad - 380 015, Gujarat, India.

Tel: 079 40203000 | Fax: 079 40203109 | info.sg@shalby.org | www.shalby.org

CIN: L85110GJ2004PLC044667



Bank of Baroda, Bulsar (Main) Branch, Nani Khatriwad,
Valsad, Tal. & Dist. Valsad, Pin - 396001, Gujarat.
E-mail:- bulsar@bankofbaroda.com

POSSESSION NOTICE (IMMOVABLE PROPERTY)
Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of Powers conferred under Section 13(12) read with the Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 19/07/2025 calling upon the Borrowers/Guarantor **Mr. Ramubhai Balubhai Patel & Mr. Sumanbhai Balubhai Patel (Borrower cum Mortgagor)** to repay the amount mentioned in the notice being **Rs.37,28,148.27/- (Rs. Thirty seven lakhs twenty eight thousand one hundred forty eight and paise twenty seven only)** plus unapplied interest plus unserviced interest plus other charges and interest thereon w.e.f. 19/07/2025 within 60 days from the date of notice/date of receipt of the said notice. The borrower having failed 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the **27th day of October of the year 2025.** The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Bank of Baroda Bulsar Main Branch, Valsad** for an amount of **Rs.37,28,148.27/- (Rs. Thirty seven lakhs twenty eight thousand one hundred forty eight and paise twenty seven only)** plus unapplied interest plus unserviced interest plus other charges as on 19/07/2025 and further interest & expenses thereon until the full payment.
Description of the Immovable Property
Equitable Mortgage of All the pieces and parcels of property bearing Plot no. 14-B, admeasuring 160.85 sq mtrs along with Valsad Municipal house no 2530 bearing city survey no 1450 admeasuring 161.09 sq mtrs of RS No 482/A/3 paikae of Gayatri Co op housing society Ltd. bearing society registration no GH-8418/1982 at village abramba within the limits of municipality area Tal Dist Valsad, bounded as follows: **In the east: plot no 7 B, In the West: Plot no 14A, In the north: Plot no 13/B & In the south : plot no 15/B.**
Date: 27/10/2025 Sd/- Chief Manager & Authorised Officer
Place: Valsad Bank of Baroda



AXIS BANK LIMITED (CIN: L65110G/1993PLC020769)
Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400025, Tel: +91 9920085385 www.axisbank.in

REDEMPTION NOTICE
To
1. J.K. Enterprises, 701, Trivith Chambers, Ring Road, Salabatpura, Surat – 395002, 2. Mr. Deepesh Goyal, 3. Mr. Rakesh Goyal, 4. Mr. Harshil Goyal, 5. Mrs. Pooja Goyal, 6. Mrs. Suman Goyal, 2 to 6, having address at A-801, Ashirwad Palace, Nr. Jikar Nagar, Bhatar, Surat – 395007
Ref: 1) Statutory Demand Notice dated 29.08.2024 bearing reference No.AXIS/SAG/PO/2024-25/39 issued by Axis Bank Ltd. under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).
2) Orders dated 21.12.2024, 31.12.2024 and 04.01.2025 passed by Hon'ble 12th Additional Chief Judicial Magistrate – Surat, 8th Additional Senior Civil Judge – Surat and Chief Judicial Magistrate – Surat respectively on Sec.14 Application filed under SARFAESI Act.
3) Possession Notices dated 22.02.2025, 23.02.2025 and 09.03.2025.
In furtherance to our captioned Demand Notice issued under Section 13 (2) of the SARFAESI Act, the respected Court Commissioners have taken physical possession of the Secured Assets more particularly described in Schedule herein below on 22.02.2025, 23.02.2025 and 09.03.2025 and then handed over to Authorised Officer of Axis Bank Ltd. Thereafter we have complied with all the rule specified in the Security Interest (Enforcement) Rules, 2002 regarding possession of secured asset.
The time to redeem the security as per provisions of sub-section (8) of section 13 of SARFAESI Act will be over once sale notice is issued by our Bank. This notice of 30 days is issued to you giving time to redeem the secured assets under provisions of sub-section (8) of section 13 of SARFAESI Act.
In case of failure to redeem as stated above our Bank will be proceeding with sale of the Secured Asset more particularly described in Schedule herein below as per Rule 8(6) of Security Interest (Enforcement) Rules, 2002. In case of any assistance/clarification please feel free to contact the Authorised Officer of the Bank.
SCHEDULE - 1. Flat No.801 admeasuring about 5000 square feet super built-up on 8th floor of the "A" building of "Ashirwad Palace" together with undivided proportionate land below the super structure constructed on land bearing Revenue Survey No.587/1 paiki and 57 & 56483 of village Bhatar Taluka Majura District Surat and Final Plot No.119 & 120 paiki of T.P. scheme No.27 (Bhatar Majura).
2. Shop No.L/3 & L/10 admeasuring about 372 square feet carpet area and Shop No.L/2 admeasuring about 186 square feet carpet area on Lower Ground Floor of building known as "Centre Point" together with undivided proportionate land beneath the super structure constructed on land bearing City Survey Nondh No.1929/C/A-B-C-D of City Survey Ward No.2 at Ring Road area of city of Surat.
3. Office No.701 admeasuring about 2280 square feet on 7th floor of the property known as "Trivith Chambers" together with undivided proportionate land below the super structure, City Survey Nondh No.2886/B/1 paiki of Ward No.3, Ring Road, Taluka City District Surat
Sd/-, Authorised Officer
Date: 29th October 2025, Place : Surat
Axis Bank Ltd.



