



JBF Industries Limited

(Under Corporate Insolvency Resolution Process)

Dated: 22nd May, 2026.

The Secretary Bombay Stock Exchange Limited Pheroze Jeejabhoy Towers, Dalal Street, Mumbai, Maharashtra 400 001. Scrip Code : 514034	The Secretary National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra East Mumbai, Maharashtra 400 051. Symbol : JBFIND
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Dear Sir/Madam,

Sub: Disclosure under Regulation 30 read with Regulation 47(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Newspaper Publication

Pursuant to Regulation 30, Regulation 47(3) read with Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith the newspaper clipping regarding the Extract of Audited Financial Results of the Company for the quarter & year ended March 31, 2026, published in Financial Express (English Newspaper) and Financial Express (Gujarati Newspaper) on Thursday, 21st May, 2026.

You are requested to take the above information on record.

Thanking you,

Yours faithfully,

For JBF INDUSTRIES LIMITED

Mr. Mukesh Verma

Resolution Professional (RP)

Registration No: IBBI/PA-001/IP-P01665/2019-2020/12522

Encl : As above

Regd Office : Shop No.4, Ground Floor, Building No.A, Shubh Laxmi Complex, Near Prabhat School
Chanandevi, Amli, Silvassa, Dadra & Nagar Haveli – 396230,

Earlier Regd Office : 1st Floor, Building No.B-2, Tirupati Residency, Tirupati Balaji Temple, Basera
Road, Silvassa, Dadra & Nagar Haveli – 396230,

CIN : L99999DN1982PLC000128

Tel ; +91 6356020333 E-mail : cirp.jbf@gmail.com, sec.shares@jbfmail.com

AAVAS FINANCIERS LIMITED (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020										
APPENDIX-IV-A [See proviso to rule 8(6)] 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) 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)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED, the same shall be referred herein after as AFL . The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AFL viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net .										
Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) 211210601903023 & 211210601942824 Ramnarayan Sahu, Mantor Devi	Rs. 527784/- & Rs. 538212/- Dues As On 18 May 2026	09 Jul 25 Rs. 448234/- & Rs. 446499/- Dues As On 04 Jul 25	11 Apr 26	Flat No. 301, Third Floor, Radhe Avenue, Survey No. 26 Palkee Plot No. 32, Village Chhanwada, Taluka Vapi, District Valsad Gujarat 396191 Admeasuring 711 Sq.Fts.	Rs. 1155400/-	Rs. 115540/-	11.00 Am To 01.00 Pm 23 June 2026	On Or Before 22 June 2026	Shop No-122, 1th Floor, M/S Ginnar Packaging, Plot No 209, Ginnar Khushboo Plaza, Village - Vapi, Taluka- Pardl, Dist. Valsad-396191, Gujarat -India	Ramesh Jat - 9376045878, Property Visit Date 21 June 2026 9:00 am TO 5:00 pm
(AC NO.) 201201501668651 Sanjaykumar Patel, Radhikaben Patel Guarantor : Jagdishkumar Vishnuhari Chaudhari	Rs. 526220/- Dues As On 18 May 2026	06 Dec 25 Rs. 471987/- Dues As On 05 Dec 25	14 Apr 26	The Residential Property Bearing Gram Panchayat Property No. 234, In The Area Known As & Patel Vas Situated At Mouje. Manekpur, Tal. Mansa, Dist. Gandhinagar, Gujarat Admeasuring 1135 Sq.Ft	Rs. 1202000/-	Rs. 120200/-	11.00 Am To 01.00 Pm 23 June 2026	On Or Before 22 June 2026	Shree Ugati Corporate Park , Shop No :- 301& 302 ,3rd Floor, Udagar 1, Kudasar, Gandhinagar-382421, Gujarat -India	Ramesh Jat - 9376045878, Property Visit Date 21 June 2026 9:00 am TO 5:00 pm
(AC NO.) LN00000517-180066219 Sanketkumar Sureshbhai Patel, Bharatiben Sureshbhai Patel, Ajay Suresh Patel Guarantor : Arvindbhai Zaverbhai Patel	Rs. 824127/- Dues As On 18 May 2026	09 Aug 24 Rs. 577924/- Dues As On 07 Aug 24	19 Apr 26	House No. 443, Patel Falat Post Kakachiya Tal. Lunawada, Dist. Panchmahal Gujarat Admeasuring 1350 Sq. Ft	Rs. 2131650/-	Rs. 213165/-	11.00 Am To 01.00 Pm 23 June 2026	On Or Before 22 June 2026	1st Floor, Shop, No.7, Gayatri Complex, Opp. S.K. Tower, Lunwada Road, Godhra-389001, Gujarat -India	Ramesh Jat - 9376045878, Property Visit Date 21 June 2026 9:00 am TO 5:00 pm
(AC NO.) 241204203462564 Sonailben Gopalbhai Lakdiya, Gopalbhai Tejabhai Lakdiya	Rs. 1992857/- Dues As On 18 May 2026	07 Nov 25 Rs. 1855748/- Dues As On 03 Nov 25	29 Apr 26	T.P. Scheme No. 2, O.P.No.29 F.P.No.31 Div No.31/2 Wadhwan R.S.No.2020 Paiki Plot No.24 Paiki Sub Plot No.24/2 Situated At Wadhwan, Surendranagar, Gujarat Admeasuring 59.04 Sq.Mts	Rs. 2293280/-	Rs. 229328/-	11.00 Am To 01.00 Pm 23 June 2026	On Or Before 22 June 2026	Office No 308/309 & 303/4, 3rd Floor, Megamall, Bus Station Main Road, Surendranagar-363001, Gujarat -India	Ramesh Jat - 9376045878, Property Visit Date 21 June 2026 9:00 am TO 5:00 pm

