SCODA TUBES LIMITED

CIN: U28110GJ2008PLC055392;
Registered Office: Survey No. 1566/1 Village Rajpur, Tal. Kadi, Mehsana, Gujarat, India, 382740.
Telephone: + 91 2764 278 278; **Website:** www.scodatubes.com; **Email:** info@scodatubes.com

AUDITED FINANCIAL RESULT FOR THE QUARTER AND FINANCIAL YEAR ENDED ON MARCH 31, 2025

(₹ in Lakh except EPS)

Particulars	Quarter ended on 31/03/2025	Year ended on 31/03/2025	Quarter ended on 31/03/2024
	Audited	Audited	Audited
Total Income From Operations	1,253.66	4,888.46	1,257.61
Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	85.39	419.02	65.68
Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	85.39	419.02	65.68
Net Profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary items)	68.27	317.41	29.45
Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	68.40	317.74	29.46
Equity Share Capital	441.95	441.95	12.84
Reserves (excluding Revaluation Reserve as per the audited Balance Sheet of the previous year)	–	1,061.90	–
Earnings Per Share (for continuing and discontinued operations)-			
Basic: (not annualzed for the quarter ended)	1.51	7.60	0.74
Diluted: (not annualzed for the quarter ended)	1.51	7.60	0.74

Note:- The above financial is an extract of the detailed format of quarterly Financial Results filed with the National Stock Exchange of India Limited and BSE Limited under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015. The full format of the quarterly and annual Financial Results are available on the Website of NSE at www.nseindia.com and BSE at www.bseindia.com and Company's website at www.scodatubes.com and the same can be accessed by scanning the QR Code provided Upside -

For, **Scoda Tubes Limited**
--sd--
Jagrutkumar Rameshbhai Patel
(Managing Director) DIN- 06785595

Date: June 24, 2025
Place: Mehsana

MAHINDRA RURAL HOUSING FINANCE LTD.

SALE NOTICE

Corporate Office: Mahindra Rural Housing Finance Ltd. Sadhana House, 2nd Floor, 570 P.B. Marg Worli, Mumbai 400 018 India, Tel: +91 22 66523500 Fax: +91 22 24972741
Regional Office :- 82, 8th Floor, New York Tower-A, Near Thaltej Cross Road, Thaltej, Ahmedabad-380054

PUBLIC NOTICE FOR AUCTION-CUM-SALE OF IMMOVABLE PROPERTIES

In exercise of powers conferred under section 13 (4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after referred to as "SARFAESI Act") and Rule 8 and 9 of Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "Rules") for the purpose of recovering the secured debts, the authorized officer of the secured creditor M/s Mahindra Rural Housing Finance Ltd. (hereinafter referred to as "MRHFL") has decided to sell the secured asset (immoveable Property), the possession of which had been taken by the Authorised officer of the Secured Creditor under S. 13 (4) of SARFAESI Act, described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS BASIS" and the public and all concerned including the concerned borrowers/mortgagors, their representatives, as the case may be are hereby informed that the secured asset listed below will be sold by public auction for which the particulars of which are given below:

Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Mortgagors	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of property	Reserve price / EMD	Property Inspection Date & Times	Date & Time of Auction
1. BRANCH- AHMEDABAD Borrower: RAMILABEN KANUBHAI PATNI Co-Borrower : ASHISH KANUBHAI PATNI AKSHAY KANUBHAI PATNI SOMABHAI MOTIBHAI PATNI LAN: 1286693	11.06.2022 Rs. 9,41,765/- (Rupees Nine Lakh Forty One Thousand Seven Hundred Sixty Five Only)	26.04.2025	R S NO. 93/2, TPS NO.111, FP NO.116/1, FLAT NO. A/603, 6TH FLOOR, DEVKRUPA FLORA, MANMOHAN CROSS ROAD, NIKOL, AHMEDABAD, GUJARAT382415	Rs. 12,40,000/- / Rs. 1,24,000/-	26.07.2025	01.08.2025
2. BRANCH- SURAT Borrower: REKHA DILIP RAO Co-Borrower : DILIPBHAI CHUNILAL RAO LAN: 1291753	11.06.2022 Rs. 21,23,727/- (Rupees Twenty One Lakh Twenty Three Thousand Seven Hundred Twenty Seven Only)	18.04.2025	FLAT NO T/104, 1ST FLOOR, STAR GARDEN, VILLAGE-VARIYAY, SUB-DISTRICT-ADAJAN, DISTRICT-SURAT, GUJARAT-395009	Rs. 13,20,000/- / Rs. 1,32,000/-	26.07.2025	01.08.2025
3. BRANCH- AHMEDABAD Borrower: ASHOKKUMAR RAMVIR PAL Co-Borrower : AARTI ASHOKKUMAR PAL LAN: 1524552 & 1528650	22.08.2024 Rs. 2,42,067.66 & Rs. 2,86,311.38/- ((Rupees Two Lakh Forty Two Thousand Sixty Seven and Sixty Six Paise Only) & (Rupees Two Lakh Eighty Six Thousand Three Hundred Eleven and Thirty Eight Paise Only)	26.04.2025	SUR NO.459, 460/1, PLOT.24, FLAT NO.B/202, SECOUND FLOOR, ADITYA AAVAS , MOUJE & TALUKA-VATVA, DIST-AHMEDABAD, GUJARAT-382440	Rs. 4,55,000/- / Rs. 45,500/-	26.07.2025	01.08.2025

1. MRHFL acting through its Authorized Officer has now received offers to buy the same (offer amount is tabulated in the table above), and we intend to accept it, interalia considering the fact that the previous public auction held was unsuccessful.
2. To Participate in Auction intended bidder has to deposit 10 % of the Reserve Price.
3. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available on www.mahindraruralhousingfinance.com as well as above branch office. The sale will be subject to terms and conditions mentioned in Tender Form.
4. For further details, contact the Authorised Officers, Mr. Tejas Mahidhariya +91 9909963684. Last date of submission of sealed offers in the prescribed tender forms along with EMD on 31.07.2025 at the branch office address mentioned herein above. Tenders that are not filled up properly or tenders received beyond last date will be considered as invalied tender and shall accordingly be rejected. No interest shall be paid on the EMD.
5. Date of opening of the offers for properties is 01.08.2025 at the above mentioned branch office address at 11.00 AM. the tender will be opened in the presence of the Authorised Officer.
6. Date of inspection of the immovable properties for 26.07.2025 between 10.00 AM to 5.00 PM.
7. The Borrower(s)/Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002 to pay the sum mentioned as above before the date of Auction failing which the offer received will be accepted and the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Mahindra Rural Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped.
8. The immovable property will be sold to the highest tendered. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary.

Place: Gujarat **Date:** 25/06/2025 Sd/- Authorised officer Mahindra Rural Housing Finance Limited

Bank of Baroda

बैंक ऑफ़ बड़ौदा

Shapar Branch, Rajkot :
Survey No. 160/P-2, Plot No.1, Near Sardar Chowk, Veraval-Shapar, Tal. Kotda Sangani, Dist-Rajkot.

APPENDIX IV [See Rule 8(1)] Possession Notice (For 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 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 **08.04.2025** calling upon the **Borrower M/s Active Polymers - Proprietor Mr. Patoliya Maulikbhai Vithalbhai & Mr. Hiteshbhai Mohanbhai Gondaliya (Guarantor) and Mr. Vithalbhai Arjanbhai Patodiya (Guarantor), Address :** Opp. Bhumi Irrigation, B/h Vikas Stove, Jay Krishn Ind. Estate, Shapar, Veraval, Rajkot - 360 024 to repay the amount mentioned in the notice aggregating **Rs. 64,74,943.58 (Rupees Sixty Four Lakh Seventy Four Thousand Nine Hundred Forty Three and Fifty Eight Paisa Only)** as on **06.04.2025** together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery within 60 days from 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 **Symbolic 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 **21th day of Month June of the year 2025.**

The Borrower / Partners / Guarantors / Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the **Bank of Baroda** for an amount of **Rs. 64,74,943.58 (Rupees Sixty Four Lakh Seventy Four Thousand Nine Hundred Forty Three and Fifty Eight Paisa Only)** as on **06.04.2025** and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