SHALBY LIMITED
CIN: L85110G/2004PLC044667
Regd. Off. : Shalby Multi-Specialty Hospitals, Opp. Karnavati Club, S. G. Road, Ahmedabad 380015, Gujarat
Tel: 079 40203000 Fax: 079 40203109
E-mail: companysecretary@shalby.in • website: www.shalby.org

NOTICE TO SHAREHOLDERS
1. 100 Days campaign "Saksham Niveshak" for KYC and other related updation to prevent transfer of Unpaid / Unclaimed dividends to Investor Education and Protection Fund (IEPF).
Investor Education and Protection Fund Authority ('IEPFA'), Ministry of Corporate Affairs ('MCA') has initiated a 100 days campaign named "Saksham Niveshak" from 28th July, 2025 to 6th November, 2025.
The Company through its various communication continues to encourage shareholders to claim their unclaimed dividends by updating their KYC details (viz., PAN, Bank account details, contact details, choice of nomination, specimen signature by following the below procedure:
In case of shares in demat made: 1. Update KYC, bank mandate, contact details etc. with your Depository Participant and 2. Submit self-attested copy of Client Master list (CML) to RTA and claim their unclaimed dividend.
In case of shares in physical made: Submit Investor Service Request Form ISR-1, Form ISR-2, ISR-3 or SH-13 (nomination form) duly filled-in and signed as instructed therein along with supporting documents, original cancelled cheque having your name as account holder and other supporting documents to company's registrar and transfer agent M/s. KFin Technologies Limited Unit: Shalby Limited, Selenium Building, Tower B, Plot No(s), 31-32, Gachibowli, Financial District, Nanakramguda, Sellingsampally Mandal, Hyderabad - 500032, Toll free No: 1800 3094 001, email: einward.ris@kfintech.com to avoid transfer of unclaimed dividend amount and shares to IEPF.
2. Special window for re-lodgement of transfer request of physical shares
Pursuant to the SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/PIR/2025/97 dated July 2, 2025, the Company is pleased to offer one-time special window for physical shareholders to submit re-lodgement requests for shares transfers. This window will remain open from July 7, 2025, to January 6, 2026, and is applicable to cases where original share transfer requests were lodged before April 01, 2019 but were returned, left unattended, or rejected due to deficiencies in documentation, process, or any other reason. The shares re-lodged for transfer will be processed only in dematerialised. Eligible shareholders may submit their transfer requests along with the requisite documents to the RTA.
For Shalby Limited
Tushar Shah
AVP & Company Secretary
Mem. No. F7216
Date: October 28, 2025
Place: Ahmedabad



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office : Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

NOTICE TO BORROWER
Sale Notice (By Private Treaty) [Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002] # [Rule 6 of Security Interest (Enforcement) Rules 2002]
Notice is hereby given to the **PUBLIC IN GENERAL** and in particular to the Borrower(s) and Guarantor(s) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** Mortgaged / Charged to the secured creditor the **POSSESSION** of which has been taken as described in **COLUMN (D)** by the Authorized Officer of Housing **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below :-
Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased) as the case may be indicated in **COLUMN (A)** U/s. [Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002] For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