The terms and conditions of e-auction sale:-
(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107 AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020. IFSC Code: HPCF0000004. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email ID i.e. auction@aavas.in (3.) All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://aaas.in/sarfaesi-sale-notices> for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auction@aaas.in & ramprasad@auctiontiger.net, Contact No. 8000023297 (Aavas Contact Person : Ramesh Jat - 9376045878, Mohd. Kalim - 7849821425)
Please Note :- This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co-Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their forthcoming dues are not repaid in full by the borrower in the given notice period.
Place : Gujarat Date : 21-05-2026 Authorised Officer Aavas Financiers Limited

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)			
Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Ragpath Club Bodakdev Ahmedabad Gujarat - 380054. Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mughal Sarai, Airoli, Navi Mumbai - 400 708.			
Possession Notice APPENDIX -IV [Rule 8(1)]			
Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD. 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, issued a demand notice dated mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date: Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table 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 the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred. The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.			
Description of the Properties			
Sr.	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & p/s. Amount Rs Interest + Charges-Recovery	SCHEDULE OF IMMOVABLE PROPERTY
1	(1) SONI YASHKUMAR RAMESHBHAI (2) SONI HIRABEN RAMESHBHAI	30-12-2025 & Rs. 41,92,810.05/- as on 16-12-2025	Jat District Gandhinagar Sub-District Gandhinagar Mouje Village Sughad Saem Revenue No. 470 Out Of 2122 Sq. M. 879 Sq. M. And 471 Out Of 1117 Sq. M. And 472 Out Of 1131 Sq. M. And 473 Out Of 1090 Sq. M. And 515 Out Of 633.20 Sq. M. 262.20 Sq. M. Total 4479.20 Sq. M. (Old Survey No. 266) Land (Old Survey No. 266) Was Included In Top Scheme No. 410 (Amiyapur-Sudhad-Jundal) And The Land Allotted To It Was Included In The Sub-Plot No. 367 Of The Plot No. 36/15 36/16 36/17 36/18 Sq. Meters And 1 Plot No. 36/17 36/18 Sq. Meters, Totaling 2940 Sq. Meters Of Uncultivated Land For Residential Purposes, 49.30 Sq. Meters Of Carpet Area And 2.56 Sq. Mtrs. Of Balcony/Wash Area Of Flat No. 102 On The First Floor Of Block No. C In The Scheme Named "Ashitavasyak Uptown", Totaling 62.39 Sq. Meters Of Property Including Construction And 24.89 Sq. Meters Of Undivided Share Of The Said Land Including Land, The Details Of The Four Corners Of Which Is Are As Follows: Boundaries : East : Stair Passage, West : Open To Sky, North: Flat No. C-101, South : Flat No. D-103.
