

20 MICRONS[®] L I M I T E D

CIN: L99999GJ1987PLC009768

Regd. Office: 9-10, GIDC Industrial Estate, Waghodia, Dist.: Vadodara-391760

Ph.: +91 75 748 06350 | **E-Mail:** co_secretary@20microns.com | **Website:** www.20microns.com

July 10, 2025

To,
The Secretary,
BSE Ltd.
25th Floor,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400 001
Scrip Code - 533022

To,
Asst. Vice President,
National Stock Exchange of India Ltd.,
Exchange Plaza, Plot C/1, G Block
Bandra-Kurla Complex,
Bandra (E),
Mumbai - 400 051
Symbol - 20MICRONS

Dear Sirs,

Subject: Newspaper Advertisement – Intimation under Regulation 30 of SEBI (LODR) Regulations, 2015

Pursuant to Regulation 30 read with Schedule III, Part A, Para A, and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and in compliance with Section 108 of the Companies Act, 2013, read with Rule 20 of the Companies (Management and Administration) Rules, 2014, and the Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India (ICSI), please find enclosed herewith copies of **newspaper advertisements published on July 10, 2025**, giving notice of the **38th Annual General Meeting** of the Company scheduled to be held on **Friday, August 8, 2025 at 11:00 A.M. (IST) through Video Conferencing (VC)/Other Audio Visual Means (OAVM):**

- 1)** Business standard (English)
- 2)** Loksatta Jansatta (Gujarati)

The above advertisements are also available on the Company's website at www.20microns.com.

This intimation is being submitted for your information and record.

Thanking you,

Yours faithfully,
For 20 Microns Limited

Komal Pandey
Company Secretary & Compliance Officer
ACS 37092

Bank of Baroda
Main Branch, Anand-388001, Dist. Anand.

[Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

POSSESSION NOTICE
(For Immovable Property)

Whereas

The undersigned being the Authorised Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **24.04.2025** calling upon the Borrower. **Shri. MR. CHAUHAN MAHENDRASINH PUJABHAI** and **MRS. CHAUHAN BHIKHIBEN PUJABHA, MRS. GITABEN CHAUHAN (Co- Borrowers)** to repay the amount mentioned in the notice being **Rs. 20, 37,154/- Plus Interest (Rupees Twenty Lakh Thirty Seven Thousand One Hundred Fifty Four Only)** as on 24.04.2025 together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment within 60 days from the 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 symbolic 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 **04th day of July of the year 2025.**

The Borrower/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property/ies will be subject to the charge of Bank of Baroda for an amount of **Rs. 20, 37,154/- Plus Interest (Rupees Twenty Lakh Thirty Seven Thousand One Hundred Fifty Four Only)** and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment.

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.

Description of the Immovable Property

Equitable Mortgage of Land and Building situated on Plot No 4 admeasuring plot area 61.65 sq mtrs & within constructed house admeasuring construction area of Ground Floor area of 35.10 sq mtrs & first floor 35.10 sq mtrs on R/S No 3+4+5/P4 Krishna Anand Residency, Sub Plot No. 4, Kansara Road, Near Sardar School, Village Borsad, Tal Borsad Dist Anand Gujarat- 388540.

The property is Bounded by
East by:- Survey No. 3+4+5 Paikae Land, **West by:** House No. 3, **North By:** Plot No. 1, **South By:** Road

(Mr. NITIN LIHINE)
Date: 04.07.2025, Place: Anand Chief Manager/Authorised Officer

20 MICRONS®
LIMITED

CIN: L99999GJ1987PLC009768

Regd. Office: 9-10, GIDC Industrial Estate, WAGHODIA - 391 760.

