



GUJARAT STATE FERTILIZERS & CHEMICALS LIMITED

Fertilizernagar - 391 750. Vadodara, Gujarat, INDIA.

CIN : L99999GJ1962PLC001121

NO.SEC/SE/ 2025

20th November, 2025

The Corporate Relationship Department
BSE Limited
1st Floor, New Trading Ring
Rotunda Bldg., P.J.Towers, Dalal Street
Fort, MUMBAI - 400 001
SCRIP CODE: 500690

The Manager, Listing Department
National Stock Exchange of India Ltd.
'Exchange Plaza', C/1, Block G
Bandra-Kurla Complex
Bandra (East), MUMBAI - 400 051
SYMBOL: GSFC

Dear Sir / Madam,

Sub: Newspaper Publication - Notice of Postal Ballot

Ref.: Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed newspaper clippings of the Public Notice of Postal Ballot in the following newspapers:

1. Financial Express (English Edition); and
2. Loksatta Jansatta (Vadodara Edition).

The newspaper publication is also disseminated on Company's website at www.gsfclimited.com.

Kindly take the above on record.

Thanking you,

Yours faithfully,

For Gujarat State Fertilizers & Chemicals Limited

Nidhi Pillai
Company Secretary &
Vice President (Legal)
Membership No.: A15142
E-mail : investors@gsfc ltd.com

Encl : As above

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 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 Authorized 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 borrowers attention is invited to provisions of sub-section (8) of section 13 of the Act. If the borrower fails to pay the dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Pamar Pravinbhai Chandubhai, Mrs. Ashaben Provincial Parmar, Mrs. Khushi Khatwani, Prospect No. IL107836709	All that piece and parcel of Flat No.8/A, 8th Floor, Scheme No. 1, Sonigya Apartment F Plot No.234 paki Sub plot no.4, Revenue Survey No.5512, Village Anand, Taluk and District Anand, Gujarat- 380011 Area Admeasuring (in Sq. Ft.) Property Type: Built Up Area, Carpet Area Property Area 538.00, 401 Thousand Four Hundred and Thirty Nine Only)	Rs. 967439.00/- (Rupees Nine Lakh Sixty Seven Thousand Four Hundred and Thirty Nine Only)	25/06/2025	17/11/2025

For further details please contact to Authorised Officer at Branch Office :- 1st Floor, Shaurya Building, Opp. Central Bank Of India, Above Cosmos Bank, Mayapour Road, Anand - 388001 or Corporate Office :- IIFL Tower, Plot No. 58, Udyog Vihar, Ph-V Gurugram, Haryana.

PLACE : GUJARAT | Date : 20.11.2025 | Sd/-, Authorised Officer, For IIFL Home Finance Limited

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum IT Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014 Branch Office: Office No. 402, 4th Floor, Aastha Corporate Capital, VIP Road, Bhanubhaya, Surat-395007 AUTHORIZED OFFICER'S DETAILS: NAME: Rahul Singh, EMAIL ID: rahul.singh42@bajajhousing.co.in, MOB No. 8669189048 & 9978336633

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE PROPERTIES

Notice is hereby given to the public in general that the below mentioned Borrower/co-borrower movable properties which is described hereunder is in the custody of Bajaj Housing Finance Limited ("BHFL") and Borrower/co-borrower have not come forward to take back the movables after issuing the notices. The movables properties will be sold through public auction as detailed below. The movable properties is being sold on 5th December 2025 and the bidding will be held on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" and on the terms and conditions specified here under:-

Details of Borrower/Co Borrowers /Guarantor(S) and Loan Details	DESCRIPTION OF THE MOVABLE PROPERTIES	Details of E Auction
LAN :- H42H8LD1064343 & H42H8L1068833 1. Binaben Vijaybhai Patel (Borrower)	1. Hall- Sofa (1), Ceiling fan-1, Chandelier-1, Fix Furniture-1, 2. Room-1, Wooden Bed-1, A.C. -1, Ward-1, Mattress-1, Wooden Closet-1, 3. Room-2 - A.C.-1, Wooden Bed-1, Wooden Closet-1, Sony Laptop-1, Mattress-1, Key Board-1, Ceiling fan-1, Fix Furniture-1 & Wearing Clothes-1, 3. Kitchen-1, Fix Furniture-1, Water Heater-1, Vacuum Cleaner-1 & Chimney-1	E-auction Date: 1st December, 2025 between 11:00 am to 12:00 pm with unlimited extension of 5 minutes Last date of submission of Earnest Money Deposit (EMD) with KYC is :- 29th November, 2025 up to 5:00 pm, (IST). Date of Inspection :- 20th November 2025 to 29th November, 2025 between 11:00 am to 4:00 pm (IST). Reserve Price For Movable properties Rs. 38,000/- (Rupees Thirty Eight Thousand Only) Earnest Money Deposit (EMD) :- RS. 3,800/- (Rupees Three Thousand Eight Hundred Only) 10% of Reserve Price. Bid Increment :- Rs.500/- (Rupees Five Hundred Only) & in such multiples.
2. Vijaybhai J Patel (Co-Borrower) Both At A 1203 Shivan Avenue, Near Silver Stone Hills - Dabholi Road, Surat, Gujarat-395004		