2	1) ARVIND KUMAR BHADABHAI JASANI	09/04/2025 & Rs. 27,39,957.65/- as on 01/05/2024	All The Place And Parcel Of The Immovable Property In The Form Of Residential Bungalow Situated At Sagar Row House, With Land Admeasuring 216.36 Sq. Mtrs And Bearing Revenue Survey No. 431/3 Paiki, 429 Paiki, Plot No. 19b, Ram Nagar, Near Swam Narayan Gurukul, Gundada Road, Taluka Gandol, District Rajkot-360011 And Owned By Mr. Arvindkumar Bhadabhai Jasani And Bounder As Under: East: Road & Laga Plot No. 19; West: Laga Plot No. 28, North: Laga Plot No. 184P, South: Na Property Of Laga Survey No. 431/3
3	1) M/S. BRAHMANI SHIPPING & LOGISTICS 2) MRS. MEENA J DANGAR 3) MR. HIMANSU JEEVANSING DANGAR	04/07/2023 & Rs. 39,82,366/- as on 29/12/2021	PROPERTY-1:- IN RESPECT OF ALL THAT NON-AGRICULTURAL RESIDENTIAL LAND ADMEASURING AREA OF 96.00 SQ. MTRS. FOR PLOT BEARING NO. 203, DULY CONSTRUCTED, UNDER SURVEY NO. 1292/3, SITUATED AT VILLAGE GALPADAR, TALUKA GANDHIDHAM - KACHCHH, IN THE SUB REGISTRATION DISTRICT OF GANDHIDHAM, REGISTRATION DISTRICT OF KACHCHH, STATE OF GUJARAT AND STANDING BOUNDED AS UNDER: NORTH: PLOT NO. 204, SOUTH: PLOT NO. 202, EAST: PLOT NO. 214, WEST: 9.14 MTRS. WIDE ROAD PROPERTY-2:- IN RESPECT OF ALL THAT NON-AGRICULTURAL RESIDENTIAL LAND ADMEASURING AREA OF 96.00 SQ. MTRS. FOR PLOT BEARING NO. 204, DULY CONSTRUCTED, UNDER SURVEY NO. 1292/3, SITUATED AT VILLAGE GALPADAR, TALUKA GANDHIDHAM - KACHCHH, IN THE SUB REGISTRATION DISTRICT OF GANDHIDHAM, REGISTRATION DISTRICT OF KACHCHH, STATE OF GUJARAT AND STANDING BOUNDED AS UNDER: NORTH: PLOT NO. 205, SOUTH: PLOT NO. 203, EAST: PLOT NO. 213, WEST: 9.14 MTRS. WIDE ROAD WITH BUILDINGS CONSTRUCTED THEREON, ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.
4	(1) DENISH GANPATIBHAI PATEL (2) SHIVANI DENISHKUMAR PATEL	26.11.2024 & Rs. 19,70,534/- as on 26.11.2024	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. C130/1 ADM. 50.52 SQ. MTRS. BUILT UP AREA ON 3RD FLOOR OF "BUILDING G-1" OF "SIDHDHAKRA FLATS" OF FINAL PLOT NO. 26 & ORIGINAL PLOT NO. 16B1 TFS NO. 10 BLOCK NO. 146A AND REVENUE SURVEY NO. 150, 151 PAIKI OF MOUJE PAL SUB DISTRICT, ADALAJ DISTRICT, SURAT OWNED BY DENISH GANPATIBHAI PATEL & SHIVANI DENISH PATEL, East: ADJ. FLAT NO. C130/2, West: ADJ. BUILDING-52, North: ADJ. FLAT NO. C130/2, South: ADJ. FLAT NO. C230/4, WITH BUILDINGS CONSTRUCTED THEREON, ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.