	[A]	[B]	[C]	[D]	[E & F]
Sr. No.	Loan Account No. / Names Of Borrower(s) / Mortgagor(s) / Guarantor(s)	O/S. Dues to be recovered (Secured Debts)	Description of the Immovable Property / Secured Asset	Type of Possession	Reserve Price (In Rs.) Date of Auction
1.	Loan A/C. No(S):- HL01BUG000029461 1. Mr/Mrs. Makwana Poojaben Bhavdipbhai 2. Mr/Mrs. Makvana Kalubhai (alias) Makvana Bhavdip Kalubhai Add For Sr. No. 1 & 2 : 403, 4th Floor Sakar Flats, Bhavnagar Road Sihor, Sakar Flats, Bhavnagar Road Sihor, Sihar, Gujarat - 364240. Add For Sr. No. 1 & 2 : 403 4th Floor Sakar Flats Bhavnagar Road Sihar Sihar 364240	Rs. 20,08,221/- (Rupees Twenty Lakhs Eight Thousand Two Hundred And Twenty-One Only) due as on 09/01/2025	All that piece of parcel of Flat no. 403 admeasuring 52.20 Sq. Mtrs of carpet area 62.64 Sq. Mtrs of built up area situated at 4th floor of building known as "SAKAR" complex constructed on land admeasuring 334.28 Sq. Mtrs comprising in lease hold plot No. 185/B a forming part of City Survey No. 828/B paiki situated at Bhavnagar-Rajkot road, Sihar District Bhavnagar and Bounded as under: East :- Entrance of the flat and stair part of passage and OTS West:- Road, North:- Plot No.185/A South:- Flat No. 402.	POSSESSION	Rs. 8,25,000/- (Rupees Eight Lakhs Twenty-Five Thousand Only) 17.11.2025
2.	Loan A/C. No(S):- X0HLMES00002391630 1. Mr/Mrs. Jitendrakumar Ramsajivan Varna 2. Mr/Mrs. Ushadevi Jitendrakumar Varna Add For Sr. No. 1 & 2 : Anukul Apartment, Dhundhiyiwadi Arbud Nagar, Palanpur, Banaskantha, 385001. Add For Sr. No. 1 & 2 : Plot No. Sindhi Colony Dhundhiyiwadi, Palanpur Dhundhiyiwadi Banaskantha 385001	Rs. 20,36,420/- (Rupees Twenty Lakhs Thirty Six Thousand Four Hundred And Twenty One) DUE AS ON 30/07/2024	All that right and interest of property bearing Plot No. 23A which is situated in Survey No. 602+603+604+605/10 11 12P City Survey No. 10132 of Palanpur Sim Tal. Palanpur, Dist. Banaskantha, Gujarat, Admeasuring 50.59 Sq. Mtrs. With Boundaries.	CONSTRUCTIVE POSSESSION	Rs. 8,00,000/- (Rupees Eight Lakhs Only) 17.11.2025

* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof.
Sd/-
Date : 28.10.2025 AUTHORIZED OFFICER,
Place : Bhavnagar, Banaskantha, Gujarat For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED



DEBTS RECOVERY TRIBUNAL - I
Ministry of Finance, Government of India
2nd Floor Bhikhubhai Chambers, Nr. Kocharab Ashram, Paldi, Ashram Road, Ahmedabad-380006
(Established u/s 3 of the Recovery of Debts due to Banks & Financial Institution Act, 1993, for the area comprising Districts of Ahmedabad, Gandhinagar, Mehsana, Patan Sabarkantha, (Himmattnagar) Banaskantha (Palanpur) of Gujarat state w.e.f. 1st June, 2007)
Outward No. 1295/2025 O.A. No. 319/2018 EXH. 21
Punjab National BankApplicant
VERSUS
M/s. Jamiel Hamedmanzoor HashmiDefendant
PUBLIC SUMMONS
To,
C.D. No. 1: Mr. Jamiel Hamedmanzoor Hashmi (Principal Borrower)
C.D. No. 2: Mrs. Ayesha Jamiel Hashmi (Co-Borrower)
C.D. No. 1 to 2 Having Address at:-A-5-502, Arshad Park, Arshad Meridian, Opp. Amber Tower, Sarkhej, Ahmedabad-380058.
C.D. No. 3: Mr. Pradip Naginbhai Akhani (Guarantor)
Add:-A-4 Shriji Bapa Complex, Vasna Barage Road, Vasna, Ahmedabad - 380007
C.D. No. 4: Mr. Paresh Manharlal Shah (Guarantor)
Address at:- C-502, Devkrupa-2, Opp. Satguru Homes, Near D-mart Mall, Nikol, Ahmedabad-382350.
C.D. No. 5: Sahanjan Buildcon Pvt. Ltd. (Builder)
Address at:- Devkrupa-2, Opp. Satguru Homes, Near Kung Grand Mall, Nikol, Naroda Road, Ahmedabad-382350. Also At:- C-7, Vasna Barage Road, Vasna, Ahmedabad.
C.D. No. 6: Blue Diamond Corporation (Builder)
Address At:- 7.8.9, Amy Rose Tower, Near Ellisbridge Post Office, Ellisbridge, Ahmedabad-380006.
1. Whereas, the above named Applicant/Appellant has filled the above referred application/appeal in this tribunal.
2. Whereas, the service of Summons / Notice could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by the tribunal.
3. You are directed to appear before this tribunal in person or through an advocate and file written statement / Say on 19.12.2025 at 10:30 AM and show cause as to why reliefs prayed for should not be granted.
4. Take notice that in case of default, the application/appeal shall be heard and decided in your absence.
Given under my hand and the seal of the Tribunal, this 25th day of September, 2025
(S.J. Vaghela)
Asst. Registrar
DRT -I, Ahmedabad