Terms and Conditions of the Public Auction are as under:- The movable properties will not be sold below the Reserve price. The Auction Sale will be online through e-auction portal. The e-auction will take place through portal https://bankauctions.in, on 1st December, 2025 - from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. The successful Bidder must deposit the balance 90% of the purchase amount (after adjusting 10% of the EMD already paid) within 3 days upon the acceptance of the bid. The balance 10% of the purchase amount will be paid by the bidder by the EMD paid shall be forfeited and cannot be claimed by the bidder from Bajaj Housing Finance Limited. "For detailed terms and conditions please refer company website url https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with authorized officer.

Date: 20.11.2025 Place:- Surat | Authorized Officer, (Rahul Singh), Bajaj Housing Finance Limited

HDB Financial Services Limited

REGISTERED OFFICE: Radhika 2nd floor, Low Garden Road, Navrangpura, Ahmedabad, Gujarat - 380009.

Branch Office: Shop No. 208 to 210, 2nd Floor, New Ashwini Square, Near Sosya Circle, Surat-395007.

Possession Notice

Whereas, The Authorised Officer Of HDB Financial Services Limited, Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (S4 OF 2002) And In Exercise Of Powers Conferred Under Section 13(12) Read With Rules 3 Of The Security Interest (Enforcement) Rules, 2002 Issued Demand Notice To The Borrower/S As Detailed Here under, Calling Upon The Respective Borrowers To Repay The Amount Mentioned In The Said Notice With All Costs, Charges And Expenses Till Actual Date Of Payment Within 60 Days From The Date Of Receipt Of The Same. The Said Borrowers/ Co-Borrowers Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrowers/ Co-Borrowers And The Public In General That The Undersigned In Exercise Of Powers Conferred On Him Under Section 13(4) Of The Said Act R/W Rule 3 Of The Said Rules Has Taken Symbolic Possession Of The Property Described Here under Of The Said Act On The Date Mentioned Along With The Borrowers In Particular And 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 HDB Financial Services Limited, For The Amount Specified Therein With Future Interest, Costs And Charges From The Respective Date.

Details Of The Borrower And Co-Borrower Under Scheduled Property, With Loan Account Numbers No. Outstanding Dues, Date Of Demand Notice And Possession Information Are Given Herein Below:-