Please further note that as mentioned in sub-section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.
Date : 21.05.2026, Place : Gujarat
Authorised Officer, Axis Bank Ltd.

 Union Bank of India Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006		SALE NOTICE (15 DAYS) 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 provision to Rule 8(6)/9(1) of the Security Interest (Enforcement) Rule, 2002			
DATE AND TIME OF E-AUCTION - 12.06.2026 (Friday) from 12:00 p.m. to 05:00 p.m.			
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:			
Name of the Borrower, Co-Applicant & Guarantor/s	Description of the Property	Amount due	Reserve Price and EMD & Bid Increment
Mrs. Pritiben Harishbhai Thakkar, Mr. Harishbhai Nagindas Thakkar	All the piece and parcel of immovable property situated at Flat No. A-501 admeasuring 160 sq. yards i.e. 133.78 sq. meters in block no. A to gether with undivided proportionate share in the land of said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land of bearing Revenue survey No. 572 of TPS No.73 (Vinzol-1) and final plot no. 26/2 admeasuring 6617 square meters situated at Mouje Vinzol, Taluka Dasroi in the Registration District Ahmedabad and Sub-District Ahmedabad-11 (Aslail) is bounded by: East: Passage then Flat No. A-502, West: Margin & 60FT TP Road, North: Margin & other property, South: Lift & Flat No. 504 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 18,84,005.78 (Rupees eighteen lacs eighty-four thousand five and seventy-eight paise only) as on 31.03.2026 and further interest at contractual rate & cost from 01.04.2026	Reserve Price : Rs. 20,00,000.00/- EMD : Rs. 2,00,000.00/- Bid. Inc. : Rs. 20,000.00/-
Mr. Amrutbhai Chhagandas Patel, Mrs. Daxaben Girishbhai Patel, Mr. Amrutbhai Chhagandas Patel	All the piece and parcel of the Commercial property Shop No. 57 to 67, Second floor, admeasuring 210.40 17 sq mtrs, Tika No.107, situated known as Phrynika City Mall, situated at Revenue survey no.187, CTS No.4747/02/17/168, in the Registration District Mehsana and Sub-District Vijapur-Gujarat, owned by Mrs. Daxaben Girishbhai Patel, bounded by as follow: East: Complex behind part, West: Open space, North: Open space, South: Open Space Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 66,22,554.96 (Rupees sixty-six lacs twenty-two thousand five hundred fifty-four and ninety-six paise only) as on 31.03.2026 and further interest at contractual rate & cost from 01.04.2026	Reserve Price : Rs. 17,85,000.00/- EMD : Rs. 1,78,500.00/- Bid. Inc. : Rs. 18,000.00/-
M/s. S D Corporation, Mr. Deepak Khengarbhai Thakkar,	All the piece and parcel of the Commercial property Shop No.60, Ground floor, admeasuring 33.36 18 sq mtrs, Tika No.107, situated known as Phrynika City Mall, situated at Revenue survey no.187, CTS No.4747/67, in the Registration District Mehsana and Sub-District Vijapur-Gujarat, owned by Mr. Amrutbhai Chhagandas Patel, bounded by as follow: East: Open land of margin, West: Door of Shop, North: Shop No.59, South: Parking Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 2,23,17,261.88 (Rupees two crore twenty-three lacs seventeen thousand two hundred sixty-one and eighty-eight only) as on 31.03.2026 and further interest at contractual rate & cost from 01.04.2026	Reserve Price : Rs. 8,20,000.00/- EMD : Rs. 82,000.00/- Bid. Inc. : Rs. 8,200.00/-
	All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.56 to 55 admeasuring 62.68 sqm each total admeasuring 313.40 00 sqm (62.68X5) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:36 to 39 , East: Internal Road, West: Marginal space and thereafter marginal space of Plot No.28 29 30 31, North: Marginal space of plot no.39 & internal road South: Marginal space of plot no.35 & 36 For Plot nos.:40 to 45 East: Marginal space and thereafter marginal space of Plot No.46 47 48 49 50 51, West: Internal Road, North: Marginal space of plot no.40 & internal road, South: Marginal space and thereafter marginal space of Plot No.45 & R S No.24 paiki land Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 2,27,000.00 EMD : Rs. 26,700.00/- Bid. Inc. : Rs.3,000.00/-	