Dist.: Vadodara Ph.: 75748 06350

E-mail: co_secretary@20microns.com Website: www.20microns.com

Notice of The 38th Annual General Meeting, Record Date for Dividend and E-voting Information

NOTICE is hereby given that the **38th Annual General Meeting ('AGM')** of Shareholders of **20 Microns Limited** will be held on **Friday, August 8, 2025 at 11:00 a.m. (IST)** through Video Conference (VC) / Other Audio Visual Means (OAVM) to transact the businesses, as set out in the Notice convening AGM. The Company has already dispatched the Annual Report for the Financial Year 2024-25 along with the Notice convening AGM, through electronic mode to the Shareholders whose email addresses are registered with the Company and / or Depositories in accordance with the Circulars issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India. The Annual Report along with the Notice of AGM is also available on the website of the company at www.20microns.com and on the website of NSDL (i.e. agency providing the remote e-voting facility) at www.evoting.nsdl.com

As per Regulation 36(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("SEBI Listing Regulations"), the letter mentioning web-link including the exact path, where complete details of the Annual Report are available, is being sent to those member(s) who have not registered their email address(es) either with the Company or with any Depository or Registrar and Share Transfer Agent (RTA) of the Company.

Record date for the purpose of dividend entitlement:

The Company has fixed Thursday, 24th July, 2025 as 'Record Date for determining entitlement of Shareholders for receiving Dividend (@ 25% i.e. Rs. 1.25/- per equity share having face value of Rs. 5/- each fully paid-up) for the Financial Year ended March 31, 2025, if approved at the AGM. The dividend will be paid within 30 days of shareholders' approval to the Shareholders whose names appear in the Company's Register of Shareholders as on the Record Date.

Remote e-voting and e-voting during AGM:

Pursuant to the provisions of Section 108 of the Act and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended and Regulation 44 of the SEBI Listing Regulations, the Shareholders are provided with the facility to cast their votes on all resolutions as set forth in the Notice convening the AGM using electronic voting system ('Remote e-voting') provided by NSDL. The voting rights of Shareholders shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on **Friday, August 1, 2025** ('cut-off date'). Only the members whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date only shall be entitled to avail the facility of remote e-voting as well as voting in the general meeting.

The remote e-voting period commences on **Tuesday, 5th August 2025 at 10.00 a.m. (IST)** and will end on **Thursday, 7th August 2025 at 5:00 p.m. (IST)**. During this period, the Shareholders may cast their vote electronically. The remote e-voting module shall be disabled by NSDL thereafter. Those Shareholders who shall be present in the AGM through VC/OAVM facility and had not cast their votes on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM.

The Shareholders who have cast their votes by remote e-voting prior to the AGM may also attend/ participate in the AGM through VC/OAVM but shall not be entitled to cast their votes again.

Any person, who acquires shares of the Company and becomes a Shareholder of the Company after the Notice has been sent electronically by the Company and holds shares as on the cut-off date; may obtain the login ID and password by sending a request to evoting@nsdl.co. However, if he/she is already registered with NSDL for remote e-voting, then he/she can use his/her existing User ID and password for casting the votes.

TDS on Dividend:

In accordance with the prevailing provisions of the Income Tax Act, 1961, the Company is required to deduct tax at source (TDS) at the prescribed rates on the dividend paid to its shareholders. The TDS rate would vary depending on the residential status of the shareholder(s) and the documents submitted by them and accepted by the Company.

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 7000 or Mr. Amit Vishal, Deputy Vice President or Ms. Pallavi Mhatre, Senior Manager from NSDL at their designated e-mail IDs: amity@nsdl.com or pallavi@nsdl.com. The address of NSDL is Trade World, A Wing, 4th Floor, Kamala Mills Compound, Lower Parel, Mumbai, Maharashtra 400013.

Shareholders may please note that in terms of circulars issued by MCA, the Company will not send physical copies of AGM Notice and Annual Report to the Shareholders.

The details of the AGM are available on the website of the Company at www.20microns.com, NSDL at www.evoting.nsdl.com, BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com.

For 20 Microns Limited
Komal Pandey
Company Secretary & Compliance Officer
ACS No.: 37092

Repco Home Finance Limited
SURAT BRANCH: Plot No-668 B and 668 C, 1st Floor, Varna House, Ring Rd, Udhana Darwaja, Surat, Gujarat 395002

E-AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002

Whereas the following Borrowers and Co-Borrowers have borrowed monies from Repco Home Finance Limited, Surat Branch and the details of the liability is furnished hereunder: Whereas the Company has issued Notice under SARFAESI Act and the Authorised Officer has taken possession of the mortgaged properties and issued a Notice on the dates mentioned below and the Company now has decided to sell the properties under Section 8 and 9 of the Security Interest (Enforcement) Rules 2002, in "As is where is condition" and "As is what is condition"

DATE AND TIME OF E-AUCTION: 12.08.2025, 11.00 a.m – 12.00 Noon
(with unlimited auto extension of 5 minutes)

Last Date & Time for submitting E-Tenders : 11.08.2025, 4.00 p.m.