(I) **Borrower And Co-Borrowers:-** 1. Kaishabaan Enterprise Private Limited 2. Bhicaji Dorabji Daverwala 3. Aadara Enterprise 4. Shaaban B. Daverwala 5. Maharukh Bhicaji Daverwala 6. Nasha Investment R/O (A) 227 B Road No. 6e, Udhna Udhay Nagar Nr. Holic Bank Udhna Surat- 394210. (B) Shop No. H1/A On The Higher Ground Floor And Shop No. H1/B On The Higher Ground Floor, Along With Undivided Share In Surat-395007. (C) Office No. 101 On The Higher Ground Floor Along With Undivided Share In The Land Of Parle Point Palace(Podium Block) Surat-395007. (D) Office No. 120 to 124 1st Floor Along With Undivided Share In The Land Of Parle Point Palace(Podium Block) Surat-395007. (E) Office No. H-22 To H-24 Higher Ground Floor Along With Undivided Share In The Land Of Parle Point Palace(Podium Block) Surat-395007. (F) E 1101 Krish Enclave Opp Agra Sweets Svr Collage, City Light Surat-395017. (G) Shop No. 1, Shivam Nagar Society Panchvati Complex Honey Park Road Adajan Surat-395009. (H) Tex Palazzo Hotel Surat Textiles Market Ring Road Surat-395001. (2) **Loan Account Number:-** 37023794. (3) **Loan Amount In INR:-** Rs.6,60,70,000/- (Rupees Six Crore Sixty Lakh Seventy Thousand Only). (4) **Detail Description Of The Security: Mortgage Property-I:** An Immovable Property bearing Office No. H-22 on the higher ground floor admeasuring 840 sq. fts. i.e. 78.04 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Shaahan Bhicaji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-II:** An Immovable Property bearing Office No. H-23 on the higher ground floor admeasuring 455 sq. fts. i.e. 42.27 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Maharukh Bhicaji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-III:** An Immovable Property bearing Office No. H-24 on the higher ground floor admeasuring 635 sq. fts. i.e. 58.85 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Shaahan Bhicaji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-IV:** An Immovable Property bearing Shop No. H1/A on the higher ground floor admeasuring 390 sq. fts. i.e. 36.24 sq. mts. Built Up Area, & Shop No. H1/B on the higher ground floor admeasuring 450 sq. fts. i.e. 41.82 sq. mts. Built Up Area, Along With Undivided Share in the land of Parle Point Palace & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 totally admeasuring 3066.48.25 sq. mts., of Ward Athwa, of Athwalines, Parle Point, City of Surat, Own By Nasa Investment A Partnership Firm. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-V:** An Immovable Property bearing Office No. 101 on the 1st floor admeasuring 803 sq. fts. i.e. 74.60 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Bhicaji Dorabji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-VI:** An Immovable Property bearing Office No. 120 on the 1st floor admeasuring 500 sq. fts. i.e. 45.45 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Maharukh Bhicaji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-VII:** An Immovable Property bearing Office No. 121 on the 1st floor admeasuring 395 sq. fts. i.e. 36.70 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Maharukh Bhicaji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-VIII:** An Immovable Property bearing Office No. 122 on the 1st floor admeasuring 755 sq. fts. i.e. 70.14 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Maharukh Bhicaji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-IX:** An Immovable Property bearing Office No. 123 on the 1st floor admeasuring 490 sq. fts. i.e. 45.52 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Maharukh Bhicaji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-X:** An Immovable Property bearing Office No. 124 on the 1 & floor admeasuring 340 sq. fts. i.e. 31.59 sq. mts. Carpet Area, Along With Undivided Share in the land of Parle Point Palace (Podium Block) & Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Ulma, City of Surat, Own By Maharukh Bhicaji Daverwala. Here to and along with all elementary rights and other rights and interests in respect of the said Property. (5) **Demand Notice Date:** 16/08/2025. (6) **Amount Due In INR:** Rs.6,62,38,063.60/- (Rupees Six Crore Two Lakh Thirty Eight Thousand Sixty Three - Paise Sixty Only) as of 11/08/2025 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. (7) **Possession Date:** 17-11-2025

1. 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 Asset.

2. For Any Objection And Settlement Please Contact **Mr. Rahil Hudda, Cont: 8460029100 (Area Collection Manager), Mr. Jeegneesh Dave: contect no. 7043042298 (Zonal Collection Manager)** And Mr. Sunil Vishwakarma Mobile No. 8600375505 (Area Legal Manager) At HDB Financial Services Limited.

Place: Surat | Date: 20/11/2025 | Sd/-, Authorised Officer, For HDB Financial Services Limited

IDFC FIRST Bank

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

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

S. No.	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Mortgaged Property Address	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time of EMD of Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
1.	INR 37637008.59/- Demand Notice dated: 12-Jun-2024	1220147, 1167231 & 1779041	Arvind Automobiles Pvt. Ltd, Nileshkumar Arvindbhai Patel, Arvindbhai Purshotomdas Patel, Jainabhai Nileshbhai Patel & Umilaben Arvindbhai Patel	All That Piece And Parcel Of Immovable Property Being Automobile Showroom And Workshop Near Charotar Bank, Anand, Total Admeasuring 11409.58 Sq. Ft. (1060.37 Sq. Mtrs.), And Construction There Upon Situated On The Land Bearing R.S. No. 2420/A/1/P, C.S. No. 357 & 356, T.P Scheme No. 1, F.P. No. 367 & 368/B, In The Name Arvind Automobiles Pvt. Ltd., Of Village Moje: Anand, Registration District & Sub District Anand, Gujarat-388001, Said Property Is Bounded As Under:- East: F.P. No. 366, West: Remaining Plot Of F.P. No. 368 Paiki, North: F.P. 368 Paiki & South: 15.24 Mtrs. Wide T.P.Road	INR 54159840.00/-	INR 5415984.00/-	10-Dec-2025 11.00 AM to 1.00 PM	09-Dec-2025 10.00 AM to 5.00 PM	02-Dec-2025 10:00 AM	Name- Rohan Shah Contact Number- 8320074959 Name- Chinmay Acharya Contact Number- 9574448844
2.	INR 11016857.00/- Demand Notice dated: 18-Nov-2024	10094681609 & 10094680015	M/S Shri Ram Traders, Vipulbhai L Rathitha & Kaminiben Rathitha	All That Piece And Parcel Of Immovable Property Comprising Of Land Admeasuring About 60.08 Sq. Mtr. Along With Construction Of City Survey No. 740/B Paiki In City Survey Ward No. 2 Of Rajkot City, Gujarat-360001, And Bounded As:- East: Other's Property, West: Road, North: Other's Property & South: Other's Property	INR 6882489.00/-	INR 688248.90/-	10-Dec-2025 11.00 AM to 1.00 PM	09-Dec-2025 10.00 AM to 5.00 PM	02-Dec-2025 10:00 AM	Name- Rajiv Khambhati Contact Number- 9727062087 Name- Pooja Goyal Contact Number- 9913465019