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

DESCRIPTION OF IMMOVABLE PROPERTY

All that Piece and Parcel of the Property i.e an Industrial Building, constructed on NA Land Area 441-96 Sq. Mtrs. of Plot No. 21, situated at Revenue Survey No. 183/P2, 183/P3, 186/P2 & 186/P3 of Village Gundasara, in Sub Dist. Gondal, Regi. Dist. Rajkot, belonging to **Mr. Hiteshbhai Mohanbhai Gondaliya and Mr. Vithalbhai Arjanbhai Patodiya,** in the State of Gujarat and **Bounded as under :**
North : Common Plot - B, towards it Msmt. 30-48 Mtrs.
South : Plot No. 22, towards it Msmt. 30-48 Mtrs.
East : Plot No. 32, towards it Msmt. 14-50 Mtrs.
West : 10.50 Mtrs. Road, towards it Msmt. 14-50 Mtrs.

Date : 21.06.2025, Place : Rajkot Sd/- Authorised Officer, Bank of Baroda

PUBLIC ANNOUNCEMENT

(Under Regulation 19A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)
CHANGE IN RESOLUTION PROFESSIONAL

This is to inform all the stakeholders of European Projects & Aviation Limited that, in accordance with the provisions of Section 22 of the Insolvency and Bankruptcy Code, 2016, and based on the decision of the Committee of Creditors (CoC) in its 1st meeting held on April 23, 2025, and in pursuance of the order delivered on June 17, 2025 (Received on June 24, 2025 from IRP) passed by the Hon'ble National Company Law Tribunal, Mumbai Bench-V, **Mr. Laxmikant Yeshwant Desai (IBBI Reg. No. IBBI/IPA-001/IP-P01669/2019-2020/12641)** has been appointed as the Resolution Professional in place of Mr. Manoj Kumar Jain (IBBI Reg. No. IBBI/IPA-001/IP-P00535/2017-2018/10960), the erstwhile Interim Resolution Professional of European Projects & Aviation Limited.

Mr. Laxmikant Yeshwant Desai's contact details are as under.

Laxmikant Yeshwant Desai
Resolution Professional – European Projects & Aviation Limited (Under CIRP)
IBBI Regn. No.: IBBI/IPA-001/IP-P01669/2019-2020/12641
Communication Address: 503 Atharva Society,
M B Raut Road, Shivaji Park,Dadar West, Mumbai 400028.
Contact No: + 91 9920203366
Email id: nclt.epal@gmail.com

Place : Mumbai
Date : 24-06-2025

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.) (IIFL-HFL) 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/Co-Borrowers 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 borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower clears 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 in Rs.	Date of Demand Notice	Date of Possession
Mr. Ritikkumar Barot Mr. Sureshbhai Lallubhai Barot Mrs. Bhartiben Surehbai Barot **(Prospect No . IL10232625)**	All that piece and parcel of Flat No. B-103, Floor No. 1, Tower B, Ews-2, Tp No. 1, Plot No. 127, Khanpur-Sevasi, Vadodara, Gujarat, 391101. Area Admeasuring (IN SQ. FT.): Property Type: Area_Admeasuring Property Area: 423.00	**Rs.572495/-** (Rupees Five Lakh Seventy Two Thousand Four Hundred and Ninety Five Only)	**06/03/2025**	**19/06/2025**

For further details please contact to Authorised Officer at **Branch Office: 303, Third Floor, Goldcroft Complex, 65,66 Vishwas Colony, Opp.Swagat Restaurant, Jetalpur Road, Alkapuri, Vadodara, Gujarat-390007** or **Corporate Office:** Plot No.98, Phase-IV, Udyog Vihar, Gurgaon, Haryana.

Place: Baroda Date: 25-06-2025 Sd/- Authorised Officer, For IIFL Home Finance Ltd.