S.No.1: Borrower: Mr.Bandubhai Yashwanthbai Patil, S/o Yashwanthbai S Patil, Co-Borrowers: 1.Mrs.Triveniben Bandubhai Patil, W/o Bandubhai Yashwanthbai Patil, 2.Mr.Ravindra Bandubhai Patil, S/o Bandubhai Yashwanthbai Patil, 3.Mr.Vijay Bandubhai Patil, S/o Bandubhai Yashwanthbai Patil, Guarantor: Mr.Arun Prahlad Chaudhary, S/o Prahlad Chaudhary; Demand Notice Date: 22.04.2019; Amount claimed as per Demand Notice (Account No. 2011870000348) ₹ 14,12,811/- as on 09.04.2019 together with further interest, costs and expenses; Possession Taken Date: 02.12.2019; Present Outstanding Amount ₹ 33,43,034/- as on 05.06.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of the land bearing Plot No.444 admeasuring 70.00 Sq.Yard after KJP Block No.3/444 admeasuring 58.52 Sq.Mtrs together with undivided proportionate share in COP and Road admeasuring 25.68 Sq.Mtrs of "Aradhana Lake Town Vihag - 2" situated on the land bearing Block No.3 (Block No. 3,4,5,6,7,8,9,10,12,19 & 362) of Village Jolwa Ta Palsana District Surat stands in the name of Dhanuskhilal Arjanbhai Maniya and Hareeshbhai Ajunbhai Maniya. The said Plot is bounded as follows: On or towards North by Adj Plot No.443, On or towards South by Adj Plot No.445, On or towards East by: Society Internal Road, On or towards West by: Adj Plot No.461.

RESERVE PRICE ₹ 14,00,000/- EMD (10% of Reserve Price) ₹ 1,40,000/- Minimum Bid Increment Amount ₹ 25,000/-

S.No.2: Borrower: Mr.Madan Kumar Sonar, S/o Mr.Mahesh Prasad, Co-Borrower: Mrs.Santidevi Madhan Kumar Yama, W/o Mr.Madhan Kumar Sonar, Guarantor: Mr.Vishnu Kumar Shah, S/o Runkmal Shah; Demand Notice Date: 26.10.2022; Amount claimed as per Demand Notice (Account No.2011870001018) ₹ 7,47,401/- as on 26.10.2022 together with further interest, costs and expenses; Possession Taken Date: 17.03.2023; Present Outstanding Amount ₹ 13,70,193/- as on 05.06.2025.

DESCRIPTION OF PROPERTY: All that piece and parcels of the land bearing Plot No. 226 Admeasuring about 48.00 Sq.Yards i.e. 40.19 Sq.Mtrs of Shree Vallabh Residency Situated On The Non Agricultural Land Bearing Revenue Survey No.146/2 And 149 I.E. Block No.170 after Revision Survey New Block No.184) of Village Haldharu, Taluka Kamrej District Surat is bounded by : Boundaries: On the North: Adj. Plot No.225, On the South: Adj. Plot No.227, On the East: Adj. Internal Road of Society, On the West: Adj. Plot No.245.

RESERVE PRICE ₹ 12,78,900/- EMD (10% of Reserve Price) ₹ 1,27,890/- Minimum Bid Increment Amount ₹ 25,000/-