KOTAK MAHINDRA BANK LIMITED
Registered Office : 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015, Contact No : + 91 9429919818, Email ID - punit.makhecha@kotak.com
STATUTORY NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.
The undersigned, being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, and having Regional Office situated at: Surat also branch office situated at Rajkot and Admas Plaza,166/16, CST Road,Kolviyevillage, Kunchikurve Nagar,Kalina Santacruz (E), Mumbai – 400098, (hereinafter referred to as "the Bank / KMBL"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereby issues to you the following notice :-
1) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.
LOAN ACCOUNT NUMBER :- LAP18835875 (CRN 775082662)
1. Mr. Mahesh Kumar Lahoti (Borrower/Mortgagor), 2. Mr. Vishnu Lahoty (Co Borrower), 3. Mr. Dev Kishan Lahoti (Co Borrower)
Above No. 1 Address are at: Shop No.201, Padmawati Textiles Market, Nr-Shiv Shakti Sweets, Ring Road, Surat, Gujarat-395002.
Above No. 1 Address are Also at: F-615, Ashirvad park, Nr-Anuvart Park, City Light, Surat, Gujarat-395007.
Above No. 2 & 3 Address are at: F-615, Ashirvad park, Nr-Anuvart Park, City Light, Surat, Gujarat-395007.
Above No. 1 & 2 Address are Also at: Shop No. 2004, 2nd Floor, Shree Balaji Textile Market, Nr-Padmawati Textile Market, Kaggi Ni Wadi, Ring Road, Sahara Darwaja, Surat, Gujarat-395002.
AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE
DEMAND NOTICE DATE : 13.10.2025 NPA DATE : 06.10.2025
Rs. 27,10,737.50/- (Rupees Twenty Seven Lakh Ten Thousand Seven Hundred Seven and Fifty Paise Only) as on 10-10-2025 together with further interest/ penal interest and other charges.
It is to be noted that your common CRN number is 775082662. Due to your CC account No. 0009405600014297980 which has been classified as NPA on 06.10.2025, hence your LAP/account No. LAP18835875 are also classified as NPA on 06.10.2025 in the bank's book of account which is in consonance to the RBI Master Circular bearing reference No. RBI/2015-14/25 UBD.BPD. (PCB) MC No.3/09.14.000/2014-2015 dated 1st July 2014. Clause 2.2.2 (i) read as: "In respect of the borrower having more than one facility with a bank, all the facilities granted by the bank will have to be treated as NPA and not the particular facility or part thereof which has become irregular."
DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-
All that piece or part and parcel of Property being Shop No.2004, admeasuring about 12.52 Sq. Mtrs situated on 2nd floor of "SHREE BALAJI TEXTILE MARKET" situated and constructed on land bearing (1) and part of city ward No. 4, city Survey Nondh No. 2152 & 2153 each Adm 25.92 Sq. Mtrs 92nd land bearing city Survey ward No.4, city Survey Nondh No.2190 Paikae 1/A/11/A/28 Paikae land adjacent to land bearing city Survey Nondh Nos. 2149,2150,2151,2152,2153,2154,2155,2156,2157 & 2158 bearing about 12.54 Sq. Mtrs, 15.89 Sq. Mtrs, 16.72 Sq. Mtrs, 15.88 Sq. Mtrs, 15.88 Sq. Mtrs, 15.89 Sq. Mtrs, 15.89 Sq. Mtrs, 15.05 Sq. Mtrs, 15.89 Sq. Mtrs, 15.89 Sq. Mtrs, 15.89 Sq. Mtrs, 15.89 Sq. Mtrs, 15.89 Sq. Mtrs (3) land bearing city survey ward No.4, city survey nondh No.2190 paikae 1/A/11/28 paikae western portion land admeasuring about 213.95 Sq. mtrs Totally Admeasuring about 417.85 Sq. Mtrs of Situated on Ring Road, Sahara Darwaja area of Surat City, Sub District & District Surat and bounded as: North: Shop No. 2003, South: Shop No. 2005, East: Passage, West: City Survey Nondh No. 2156.
2) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.
LOAN ACCOUNT NUMBER :- HF39364689 & HF39439640
1. Mr. Mayurkumar Madhavjibhai Marsoniya (Borrower/Mortgagor), 2. Mrs. Bhumikaben Mayurbhai Marsoniya (Co Borrower)
Above No. 1 & 2 Address are at: Mayur Dining Hall, 2nd floor, Shivam Dining Hall, Natrajnagar Main Road, Rajkot, Gujarat-360005.
Above No. 1 & 2 Address are Also at: Flat No. I-1301, Shreeji Heights, Ambika Township, 60 Feet Road, Rajkot, Gujarat-360004.
AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE
DEMAND NOTICE DATE : 16.10.2025 NPA DATE : 08.10.2025
Rs. 28,42,241.13/- (Rupees Twenty Eight Lakh Forty Two Thousand Two Hundred Forty One and Thirteen Paise only) as on 15-10-2025 together with further interest/ penal interest and other charges.
It is to be noted that your common CRN number is 213557276. Due to your CSG account No. CSG514795350 which has been classified as NPA on 08.10.2025, hence your Home Loan account No. HF39364689 & HF39439640 are also classified as NPA on 08.10.2025 in the bank's book of account which is in consonance to the RBI Master Circular bearing reference No. RBI/2015-14/25 UBD.BPD. (PCB) MC No.3/09.14.000/2014-2015 dated 1st July 2014. Clause 2.2.2 (i) read as: "In respect of the borrower having more than one facility with a bank, all the facilities granted by the bank will have to be treated as NPA and not the particular facility or part thereof which has become irregular."
DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-
All that piece and parcels of the Residential Flat having built up area 62.70 Sq. Mtrs situated on Second floor of the building known as "SHIVAM COMPLEX" constructed on land adm 354.51 Sq. Mtrs of Plot No. H/A-13 of T.P.S No.4 of F.P. No. 241 paikae of Revenue Survey No. 76 paikae of Village Rajai, Tal & Dist- Rajkot and bounded as below: North: Other Property, South: Margin space of Ground floor then road, East: Entrance of flat, Passage, Stairs & Road in Ground Floor, West: Other Property.
Borrowers/ Co-Borrowers/ Guarantors/ Mortgagors are advised to collect the Original Notice issued under Section 13 (2) from the undersigned on any working day by discharging valid receipt.
In case of any Objection / Representation, kindly address the same at below address :-
The Authorized Officer, Kotak Mahindra Bank Limited
Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015,
Date : 29.10.2025, Place : Surat & Rajkot
Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.