Phoenix ARC Private Limited

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS",** by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website : www.phoenixarc.co.in/ as per the details given below

Date and time of E-Auction -17-07-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)

Borrower(s) /Co-Borrower (s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LXADA00416-170034702 Branch: Adajan Borrower: Sonukumar Rajendra Prasad Co-Borrower: Sarojdevi Rajendra Prasad Guarantor : Deepak Rajendra Prasad	**14-09-2021For Rs:7,79,354/- (Rupees Seven Lac Seventy Nine Thousand Three Hundred Fifty Four Only)**	Plot No - 106, Devine Villa, Near Devine Residency, Utiyadara Road, Block No. - 743/1, R.S.No. - 737,738,739, Hathuran, Kosamba, Ankleshwar, Surat, Gujarat - 394111	**Reserve Price: Rs.3,00,000/- (Three Lakh Only) EMD: Rs. 30,000/-(Thirty Thousand Only) Last date of EMD Deposit:16-07-2025**

Terms and Conditions of E- Auction: 1.The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Deepak Thakur 8976766310 & , Sailesh Iyengar 9833801159,** details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2.All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3.For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4.At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5.The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6.The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7.The prospective/ intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place:Gujarat Date :25.06.2025 Sd/- Authorized Officer,Phoenix ARC Private Limited

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025,
CS : 8291889898 **Website**: www.motilaloswalhf.com, **Email:** hfquery@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formally known as Aspire Home Finance Corporation Ltd), under Securitisation 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 Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.
The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties 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 Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr No.	Loan Agreement No. / Name Of The Borrower/ Co Borrower/Guarantor	Date of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property : All That Part And Parcel Of Proprty Consiting Of Property Address
1	**LXSUR00115-160016517 / Borrower: Sabirali Abdulqadar Kadiwala Co-Borrower: Mustaqali Abdulqadar Kadiwala**	**08-04-2025 For Rs.1253574/-**	20-06-2025	Ward No. 2 Registered From Note No.-93 And Note No. 93/A Respectively 426.4263 Sq.mtr And 187.8931 Sq. Mtr Found In Total 614.3194 S.sq.,Flat No 502 5th Floor In Al Rauf Residency Rustampura Plot Land Measuring 58.0 Sq.m Surat Chorasi Gujarat 395002
2	**LXKAD00416-170043466 / Borrower: Mina Divakar Singh Co-Borrower: Divakar Pashupatinath Singh**	**08-04-2025 For Rs.852506/-**	20-06-2025	Plot No.76-F R.s.no.58 Block No.69 Total Area Plot No. 66.65 Sq.m Including All The Internal And External Rights Om Hari Om Residency Palsana Dist-Surat Kareli Palsana Surat Gujarat 394310
3	**LXRAJ00216-170043559 / Borrower: Prakashbhai Tabhabhai Rathod Co-Borrower: Pritiben Prakashbhai Rathod**	**08-04-2025 For Rs.481244/-**	21-06-2025	Tenament No A-68 Sub Plot No. 153 To 176 & 231 To 254/83 With A-Type Tenements , Anand Resi Pal Pipaliya Rd Pipaliya Pal Rajkot Nr Shapar Village Opp Khodal Resi Rajkot Gujarat 360024
4	**LXBHA00416-170035170 / Borrower: Manishbhai Mathurbhai Maniya Co-Borrower: Mukta Manishbhai Meniya**	**08-04-2025 For Rs.680283/-**	21-06-2025	Plot No.74p Radhekrishna 1 Nr Anand Dham Township Rs No.424/8 P1 Gadhada Rd Mouje Botad Tal And Dist. Botad Nr. Anand Dham Township Gadhda Rd 364710 Bhavnagar Gujarat
5	**LXSUR00315-160006955/ LXHOF04919-200076402 / Borrower: Lalita Ramkrishna Koli**	**08-04-2025 For Rs.923708/-**	20-06-2025	Flat No.402 Building No.f 4th Floor Ambica Township Moje Gam:Dindoli Surat Rs.no.83/1 B.no.121 Near Sharda School 394210 Surat Gujarat

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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and 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.