S.No.3: Borrower: Mr.Pratap Singh Rajput, S/o Mr.Rod Singh Rajput, Co-Borrower: Mrs.Sohanibai Pratapsingh Rajput, W/o Mr.Pratapsingh Rajput, Guarantor: Mr.Drinsingh Dolatsingh Rathore, S/o Mr.Dolatsingh K.Rathore; Demand Notice Date: 16.02.2024; Amount claimed as per Demand Notice (Account No.2011870011322) ₹ 10,22,956/- as on 13.02.2024 together with further interest, costs and expenses; Possession Taken Date: 18.05.2024; Present Outstanding Amount: ₹ 10,52,343/- as on 04.06.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of land Property bearing Plot No.176, admeasuring about 60.20 Sq. mtrs equivalent to 72.00 Sq.yards together with Ground Floor Construction thereon (after KJP Block No.148/176 admeasuring about 55.93 Sq.mtrs) together with Undivided Proportionate share in road and COP admeasuring 34.31 Sq.mtrs at Hari Krishna Residency Situated on the land bearing Block No. 148 (Rev.S.No.115) admeasuring Hecto-2-65 Are-18 sq.mtrs of Village Bagumara, Sub District Taluka Palsana, District Surat. Four boundaries of the property: On the East: Adj. Plot No.175, On the West: Adj. Society Internal Road, On the North: Adj. Society Internal Road, On the South: Adj. Plot No.177.

RESERVE PRICE ₹ 14,32,000/- EMD (10% of Reserve Price) ₹ 1,43,200/- Minimum Bid Increment Amount ₹ 25,000/-

S.No.4: Borrower: Mr.Dharmesh Rameshbhai Tarasariya, S/o Rameshbhai Tarasariya, Co-Borrowers: 1.Mr.Rameshbhai Harjibhai Tarasariya, S/o Harjibhai Tarasariya, 2.Mrs.Vimalaben Rameshbhai Tarasariya, W/o Rameshbhai Tarasariya, Guarantor: Mr.Rohetbhai Ramjibhai Variya, S/o Ramjibhai Variya; Demand Notice Date: 10.10.2022; Amount claimed as per Demand Notice (Account No.2011870000806) ₹ 25,25,384/- as on 07.10.2022 together with further interest, costs and expenses; Possession Taken Date: 27.03.2023; Present Outstanding Amount: ₹ 33,83,094/- as on 04.06.2025.

DESCRIPTION OF PROPERTY: All the piece and parcel of property in Flat No.204 built up area Admeasuring 60.40 Sq.Meters on 2nd Floor together with undivided proportionate share in underneath land of T building of STAR GARDEN, constructed on the land bearing Block No.1276 Admeasuring 7016.00 Sq.Meters and Block No.1278 Admeasuring 9532.00 Sq.Meters, T. P. Scheme No.36 (Variety), O.P. No.29 & 31, Final Plot No.30 Admeasuring 4561.00 Sq.Meters and Final Plot No.32 Admeasuring 6262.00 Sq.Meters of Revenue Survey No.1341 and 1345 of Village - Varyav, Sub District Adajan, District-Surat The said Plot is bounded as follows: On the North: Flat No.T-203, On the South: Flat No.S-203, On the East: C.O.P-1, On the West: Flat No.T-201.

RESERVE PRICE ₹ 26,41,000/- EMD (10% of Reserve Price) ₹ 2,64,100/- Minimum Bid Increment Amount ₹ 25,000/-

For E-Auction procedure, please contact M/s. MSTC Limited, Mr.Damodaran -98410 02253 For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Surat Branch, on all working days between 10 a.m & 5 p.m. Contact Nos. Ph: 02612369505 & 99789 78373.

Date: 28.06.2025 / 30.06.2025 Authorised Officer, Repco Home Finance Limited

Ambalal Sarabhai Enterprises Limited®
Registered Office: Shanti Sadan, Mirzapur Road, Ahmedabad-380 001
CIN : L32100GJ1978PLC000315 BSE Scrip code: 500009, Website: www.ase.ltd E-mail: info@ase.ltd

NOTICE FOR 47th ANNUAL GENERAL MEETING, BOOK CLOSURE, RECORD DATE AND E-VOTING INFORMATION

Notice is hereby given that the **47th Annual General Meeting (AGM) of the Company will be held on Thursday, 31st July, 2025 at 11:00 A.M. IST through Video conference (VC) / Other Audio Visual Means (OAVM),** to transact the business as set out in the Notice dated 18th June, 2025 convening the AGM.