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Date: 21.11.2025 | Place: Gujarat | Authorised Officer, IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd)

U GRO Capital Limited

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

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (S4 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the date, month and year mentioned below.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO Capital Limited for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1.	1. RAMBHAROSE FATAKDA 2. RAMBHAROSE ENTERPRISE 3. DHARAMDAS KHETANI 4. KHEHANI VINAYKUMAR 5. KHETANILAJAVANTIBEN Loan Account Number: UGJAMTTH000005016	Demand Notice dated 02/09/2025 for an amount of Rs. 53,68,570.00/- (Rupees Fifty Three Lakh Sixty Eight Thousand Five Hundred Seventy Only) as on 29-Aug-2025	Description Of All That Pieces And Parcels Of Immovable Property Comprising Of Residential Property On Land Area Adm. 21-92.52 Sq. Mt. With Construction Adm.- 43-97 Sq. Mt. Situated At Main Part-D, Sheet No. 2, C.S. No. 45/3, Jamna Dera, Nr. Bharajania Utara, Jammagar Tal. & Dist: Jammagar And Bounded As: North: Survey No. 40 & Survey No. 80 South: Survey No. 45 East: Survey No. 45/1 & Ravki Land (Faliyu) West: Survey No. 41	18.11.2025

Place: GUJARAT | Date: 20.11.2025 | Sd/-(Authorized Officer) For UGRO Capital Limited

U GRO Capital Limited

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

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affidavit and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:-

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1.	1. BHAGVALAXMI TRADING COMPANY 2. RAMAIAHTR KHEMCHAND SHARMA 3. DINESH RAMAYATRI SHARMA 4. DINESH BODY REPAIRERS LAN - HCFAMHSEC00001013071	Demand Notice Date: 18-Oct-25 Notice Amount: Rs. 89,16,406.00/- As on 16-Oct-25

Description Of Secured Asset(s):- All That Piece And Parcel Of Immovable Property Bearing No. 13 Admeasuring 170 Square Yards Plot Area Thereon 106.7 Square Meter Construction Area In The Scheme Known As 'Avadhut Co-Operative Housing Society Ltd.' Situated On The Non-Agricultural Land Bearing Revenue Survey No. 115, 108/1, 116/1, 116/3 And 116/4, Final Plot No. 51 Paiki Of Town Planning Scheme No. 1 Lying And Being At Moje Naroda, Taluka Asarva, In The Registration District Ahmedabad And Sub-District Of Ahmedabad-6 (Naroda) Within The State Gujarat. East- Bangalou No. 14 & Society Road West- Bangalou No. 12 North - Adjacent Property South - Mansi Apartment.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinafter within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited.

In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(1) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: AHMEDABAD | Date: 20/11/2025 | Sd/- (Authorized Officer) For UGRO Capital Limited, authorised.officer@ugrocapital.com

IDBI BANK

Siddhanath Branch : Ground Floor, Central Petrol Station, Opp. Patel Colony, Siddhanath Road, Vadodara, Gujarat-390001.