Place : Gujarat
Date : 25.06.2025
Sd/-, Authorized Officer
(Motilal Oswal Home Finance Limited)

IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031.
Tel: +91 44 4564 4000 | **Fax :** +91 44 4564 4022

APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the authorized officer of **IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(12) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.
The Borrower/Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

Loan A/c. No.	Borrower/s/ Co-borrower/s & Guarantors Name	Description of The Mortgaged Properties	Demand Notice Date	Demand Notice Outstanding Amount (Rs.)	Date and Type of Possession Taken
36591021	1. Lakhamanbhai Harjibhai Rabari, 2. Geetaben Lakhamanbhai Rabari	**All The Piece And Parcel of** Immovable Gamtal Property Gamtal Property Being A Milkat No. 897, Admeasuring 525 Sq. Feet With Construction Standing Thereon, Situated At Mouje/village: Zanu, Sub-district: Dascroi, District: Ahmedabad, Gujarat-382430, And **Bounded As:- East:** House of Ranchodbhai Rajabhai **West:** House of Maheshbhai Motibhai Raval **North:** House of Valubhai Harjibhai Rabari **South:** Open Passage Then Road	22.03.2025	Rs. 3,13,675.38/-	18-06-2025 Possession
72490551	1. Arth Patel, 2. Utkarshkumar Patel, 3. Patel Dakshaben	**All That Piece And Parcel of** Land Along With Structure Standing There On Being The Residential Property Out of Jagnnathpura Gram Panchayat Property No. 4/145 And Assessment Serial No. 667 In Old Gamtal, Total Admeasuring 900.00 Sq. Ft., Situated In The Sim of Patel Vas, Situated At Jagnnathpura, Ta.: Unjha, District: Mahesana, State: Gujarat-384140, And **Bounded As:- East:** House of Patel Sureshbhai Ishvarbhai **North:** Rasto **West:** House of Patel Navinbhai Umedbhai **South:** Open Land	29.03.2025	Rs. 5,27,322.95/-	18-06-2025 Possession
81945579	1. Kamleshbhai Manibhai Chauhan, 2. Gitaben Kamleshbhai Chauhan	**All That Piece And Parcel of** Immovable Gamtal Property Being A Anukram No. 1202, Milkat No.1150 Standing Thereon, Plot/land Area 50.186 Sq. Mtrs., Situated On The Land of Mouje/village: Telnar, Sub-district: Kapadvanj, District: Kheda, Gujarat-387650, And **Bounded As:- East:** House of Rathod Pratapji Magaji **West:** House of Chauhan Titaji Jelaji **North:** House of Bhudarji Madhaji Chauhan **South:** House of Chauhan Trikambhai Punabhai	29.03.2025	Rs. 2,72,901.10/-	18-06-2025 Possession

The Borrower/ Co-borrowers/ Guarantors 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 **IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)** for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Sd/-
Authorised Officer
IDFC FIRST Bank Limited
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Date: 18-06-2025
Place: Gujarat

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co- borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