Ministry of Corporate Affairs ("MCA") vide its General Circular Nos. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020 and subsequent circulars issued in this regard, the latest being 9/2024 dated September 19, 2024, (collectively referred to as ("MCA Circulars")) has permitted the companies to hold their Annual General Meeting ("AGM" or "Meeting") through Video Conference ("VC") or through Other Audio-Visual Means ("OAVM") without the physical presence of Members at a common venue. In accordance with the Circulars, the Annual Report 2024-25, inter alia, containing the Notice of AGM including e-voting instructions have been sent only through electronic mode to the members whose e-mail addresses have been registered with the depositories/Company. The electronic dispatch of Annual Report to members has been completed as on 05th July 2025. Additionally, in accordance with Regulation 36(1)(b) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the Company has also sent a letter to shareholders whose e-mail addresses are not registered with Company/Registrar/DP providing the weblink of Company's website from where the Annual Report for FY 2024-25 can be accessed. The Notice of AGM and Annual Report 2024-25 is displayed on the website of the Company i.e. www.ase.ltd, website of stock exchange i.e. www.bseindia.com and also available on the website of CDSL i.e. www.evotingindia.com

The Register of Members and the Share Transfer Books of the Company will remain closed from 29.07.2025 to 31.07.2025 (both days inclusive) for the purpose of 47th AGM. As per the Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of SEBI (LODR) Regulations, 2015, the Company is providing the facilities to its members to cast their vote by 'Remote e-voting' on all the resolutions set forth in the said Notice. The details as required pursuant to the provisions of the Companies Act, 2013 and Rules made there under are given here under:-

- Remote e-voting start time, day and date:** Monday, 28.07.2025 at 9:00 (IST)
- Remote e-voting end time, day and date:** Wednesday 30.07.2025 at 17:00 (IST)
- Cut-off date for determining the rights of entitlements of Remote e-voting:** Thursday, 24.07.2025
- Those persons who have acquired shared and have become members of the Company after the notice of AGM has been sent electronically by the Company and whose names appear in the Register of Members of the Company / in the statement of beneficial owners maintained by depositories as on cut-off date can exercise their voting rights through Remote e-voting by following the procedure as mentioned in the Notice of AGM and can attend AGM through VC/OAVM.
- Remote e-voting shall not be allowed beyond:** After 5:00 PM on 30th July 2025, Wednesday
- Manner of casting vote on resolutions at the AGM:** The facility of e-Voting system shall be made available during the Meeting and the Members attending the Meeting, who have not cast their vote by remote e-Voting shall be able to exercise their right during the Meeting. The remote e-voting module on the day of the AGM shall be disabled by CDSL for voting 15 minutes after the conclusion of the Meeting Members who have already voted through remote e-voting would not be entitled to vote at the meeting. However, they shall be eligible to attend the meeting. For details relating to remote e-voting and at e-voting at the AGM, please refer to the Notice of AGM.
- Manner of registration of e-mail address and Bank details : Members who have not yet registered their e-mail addresses and not updated their Bank details are requested to follow the process mentioned below to receive Notice of the AGM and the Annual Report 2024-25 electronically.
 - For members holding shares in Physical Mode:** Send a request to the Registrar and Transfer Agents of the Company, MCS Share Transfer Agent, 88, Sampatnagar Colony, 1st Floor, Neelam Apartment, Above Chhapan Bhog Sweets, Alkapuri, Vadodara-390007 Email: mcstasatadara@gmail.com providing Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN/self-attested scanned copy of PAN card, AADHAR (self-attested scanned copy of Aadhar Card) for registering email address. The members may write to Company on dpunjan@ase.ltd
 - Member holding shares in demat mode can contact their Depository Participant (DP) and register email address and bank account details in demat account, as per the process advised by DP
- Contact details of person responsible to address the grievances connected with remote e-voting.**
Name of Official of CDSL - Mr. Rakesh Dalvi, Sr. Manager, Address- A Wing, 25th Floor, Marathon Futrex, Mafatali Mill Compounds, N. M Joshi Marg, Lower Parel (East), Mumbai-400013, E-mail:helpdesk.evoting@cdslindia.com Phone: 1800 21 09911

For Ambalal Sarabhai Enterprises Limited
Sd/- (Disha M Punjani)
Company Secretary & Compliance Officer
Mem.No. F13158

Date:- 10/07/2025
Place:- Ahmedabad

Outward No. 875/2025

DEBTS RECOVERY TRIBUNAL - II
(Ministry of Finance, Government of India)

स्थलमेव जयते 3rd Floor, Bhikhubhai Chamber, 18, Gandhi Kunj Society, Opp. Deepak Petrol Pump, Ellisbridge, Ahmedabad - 380006.