PROFECTUS CAPITAL
Registered and Corporate Office address: B/17, 4th Floor, Art Guild House, Behind Phoenix Marketcity Mall, Lal Bahadur Shastri Marg, Kuria (West), Mumbai, 400070.
Branch Address: The Imperia, Unit No. 1101, Opp. Shashini Maldan, Near Axis Bank, Rajkot - 360001.
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]
E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")
Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/ charged (collectively referred as "Property") to **Profectus Capital Pvt Ltd.** ("Secured Creditor/NBFC"), the possession of which has been taken by the Authorised Officer of the Secured Creditor under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on Date, for recovery of **Rs.1,06,33,562/- (Rupees One Crore Six Lakhs Thirty Three Thousand Five Hundred and Sixty Two Only)** outstanding as on 04.06.2024 due to the **Profectus Capital Pvt Ltd.** ("Secured Creditor) along with all outstanding dues (interest and charges) as on the date of Auction, due to the Profectus Capital Pvt Ltd under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 from the Borrower mentioned below by inviting bids as per below E-Auction schedule.
BRIEF DESCRIPTION OF PARTIES, OUTSTANDING DUES AND PROPERTY DETAILS

Name of the Borrower & Co-Borrowers.	Last Date for Receipt of Bids along with document(s)	Property Inspection Date & Time	Date, Time & Venue of Auction
1. NAVANKUMAR H PADIA (M/S. NIPON TRADING) 2. JAYASHRIBEN N PADIA	02.12.2025	24.11.2025 to 28.11.2025 Between 11:00 AM to 5:00 PM	3rd December, 2025 at 11:00 AM to 05.00 PM The E-Auction Sale will be conducted through online portal: https://sarfaesi.auctiontiger.net

Property Details (Secured Asset / Immovable Property)			Location	Reserved Price ("RP")	Earnest Money Deposit ("EMD")
Shop No.	Floor	Area (Sq. Mts)	Undivided Share (Sq Mts)		
5	GROUND	36.38	15.22	Block E in scheme known as Anant Sky, situated at: Survey No. 375, Final Plot No. 1 of T.P.S. No. 3 of Mouje : Ranip, Taluka: Sabarmati, District: Ahmedabad.	Rs.66,30,000/- Rs.6,63,000/-
6	GROUND	45.24	18.93		Rs.82,45,000/- Rs.8,24,500/-

The EMD shall be payable through Demand Draft / RTGS / NEFT or before date of receipt of 02.12.2025.
Payment Terms: A) 25% including EMD Paid : Immediately or latest before closing hours of the next working.
B) 75% Balance Amount: Within 15 days from the date of bid confirmation.
Contact Person Name & Contact Number: Mr. Avadhut Nalge; +91 9322293315 & Mr. Jayraj Upadhyay; +91 9879504320.
For detailed terms and conditions of sale, please visit below link: <https://www.profectuscapital.com/public-notices>
Interested bidders may avail support for E-Auction from **M/s e-Procurement Technologies Pvt. Ltd. (Auctiontiger) Support Help Desk No. 9265562818 / 9265562821 / 079-6613 6842. Contact Person Mr. Ran Sharma, Mob No. 8000029297.**
Date : 27.10.2025. Place : Ranip, Sabarmati, Ahmedabad.
Sd/-, Authorised officer, PROFECTUS CAPITAL PVT. LTD.



YES BANK
Branch Office: Yes Bank Limited, 1st Floor, Orbit Tower, Opp. Krushi Bazar, Sahara Darwaja, Ring Road, Surat - 395003.
Branch Office: Yes Bank Limited, 3rd Floor, Nath Edifice, Jilla Panchayat Chowk, Race Course, Rajkot.
Branch Office: Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055.
CIN: L65190MH2003PLC143249, Email: communications@yesbank.in, Website: www.yesbank.in
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrowers, Co-Borrowers, Guarantor and Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 05.12.2025 for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors.