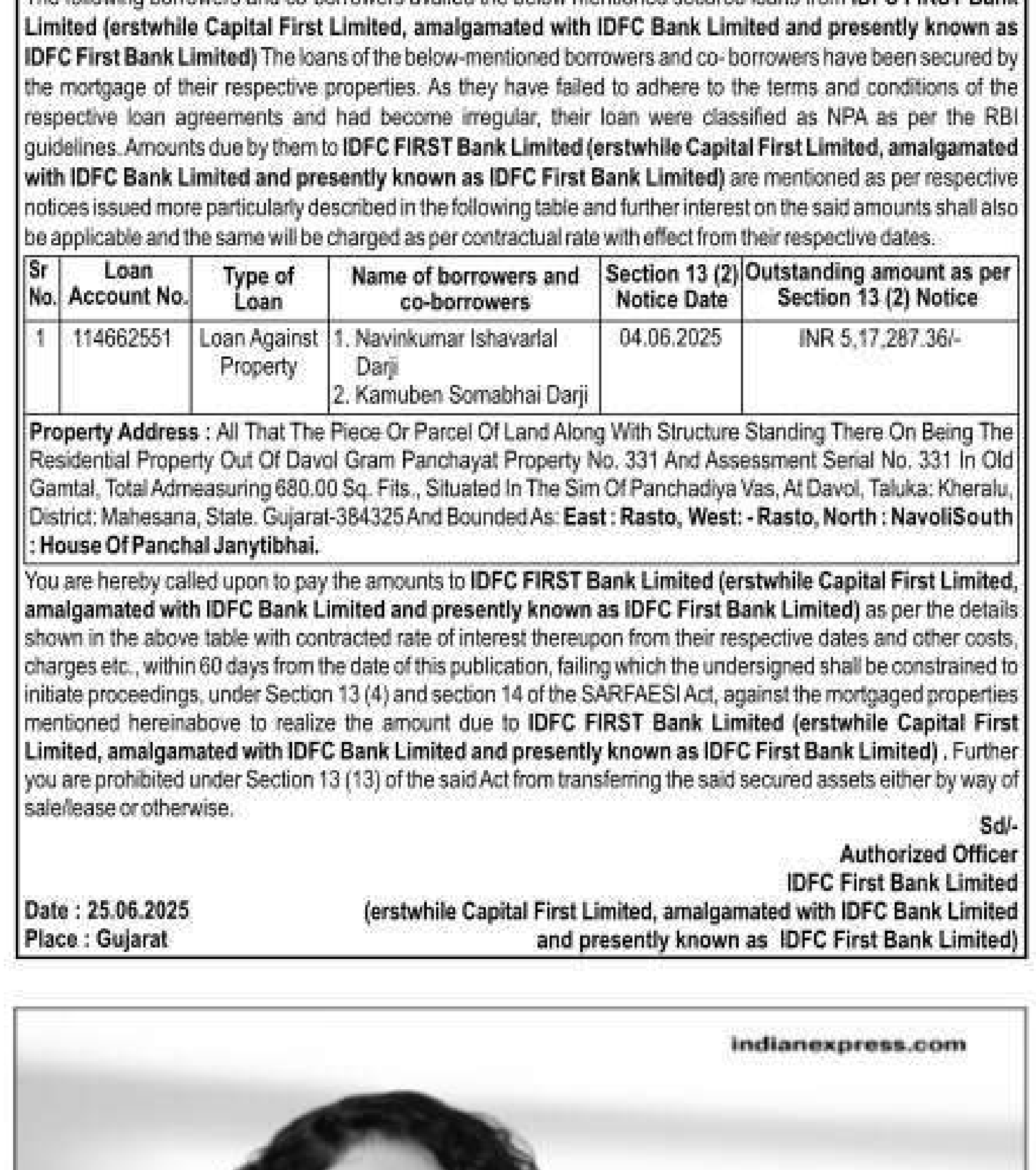
Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	114662551	Loan Against Property	1. Navinkumar Ishavarlal Darji 2. Kamuben Somabhai Darji	04.06.2025	INR 5,17,287.36/-

Property Address : All That The Piece Or Parcel Of Land Along With Structure Standing There On Being The Residential Property Out Of Davol Gram Panchayat Property No. 331 And Assessment Serial No. 331 In Old Gamtal, Total Admeasuring 680.00 Sq. Fits., Situated In The Sim Of Panchadiya Vas, At Davol, Taluka: Kheralu, District: Mahesana, State. Gujarat-384325 And Bounded As: **East : Rasto, West: - Rasto, North : NavoliSouth : House Of Panchal Janytibhai.**

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** . Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 25.06.2025
Place : Gujarat



UNITY SMALL FINANCE BANK LIMITED

DEMAND NOTICE U/s. 13 (2)

Registered Office: Basant Lok,Vasant Vihar ,New Delhi-110057. Corporate Office :Centrum House, Vidyanagari Marg, Kalina, Santacruz (E), Mumbai – 400 098

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

The undersigned being the Authorized Officer of **Unity Small Finance Bank Limited ("Bank")** under the Act and in exercise of powers conferred under Section 13 (12) 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. As some of the notice(s) are not served as per postal remarks, hence said notice(s) are being served upon the Borrower(s) by way of alternative mode of service i.e. through publication in News Papers.