	All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.56 to 60 admeasuring 62.68 sqm each total admeasuring 329.58 00 sqm (62.68X5, 69.90X1, 71.64X1) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:56 to 57 East: Marginal space & thereafter plot no.58 & 59, West: 6.00 mtrs wide internal road, North: Marginal space & plotno.55, South: Marginal space of plot no.57 thereafter R S no.24 paiki land For Plot nos.:58 to 60 , East: 6.00 mtrs wide internal road, West: Marginal space & thereafter marginal space of plot no.56 57, North: Plot no.61 South: Marginal space of plot no.58 thereafter R S no.24 paiki land Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 2,81,000.00 EMD : Rs. 28,100.00/- Bid. Inc. : Rs.3,000.00/-	
	All that piece and parcel of open residential NA land bearing Revenue Survey No.24/2 paiki, sub plot No.61 to 63 & 65 admeasuring 62.68 sqm each total admeasuring 249.94 00 sqm (62.68X3, 61.95X1) situated at Mouje Sami, Taluka Sami, Registration District Patan and Sub-District Sami is belong to Mr. Dipakbhai Khengarbhai Thakkar. Bounded by: For Plot nos.:61 to 63 , East: Marginal space & thereafter plot no.52 53 54, West: 6.00 mtrs wide internal road, North: Marginal space of Plotno.63 and 7.60 mtrs wide internal road, South: Plot No.60, For Plot nos.:65 East: Marginal space & thereafter R S No. 23, West: Internal road, North: Internal Road, South: Plot no. 64 Details of encumbrances over the property, as known to the secured creditor, if any : None (Physical Possession)	Rs. 21,300.00/- EMD : Rs. 2,200.00/-	
Mr. Jitendrasinh Bhikushinh Zala (Borrower), Mr. Chirag Arvindbhai Shah (Guarantor)	All piece and parcel of Commercial Shop No. 189, First Floor, B - Block, Iopolis Complex, Gram Panchayat Property No. 2411, on NA Land Block/Survey No 525 paiki Shop No. 189 admeasuring 24.70 square meters; Mouje Village Salai, Tal. Prantij, Dist. Sabarkantha PIN 383120, within the limit of Salai Gram Panchayat, Tal. Prantij in the registration district and sub-district Sabarkantha, Gujarat, owned by Mr. Jitendrasinh Bhikushinh Zala and bounded by: North : Way of culcut and over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 54,89,301.26 (Rupees fifty-four lacs eighty-nine thousand three hundred one and twenty-six paise only) as on 31.03.2026 and further interest at contractual rate & cost from 01.04.2026	Reserve Price : Rs. 7,50,000.00/- EMD : Rs. 75,000.00/- Bid. Inc. : Rs. 7,500.00/-
	All piece and parcel of Commercial Shop No.191, First Floor, B - Block, Iopolis Complex, Gram Panchayat Property No.2413, on NA Land Block/Survey No 525 paiki Shop No. 191 admeasuring 22.11 square meters; Mouje Village Salai, Tal. Prantij, Dist. Sabarkantha, PIN 383120, within the limit of Salai Gram Panchayat, Tal. Prantij in the registration district and sub-district Sabarkantha, Gujarat, owned by Mr. Jitendrasinh Bhikushinh Zala and bounded by North: Shop No.190, East: Shop No.193, West: Passage & South: Shop No.192. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 65,000.00/- EMD : Rs. 6,500.00/- Bid. Inc. : Rs. 6,500.00/-	
Contact Details : Mr. Vinay Prasad (Chief Manager), Mobile No.: 97314 26553, Mr. S. Vora, Mobile No.: 82380 86623			
Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process. This may also be treated as statutory 15 Days sale notice u/r 8(6)/9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.			
Date and Time of inspection for properties : as per consultation with Branch Manager. For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.bank.in and https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com Date : 18.05.2026, Place : Ahmedabad Authorised Officer For Union Bank Of India			