O.A. No. 601/2024 Exh. No. A/07

NOTICE THROUGH PAPER PUBLICATION

STATE BANK OF INDIA APPLICANT
VERSUS
MR. BABU M DEFENDANT

To,

- (1). **Mr. Babu M/s/o Munusamy**
C1/69, Vedant Vatika, Sunderpura Road, B/h. Essar Petrol Pump, Jambuva, Vadodara - 390013 Also at : 95, Punit Park Society, Nava Yard, Old Chhani Road, Vadodara - 390002.
- (2). **Mr. Vishal Khimjibhai Dhameliya**
B-31, Vishwakarma Society, Opp. Raneshwar Temple, Shubhanpura, Vadodara - 390023.

WHEREAS the above named applicant has filed the above referred application in this Tribunal.

1. 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 this Tribunal.
2. Defendant are hereby directed to show cause as to why the Original Application should not be allowed.
3. You are directed to appear before this Tribunal in person or through an Advocate on **15/07/2025 at 10.30 a.m.** and file the written statement / Reply with a copy thereof furnished to the applicant upon receipt of the notice.
4. Take Notice that in case of default, the Application shall be heard and decided in your absence.

Given Under my hand & Seal of the Tribunal on this 05/05/2025

Prepared by M.D. Checked by Asst. Registrar

SEAL

PUBLIC NOTICE

Notice is given to public at large that my client **M/s. Protectus Capital Pvt. Ltd.**, having its corporate office at B-17, 4th floor, Art Guild House, Phoenix MarketCity Mall, Kurla (West), Mumbai 400070 (Lender) intends grant credit facility to M/s. Nimesh Engineering Works (Prop. Mr. Dabhi Nirajbhai Jagdishbhai) and others (Borrower) to purchase to property described in Schedule below by . Mr. Dabhi Nirajbhai Jagdishbhai (Mortgagor) from Mr. Darshan Rajubhai Padhiyar (Seller) and create mortgage on said property to secure Loan sanctioned to the Borrower.

The Mortgagor has confirmed and declared to my client that the Seller has got the title over the said property vide registered Sale Deed dated 03.02.2023 registered under serial no. 2987 executed by Rajeshbhai Bhavarlal Shah in favour of Darshan Rajubhai Padhiyar .

The Mortgagor further confirmed that the Sale Deed dated 07.03.1992 and /or chain title deed dated 17.08.1994 duly registered with the office of Sub-Registrar under serial no. 5467 & 1807 has been lost or misplaced and not traceable even after complete due diligence and misplaced complaint has been lodged with the concerned police station.

The seller, purchaser and borrower have confirmed, declared and assured to Buyer and the Lender that the said property is not subject to any mortgage, lease, loan, surety, loss, succession, reservation, acquisition, requisition or otherwise howsoever and free from all encumbrances and have clean and marketable title and exclusive right to mortgage and deal with the said property.

Therefore any person(s) having any right, title, interest or claim in the said property of any part thereof by way of sale, gift, lease, inheritance, exchange, mortgage, charge, lien, trust, beneficial interest, possession, easement, tenancy, sub-tenancy, licence, hypothecation, maintenance, inheritance, power of attorney, order, decree, award attachment or otherwise howsoever are hereby required to make the same known in writing together with supporting documents to the undersigned within 14 days from the date hereof, failing which my client will proceed to disburse the loan, without any reference to such claim and the same, if any, shall be considered deemed to have been waived and/or abandoned

SCHEDULE
(Property Description)

All that piece and parcel of the immovable Non – Agricultural Land property being Shed No. 23 having area 39.43. sq. yards i. e. 32.97 sq. meters along with proportionate undivided share in the project land of the scheme known as "AGRAWAL INDUSTRIAL ESTATE" i. e "AGRAWAL ESTATE" constructed and situated on the non-agricultural land being Sup Plot No. 26 and 27 paiki of Final Plot No. 86 paiki of City Survey No. 405 -B in Town Planning Scheme No. 3 at Mouje Daryapur - Kazipur Taluka Asarwa in the Registration District of Ahmedabad and Sub District Ahmedabad – 6 (Naroda) bounded as – East -Private Plot No. 2/2 North -Public Road West -Private Plot No. 3/6 South -Private Road

Adv. Hardevpari M. Goswami
"Ground Floor" "Shiv Shakti" Madhuvan Society, Street No.2, B/h. Ayushman Hospital, 80 Feet Road, Nr. Vavdi Police Station, Nr. 150 Feet Ring Road, Rajkot-360004.