S.No.	Loan Account Details	Secured Assets
1	**Borrower(s) Name:** **1) KALOTRA AJAYKUMAR L (BORROWER & MORTGAGOR)** **2) USHABEN GANPATBHAI MAKWANA (CO-BORROWER)** **Sanction Date:** 24/01/2022 **Loan Account No:** -CFSLSURLOAN000005001598 **Loan Amount:** Rs. 31,00,000.00/- **NPA Date:** 02/06/2025 **Demand Notice Date:** 10/06/2025 (Sent on 14/06/2025) **Demand Notice Amount:** Rs. 25,62,539.28 as on 06/06/2025) and interest & other charges	**ALL THE PIECE AND PARCELS OF IMMOVABLE PROPERTY OF LAND CONSTRUCTED ON WADHWAN R.S. NO. 1937 PAIKI PLOT NO. 7 PAIKI WESTERN SIDE LAND ADMEASURING 167.22 SQ. MTS,(SURRENDRANAGAR T.P SCHEME NO.1, F.P NO.2) WITHIN MINICIPALITY LIMITS, TALUKA-WADWAN, DIST-SURRENDRANAGAR AND BELONGING TO/OWNED BY KALOTRA AJAY KUMAR LABHUBHAI. BOUNDARIES (AS PER MORTGAGE DOCUMENT): EAST: FT. 90.00, PLOT NO.7 WEST: FT. 90, OTHER LAND NORTH: FT. 20.00, PLOT NO.3 SOUTH: FT. 20.00 FT. 20.00 WIDE ROAD**
2	**Borrower(s) Name:** **1) THAKOR SANJAYSINH KANUJI (BORROWER)** **2) THAKOR MANGUBEN KANUJI (CO-BORROWER & MORTGAGOR)** **3) THAKOR KANUJI SOMAJI (CO-BORROWER & MORTGAGOR)** **Sanction Date:** 13/03/2021 **Loan Account No:** -CFSLMHSLOAN000005000501 **Loan Amount:** Rs. 15,00,000.00/- **NPA Date:** 02/06/2025 **Demand Notice Date:** 09/06/2025 (Sent on 09/06/2025) **Demand Notice Amount:** Rs. 9,72,309.05/- as on 06/06/2025) and interest & other charges	**ALL THE PIECE AND PARCELS OF PLOT NO. 17 OF SHAYONA PARISAR WHICH IS SITUATED IN NEW SURVEY NO. 882 (OLD SURVEY NO. 152) OF RAMOSANA SIM, TA. & DIST. MEHSANA, BUILT UP AREA 57.75 SQ. MTRS, MARGIN LAND 72.69 SQ. MTRS. AND PROPORTIONAL LAND, ROAD AND COMMON PLOT AREA 60.00 SQ MTRS. TOTAL 190.44 SQ. MTRS. AND BOUNDED AS UNDER:- BOUNDARIES (AS PER MORTGAGE/SALE DOCUMENT): EAST: HOUSE NO. 18 WEST: MARGIN LAND AND INTERNAL ROAD NORTH: INTERNAL ROAD SOUTH: MARGIN LAND & HOUSE NO. 15 AND 16**
3	**Borrower(s) Name:** **1) OLAKIYA ARVINDBHAI NANUBHAI (BORROWER & MORTGAGOR)** **2) OLAKIYA HETALBEN ARVINDBHAI (CO-BORROWER)** **Sanction Date:** 12/10/2023 **Loan Account No:** -USFBSURLOAN000005014001 **Loan Amount:** Rs. 6,50,000.00/- **NPA Date:** 02/06/2025 **Demand Notice Date:** 09/06/2025 (Sent on 10/06/2025) **Demand Notice Amount:** Rs. 6,72,206.98/- as on 06/06/2025) and interest & other charges	**PROPERTY HAVING ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY , KUNDLI PANCHAYAT AAKARNI PATRAK NO.743 MILKHAT NO. 743, HOUSE NO 743. LAND ADMEASURING 247.49 SQ.MT, 296.00 SQ YARD, AND BEING AT KUNDLI, WITHIN PANCHAYAT LIMITS, TALUKA- RANPUR, DIST-BOTAD BOUNDARIES (AS PER MORTGAGE/SALE DOCUMENT): EAST: RAJESHBHAI NANUBHAI. WEST: UMARALA ROAD. NORTH: MOGAL MA MADHA SOUTH: HOUSE OF GORDHAN BHIKHA**