PUBLIC NOTICE FOR E-AUCTION

This E-Auction Notice is given to public in general that 1232.10 MTS of Paddy and 221.50 MTS of Rice ("commodities") shall be auctioned on "As is what is", "As is where is" and "Whatever there is" basis. The Details of commodity, Reserve Price and Earnest Money Deposit are as mentioned below:-

Sr. No.	Commodity	Quantity in MTS	Reserve Price in per MTS (Rs.)	EMD
1.	Paddy 1121	1232.10	36,000/-	
2.	Rice Sella 1121	121.50	68,000/-	5% of Bid Value of Default Stocks
3.	Rice Steam 1121	100.00	78,000/-	

The Commodities are pledged to IDBI Bank and are stored in godown/warehouse situated at Godown No. 4, Vadodara Sugar Factory, Vadodara District Co-op Sugarcane Growers' Union Ltd., Gandhara, Taluka - Karjan, District -Vadodara, Gujarat, Pin - 391210. NCDEX e-Market Ltd (NeML) is authorized for conducting e-Auction process on behalf of IDBI Bank, Siddhanath Branch, Vadodara.

Interested Buyers / Individuals / Participants may participate in the e-Auction process to be conducted on 05.12.2025 through the website of NeML at <http://market.neml.in>. Detailed terms and conditions of said e-Auction are available at the website of NeML at www.neml.in under the link circulars.

In case of non-completion/partial completion of e-Auction process, The Bank may conduct re-auction on the same day or any different date with same/different terms & conditions of tender document. Information in this regard will be available on the website of NeML at www.neml.in.

For any query kindly contact to Mr. Jigar Mehta - 9428222455, Mr. Shrikant Patel- 8460551910, Mr. Ashish Parik - 9574025807, Mr. Anand Saluja - 9826562657, Mr. Sanjay Shah - 99133131576.

The e-Auction will be conducted on December 05, 2025 at 1.00 PM. Sd/-
Date : 20.11.2025, Place : Vadodara | Authorized Officer, IDBI Bank Limited

U GRO Capital Limited

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

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affidavit and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:-

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1.	1) INDIAN MOTORS 2) SHABANABANU ABDUL SHAIKH 3) ABDUL TOUSIF ABDUL SALIM SALIM 4) ABDULLASAM ABDULSATTAH SHAIKH LAN - HCFAMHSEC0001032329	Demand Notice date: 13-Nov-25 Notice Amount: 1,59,85,272.00/- (Rupees One Crore Fifty Nine Lakh Eighty Five Thousand Two Hundred Seventy Two Only) As on 06/11/2025

Description of Secured Asset(s):- Property Details - 1- All That Right, Title And Interest Of Industrial Property Bearing Shop No. 11 Admeasuring 728 Sq. Feet I.E. 67.63 Sq. Mtrs. (Carpet Area), With Undivided Right In The Land And Common Ammonities, In The Scheme Known As "East Brook Estate" Situated Land Of Survey No. 368/2 Of Mouje/Village: Rakhiyal, Mouje Specific Situated Land Of F.P. No. 112 Of T.P. Scheme No. 10, Of Mouje/Village: Rakhiyal, Taluka- Maninagar, And Dist: Ahmedabad And Registration District Ahmedabad-7 (Odhav) Boundaries East Shop No. 10 West: Margin North: Internal Road South: Municipal School After Margin. Property Details - 2- All That Right, Title And Interest Of Industrial Property Bearing Shop No. 5 Admeasuring 556 Sq. Feet I.E. 51.65 Sq. Mtrs. (Carpet Area), With Undivided Right In The Land And Common Ammonities, In The Scheme Known As "East Brook Estate" Situated Land Of Survey No. 368/2 Of Mouje/Village: Rakhiyal, Mouje Specific Situated Land Of F.P. No. 112 Of T.P. Scheme No. 10, Of Mouje/Village: Rakhiyal, Taluka- Maninagar, And Dist: Ahmedabad And Registration District Ahmedabad-7 (Odhav) Within The State Of Gujarat. Boundaries East: Shop No. 4 West: Lift, Stair And Shop No. 6 North: Shop No. 6 South: Municipal School After Margin. Property Details - 3- All That Right, Title And Interest Of Industrial Property Bearing Shop No. 101 To 105 (Shop No. 1, 2, 3, 4 & 5 As Per Plan), Total Admeasuring Around 1555 Sq. Feet I.E. 144.46 Sq. Mtrs. Carpet Area, Having Built Up Area Admeasuring Around 2726 Sq. Feet I.E. 253.25 Sq. Mtrs. On 11 Floor. With Undivided Right In The Land And Common Ammonities, In The Scheme Known As "East Brook Estate", Situated Land Of Survey No. 368/2 Of Mouje/Village: Rakhiyal, Mouje Specific Situated Land Of F.P. No. 112 Of T.P. Scheme No. 10, Of Mouje/Village: Rakhiyal, Tal Uka- Maninagar, And Dist: Ahmedabad Ahmedabad-7 (Odhav). Boundaries Of Shop No. 101 To 105 East - T. P. Road After Margin Space West - Lift And Shop No. 6 North- Internal Road South - Basement Ramp