Union Bank
KATHOR BRANCH - Main Bazar, Kathor, Tal-Kamrej, Dist-Surat - 394150 | Contact : +91 - 9372131140
Email : ubini0531146@unionbankofindia.bank

DEMAND NOTICE UNDER SEC.13 (2) OF SARFAESI ACT, 2002
Ref : 311406650002779 | Place : Surat Date : 27-05-2025

To,

Mr. Vishal Jaysukhbhai Chodvadiya (Borrower)
Address : Plot No. 18, Gokuldharm Row House, Behind Royal Row House, Kamrej, Dist. Surat - 394150.

Address : Plot No. 234, Mahalaxmi Society, Yogi Chowk, Punagam, Dist. Surat - 395010

Mr. Nilesbhai Ramjibhai Chodvadiya (Guarantor)
Address : Plot No. B/95, 1st Floor, Ranjit Nagar Society, Behind Sapna Society, L. H. Road, Surat - 395006.

Sir/Madam,
SUB: Enforcement of Security Interest Action Notice -In connection with the credit facilities enjoyed by you with us - Classified as NPA

We have to inform you that your account namely **Mr. Vishal Jaysukhbhai Chodvadiya** have availed the following credit facilities from our Branch

| Type of Facility | Account Number | Limit Sanctioned (in Rs.) | Existing ROI (p.a.) | Date of NPA |
|----------------------------|------------------------|---------------------------|---------------------|-------------------|
| Term Loan (Housing) | 311406650002779 | 11,00,000.00 | 10.95 % | 23-05-2025 |

Further, we have to inform you that your account namely, **Mr. Vishal Jaysukhbhai Chodvadiya** has been classified as NPA account as on **23-05-2025** pursuant to your default in making repayment of dues/instalment/interest. As on Date **23-05-2025**, a sum of **Rs. 7,14,997.01 (Rupees Seven Lakh Fourteen Thousand Nine Hundred Ninety Seven and Paise One only)** is outstanding in your Account/Accounts as shown below :

| Particulars | Amount (in Rs.) |
|---|--------------------|
| Outstanding Balance as per extract from ledger showing balance as on date of NPA, i.e., 23.05.2025 | 6,89,562.90 |
| Unrecouped interest | 25,434.11 |
| Un-applied interest | 0.00 |
| Penal Interest | 0.00 |
| Less : Recovery | (0.00) |
| Total Outstanding amount payable as on 23-05-2025 | 7,14,997.01 |

In spite of our repeated demands, you have not discharged your liabilities in full. We do hereby call upon you in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement I Security Interest Act, 2002, to pay a sum of **Rs. 7,14,997.01 (Rupees Seven Lakh Fourteen Thousand Nine Hundred Ninety Seven and Paise One only) inclusive interest from 23-05-2025 together with uncovered interest (if any), cost & expenses and future interest from 24-05-2025** at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full **WITHIN 60 DAYS** from the date of receipt of this notice, failing which, we shall be constrained to enforce the following securities created by you in favour of the bank by exercising any or all of the rights given under the said Act.

DETAILS OF THE SECURED ASSETS:

All that piece and parcel of the property bearing Plot No. 18 admeasuring 45.70 sq.mtrs. i.e. 54.66 sq.yards (As per KJP Block No. 376/18 admeasuring area 76.25 sq.mtrs.) of "Gokuldharm Row House" situated on land bearing Revenue Survey No. 385/2, its Block No. 376 of Moje : Kamrej, Sub-District : Kamrej, Dist : Surat.Owned By : Mr. Vishal Jaysukhbhai Chodvadiya.