Sr. No.	Names of the Borrower / Co-Borrower / Guarantor	Demand Notice Amount	Description of Property	Reserve Price & EMD (in Rs.)
1.	Baraiya Danajibhai Arjunbhai (Deceased) Through His Legal Heir Gitaben Danajibhai Baraiya & Gitaben Danajibhai Baraiya (Legal heir and Co-Borrower of late Borrower Baraiya Danajibhai Arjunbhai) & To All Legal Representative of Deceased Baraiya Danajibhai Arjunbhai	Rs. 27,12,140.51/- as on 17-08-2023	Property bearing Nondh no. 3543 admeasuring about 49.7962 sq.mtrs. along with Construction admeasuring about 34.8573 sq.mtrs. (as per SMC Municipal Vera Bill Tenament no. 02C-21-0301-0001) situated at : Navsari Bajar Malekavdi Bearing Nodha no. 3543 of Ward no. 2 Taluka: Surat City District: Surat	Rs.35,00,000/- Rs.3,50,000/-
2.	Sanjay Patil as the (Borrower & Mortgagor) & Pratibha Sanjay Patil as the (Co-Borrower & Mortgagor)	Rs.906342.42/- as on 10-09-2024	All that piece and parcel of the Plot no. 412 admeasuring 61.23 sq.yard i.e. 51.20 sq.mtrs. (K.U.P. Block no. 85/412 admeasuring 45.85 sq.mtrs.) in "Sai Angan Residency" Undivided land of the Society & COP admeasuring to 24.38 sq.mtrs. Constituting of the N.A. Land bearing. Revenue Survey no. 100 & 101 Block no.85 admeasuring He 3-99-56 sq.mtrs. Of Moje Village Jolwa Ta. Palsana Dist. Surat.	Rs.11,00,000/- Rs.1,10,000/-
3.	Vadgama Hirenbbhai Nareshbbhai as (Borrower) and Beenaben Hirenbbhai Vadgama as (Co-Borrower & Mortgagor) and Nareshbbhai Himatall Vadgama as (Guarantor)	Rs. 20,12,295.68/- as on 26-07-2024	Flat no. 202 built up area 34-335 sq.mtrs. and admeasuring 28.24 carpet area On 2nd floor of the low rise building Named "MARUTI PRIME" constructed of sub Plot no. 1340 -C over land admeasuring 133-77 sq.mtrs. of Plot no. 30, Revenue Survey no. 391 Paik of area known as "Geeta Nagar" of Revenue Survey ward no.7 City Survey no. 6079, T.P. scheme no. 04 (Rajkot), F.P. no. 1340 Moje village: Rajkot, Sub district and District: Rajkot, bearing under: East: F.P. no. 1353, West: Lift, stair, Passage after Flat no. 201, North: F.P. no. 1340 Paik Sub Plot no. 1340-B, South: F.P. no. 1341.	Rs.17,90,000/- Rs.1,79,000/-

✦ Date and time of e-auction : 05.12.2025, 11 am to 2 pm with extension of 5 minutes each
✦ Last date for submission of bid: 04.12.2025 ✦ Date of Property Inspection: 25.11.2025
For detailed terms and conditions of the sale, please refer to the link provided in <https://www.yesbank.in/about-us/media/auction-property-Secured-Creditor's-website> i.e. www.yesbank.in or <https://sarfaesi.auctiontiger.net>
In case of any difficulty in obtaining Tender Documents or e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of **YES BANK LTD., Property No. 1 & 2: Mr. Vaibhaskumar Chaudhari (vaibhaskumar.chaudhari@yesbank.in) on 7980800344 & Property no. 3: Mr. Bhagirathsinh Rayjada (bhagirathsinh.rayjada@yesbank.in) on 8160322752 and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers : 9265562821 / 9265562818 / 9265562818. Email: support@auctiontiger.net.
SALE NOTICE TO BORROWER / GUARANTORS
The above shall be treated as Notice of 30 days U/r. 9(1) of Security Interest (Enforcement) Rules, 2002
Date : 29.10.2025, Place : Surat & Rajkot
Sd/- Authorised Officer, Yes Bank Ltd.**



BANK OF MAHARASHTRA
Zonal office Ahmedabad, 1st Floor, Baleshwar Square, Opp. Iscon Temple, S G Highway, Ahmedabad-380015. M.: 9998686584, E-mail: bom1936@mahabank.co.in, cmabr_ah@mahabank.co.in, dzmahmedabad@mahabank.co.in
SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES [SEE PROVISION OF RULE 8(6)]
E - AUCTION : 05.12.2025, Time : 01:00 pm to 05:00 pm
E-Auction Sale Notice (30 days) for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described Movable/Immovable properties mortgaged/charged to the Bank of Maharashtra (Secured Creditor), the Constructive/Symbolic/Physical possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on as "As is where is, As is what is and whatever there is basis" on 05.12.2025 (For Sr. No. 1 to 2 i.e For Lot No. 1 to 2) for recovery of dues as mentioned below due to the Bank of Maharashtra (Secured Creditor) from below mentioned borrowers and guarantors. The known encum