4	**Borrower(s) Name:** **1) HITESH KUMAR SUTHAR (BORROWER)** **2) SUTHAR BHANUBEN HASMUKHBHAI (CO-BORROWER & MORTGAGOR)** **Sanction Date:** 26/08/2022 **Loan Account No:** USFBMHSLOAN000005004566 **Loan Amount:** Rs. 3,95,000.00/- **NPA Date:** 02/06/2025 **Demand Notice Date:** 09/06/2025 (Sent on 09/06/2025) **Demand Notice Amount:** Rs. 3,52,203.06/- as on 06/06/2025) and interest & other charges	**ALL THAT PIECE OR PARCEL OF IMMOVABLE PROPERTY OF GRAM PANCHAYAT PROPERTY NO 7, SR. NO. 665, WHICH IS SITUATED AT. KANTHRAVI, TA. UNJHA, DIST. MEHSANA, ADMEASURING 675 SQ. FT. AND BOUNDED AS UNDER. BOUNDARIES (AS PER MORTGAGE/SALE DOCUMENT): EAST: PUBLIC ROAD WEST: OPEN LAND NORTH: PROPERTY OF HASMUKHBHAI SUTHAR SOUTH: HOUSE OF DINESHBHAI MADHAVLAL SUTHAR**
5	**Borrower(s) Name:** **1) BHARVAD BHANUBHAI (BORROWER)** **2) JASHUBEN BHANUBHAI BHARWAD (CO-BORROWER & MORTGAGOR)** **Sanction Date:** 22/01/2022 **Loan Account No:** -CFSLAHDLOAN000005001599 **Loan Amount:** Rs. 3,50,000.00/- **NPA Date:** 02/06/2025 **Demand Notice Date:** 09/06/2025 (Sent on 09/06/2025) **Demand Notice Amount:** Rs. 2,71,756.56/- as on 06/06/2025) and interest & other charges	**ALL THE PIECE AND PARCELS OF IMMOVABLE PROPERTY BEARING GRAM PANCHAYAT HOUSE NO. 614 (OLD GRAMP PANCHAYAT HOUSE NO. 566), PLOT ADMEASURING AREA 34*20 SQUARE FEET & CONSTRUCTED AREA THEREON, SITUATED, LYING AND BEING AT MOUJE. DAHEDA, TALUKA-KHAMBHAT, IN THE REGISTRATION DISTRICT KHAMBHAT AND SUB DISTRICT OF ANAND THAT THE SAID PROPERTY IS BOUNDED AS UNDER. BOUNDARIES (AS PER MORTGAGE/SALE DOCUMENT): EAST: ROAD WEST: ROAD NORTH: HOUSE OF NANABHAI HOTHIBHAI SOUTH: HOUSE OF VELABHAI BHIABHAI**
6	**Borrower(s) Name:** **1) ANIRUDDHSINGH GOHIL (BORROWER & MORTGAGOR)** **2) GOHIL HINABEN ANIRUDDH SINGH (CO-BORROWER)** **Sanction Date:** 29/01/2021 **Loan Account No:** -CFSLAHDLOAN000005000310 **Loan Amount:** Rs. 9,00,000/- **NPA Date:** 02/06/2025 **Demand Notice Date:** 16/06/2025 (Sent on 17/06/2025) **Demand Notice Amount:** Rs.7,52,307.38/- as on 06/06/2025) and interest & other charges	**ALL THAT PIECE AND PARCEL OF IMMOVEABLE BEATING HOUSE NO. 31, PADRA VILLAGE , TARAPUR CHOKDI TO VATAMAN ROAD, TARAPUR, ANAND-388 620, MOUJE – PADRA, VILLAGE, TA. TARAPUR, ANAND GUJARAT IS BEING BOUNDED BY, BOUNDARIES (AS PER MORTGAGE DEED) NORTH: HOUSE OF SAJUBHA AMERAJ SOUTH: HOUSE OF SUSHILSINH VIJAYSINH EAST: ROAD, WEST: VIJAYSINH GULABSINH'S COMPOUND.**

In case of failure to repay the aforesaid dues within a period of 60 (sixty) days, the undersigned shall be constrained to enforce the above Secured Assets under the provisions of the Act. Please note that as per section 13(13) of the Act, you are restrained from dealing with or transferring any of the secured assets referred to herewith, whether by way of sale, lease or otherwise. Any contravention of this provision is an offence and punishable under the Act.
The copy of demand notice is available with the undersigned and the Borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place: GUJARAT Date : 25-06-2025 Sd/- Authorized Officer, Unity Small Finance Bank Limited