- 1) Please note that if you fail to remit the dues within 60 days and if Bank exercises all its rights under this Act and if the dues are not fully satisfied with the sale of proceeds of the secured assets, we shall be constrained to take appropriate legal action against you in a court of law/Debt Recovery Tribunal for recovery of the balance amount from you.
- 2) Please note that if you fail to remit the dues within 60 days and if Bank exercises all its rights under this Act and if the dues are not fully satisfied with the sale of proceeds of the secured assets, we shall be constrained to take appropriate legal action against you in a court of law/Debt Recovery Tribunal for recovery of the balance amount from you.
- 3) Your kind attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.
- 4) Please take note that after the receipt of this Notice, you shall not transfer any of the secured assets referred to above by way of sale, lease or otherwise without our prior consent in writing in terms of Sec. 13(13) of the Act.

Yours faithfully,
Date - 27-05-2025 | Place - Surat Authorised Officer, Union Bank of India

The Mehvana Urban Co-op Bank Ltd.
(Multi State Scheduled Bank)
Head Office : Corporate Building, Highway, Mehvana-384002.
Phone No. : (02762) 257233, 257234

Rule-8(1) Possession Notice
(FOR IMMOVABLE PROPERTY)

Whereas

The undersigned being the authorised officer of the **The Mehvana Urban Co-op Bank Ltd.** under the 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **07-04-2025** calling upon the borrower **Gurukrupa Apperals Private Limited Director:-(1) Ashwinkumar Mulchandbhai Bheda (2) Manjulaben Ashwinkumar Bheda (3) Nilay Ashwinkumar Bheda (4) Radhika Nilaykumar Bheda Guarantors:-(1) Dineshkumar Ratilal Joshi (2)Paresh Manilal Madhu (3) Ashwinkumar Mulchandbhai Bheda (4) Manjulaben Ashwinkumar Bheda (5) Nilay Ashwinkumar Bheda (6) Radhika Nilaykumar Bheda** to repay the amount mentioned in the notice being **Rs. 10,09,96,036 (Rupees Ten crores Nine Lakh Ninety Six thousand thirty six only)** up to **31.03.2025** Plus interest and costs etc. on it was to be paid within **60 days** from the receipt of this 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/her under section 13(4) of the said [Act] read with rule 9 of the said rules on this **07-07-2025.**

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 **The Mehvana Urban Co-op Bank Ltd.** for an amount **Rs. 10,09,96,036 (Rupees Ten crores Nine Lakh Ninety Six thousand thirty six only)** up to 31.03.2025 and interest thereon.

Description of the Immovable Property

PROPERTY IN THE NAME OF NILAY ASHWINKUMAR BHEDA
All That Piece Or Parcel Of Freehold Non-agricultural Land Situate Lying And Being At Village Bagdol,ta,kathal,di,kheda Bearing Consolidated Survey No.29/4(Old S. No.29/4 And 30/1) Of Mouje Bagdol Of Kathal Ta.in The Registration Di.kheda And Sub-district Of Kathal Ademeasuring 6678.00 Sq.mtrs./or Thereabouts Togetherwith Buildings And Structures Thereon (alongwith Construction Made/to Be Made On The Said Consolidated S.No.29/4) And The Said Consolidated S.No.29/4 is Bounded as Follows
East: Land of Suraj Shanaji, West: Road, **North:** Neliyu, **South:** land of Rajjiji Majji.

PROPERTY IN THE NAME OF NILAY ASHWINKUMAR BHEDA A SOLE PROPRIETOR OF M/S. GURUKRUPA APPERALS
All That Piece Or Parcel Of Freehold Non-agricultural Land Situate Lying And Being At Village Bagdol,ta,kathal,di,kheda Bearing S.No.31/1 Of Mouje Bagdol Of Kathal Ta.in The Registration Di.kheda And Sub-district Of Kathal Ademeasuring 3541.00 Sq.mtrs./or Thereabouts Togetherwith Buildings And Structures Thereon (alongwith Construction Made/to Be Made On The Said S.No.31/1) And The Said S.No.31/1 Bounded as Follows
East: Land of Survey No. 32, **West:**land of Survey No. 29/4 **North:** land of Survey No. 30, **South:** land of Survey No. 31 Part.

Date: 09-07-2025
Place: Mehvana

Authorised Officer
The Mehvana Urban Co-op Bank Ltd.

Navigate markets with foresight.

Get daily sector trends, market movers, and sharp insights — every day with **The Compass in Business Standard.**