| 2. | 1) PRAGATI COMPUTER CLASSES AND JOBWORK 2) YASHIKABEN VIRENBHAI MEHTA 3) PRAFULCHANDRA LABHSHANKAR MEHTA 4) VIREN PRAFULCHANDRA MAHETA 5) AMIT PRAFULCHANDRA MEHTA LAN - UGJAMJMS000072396 | Demand Notice date: 13-Nov-25 Notice Amount: 37,32,756.00/- (Rupees Thirty Seven Lakh Thirty Two Thousand Seven Hundred Fifty Six Only) As on 06/11/2025 |

PROPERTY ADDRESS:- Property Details: 1- Property-1: All That Pieces And Parcels Of Property Of Room & Corridor & Open Land & Chnl On Land Area Adm. 39-48.25 Sq. Mt. With Construction Situated At Main Part-B, Sheet No. 7, C. S. No. 442 Paiki, Pipala Sheri, Nr. Jalani Jar, jammagar And Bounded As: Boundari East: On Or Towards The North: C. S. No. 442 Paiki On Or Towards The South: C. S. No. 441 On Or Towards The East: Ravli Land On Or Towards The West: C. S. No. 442 Paiki Property Details 2. All That Pieces And Parcels Of Property Of Ravli Land Area Adm. 2-97 Sq. Mt. Situated At Main Part-B, Sheet No. 7, C. S. No. 442 Paiki, Pipala Sheri, Nr. Jalani Jar, jammagar And Bounded As: Boundaries: On Or Towards The North: Ravli Land On Or Towards The South: Ravli Land & C. S. No. 441 On Or Towards The East: C. S. No. 442 On Or Towards The West- Ravli Street Property Details 3. All That Pieces And Parcels Of Property Bearing Office No. 444 Builtup Area Adm. 20-84 Sq. Mt. & Super Built-Up Area Adm. 35-59 Sq. Adm. On Fourth Floor Of Complex Named "Indraprasth" Situated At Main Part-A, Sheet No. 1, C. S. No. 74/1 & 90, Panchswar Tower Road Jammagar And Bounded As- On Or Towards The North:- Common Passage On Or Towards The South:- Common Passage On Or Towards The East:- Office No. 443 On Or Towards The West:- Common Passage

| 3. | 1) SAI PARAMEDICAL INSTITUTE 2) SUNILKUMAR GOVINDPRASAD RAVAL 3) JIGNASABEN SUNILKUMAR RAVAL 4) SAI PARAMEDICAL INSTITUTE LAN - HCFAMHSEC00001035196, HCFAMHSEC00001009607 | Demand Notice Date: 13-Nov-2025 Notice Amount: 30,04,507.00/- (Rupees Thirty Lakh Four Thousand Five Hundred Seven Only) As on 05/11/2025,06/11/2025 |

PROPERTY ADDRESS:- All That Right, Title And Interest Of Property Bearing Shop No.204 Adm 16x74 Sq. Mtrs, Situated At - Survey No.486/3, Final Plot No.57 Of T.P Scheme No.1 Of Mouje Viramgam, Taluka: Viramgam, In The Registration District Ahmedabad And Sub-District Of Viramgam. East - Lobby West - Open Plot North - Road Then Townhal South - Patel Furniture

| 4. | 1) UWAISH CABLE NETWORK 2) POTHIYA SHAHIN RAFIK 3) POTHIYA RAFIK LAN - UBGRHMS0000045431 | Demand Notice Date: 13-Nov-25 Notice Amount: 25,24,131.00/- (Rupees Twenty Five Lakh Twenty Four Thousand One Hundred Thirty One Only) As on 05/11/2025 |

PROPERTY ADDRESS:- Old Property No. 4/145, New Property No. 975, Isipalya Faliyu Gf Ad Area 55.76 Sq.Mt, Ff Ad Area 55.76 Sq. Mt. Total Area 111.52 Sq.Mt Situated At The Limit Of Sansrod, Ta-Karjan, Dist-Vadodra. Boundaries: On Or Towards The East: Gabhan Of Property No. 4/146 On Or Towards The West: House Of Yakub Ali Saleh On Or Towards The North: House Of Ismail Mohammad Dasu On Or Towards

