



Corporate Office & Communication Address:

401 Aza House, 24, Turner Road, Bandra (W), Mumbai 400 050. Website: www.panamapetro.com
Phone : 91-22-42177777 | Fax : 91-22-42177788 | E-mail : ho@panamapetro.com
CIN No. L23209GJI982PLC005062

August 8, 2025

BSE Limited

Pjiroze Jeejeebhoy Towers,
Dalal Street, Fort, Mumbai 400 001
Scrip Code: 524820

National Stock Exchange of India Limited

Exchange Plaza, 5th Floor, Plot No. C/1
G Block, BKC, Mumbai-400 051
Scrip Symbol : PANAMAPET

Sub: Newspaper clippings - Notice of Annual General Meeting and other related matters

Dear Sir / Madam,

We enclose herewith copies of the newspaper advertisement related to the Notice of the Annual General Meeting and other related matters, published on August 8, 2025 in English and regional (Gujarati) newspapers.

You are requested to take the above on your records.

Thanking You

Yours faithfully,
For **PANAMA PETROCHEM LIMITED**

Gayatri Sharma
Company Secretary & Compliance Officer

सेंट्रल बैंक ऑफ इंडिया
CENTRAL BANK OF INDIA

NADIAD MAIN BRANCH, AHMEDABAD REGION

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

Whereas The undersigned being the authorized officer of the Central Bank of India, Nadiad Main Branch, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **14-05-2025** calling upon the **Mr. Mohammad Israd Mohammad Shafi Shaikh (Borrower and Mortgagor), Mrs. Sabinabnu Mohamad Israd Shaikh (Co-Borrower), Mrs. Abedabibi Mohammad Munir Shaikh (Guarantor), Mr. Mohammad Munir Shafimiya Shaikh (Guarantor)**, to repay the amount mentioned in the notice being **Rs. 7,51,982.85 (In Words Rs. Seven Lakh Fifty One Thousand Nine Hundred Eighty-Two and Eighty-Five Paise Only)** with interest as mentioned in notice, 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 under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **6TH day of August of the year 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 **Central Bank of India, Nadiad Main Branch**, for an amount **Rs. 7,51,982.85 (In Words Rs. Seven Lakh Fifty-One Thousand Nine Hundred Eighty-Two and Eighty-Five Paise Only)** and interest thereon w.e.f. 14/05/2025 plus other charges. (Amount deposited after issuing of Demand Notice U/Section 13(2) has been given effect).

"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

EM of Property Consisting of Residential Flat In The Name Of Mr. Mohammadisrad Mohamedshafi Shaikh, Bearing Flat No. 410, 4th Floor, AL Mohammadi Apartment, Opposite Krushna Jivan Society, Situated at Kiledary Party Survey No 2172/2 Paik Tika No 5, City Survey No. 2/B, Adm 40.00 Sq. Meters Mouje Nadiad Taluka Nadiad, Dist. Kheda. **BOUNDED BY: EAST:** Way of Al Mohammadi Apartment Road and Survey No 2/B. **WEST:** Lift and Common Passage, **NORTH:** Open to Sky Passage, **SOUTH:** Flat No. 409

Date : 06/08/2025
Place : Nadiad

Authorised Officer
Central Bank of India

सेंट्रल बैंक ऑफ इंडिया
CENTRAL BANK OF INDIA

NADIAD MAIN BRANCH, AHMEDABAD REGION

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

Whereas The undersigned being the authorized officer of the Central Bank of India, Nadiad Main Branch, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **14-05-2025** calling upon the **Mr. Ketan Nalinbhai Darji (Borrower), Mr. Jigar Bharatbhai Patel (Guarantor)**, to repay the amount mentioned in the notice being **Rs. 15,10,246.98 (In Words Rs. Fifteen Lakh Ten Thousand Two Hundred Forty Six and Ninety Eight Paise Only)** with interest as mentioned in notice, 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 under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **6th day of August of the year 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 **Central Bank of India, Nadiad Main Branch**, for an amount **Rs. 15,10,246.98 (In Words Rs. Fifteen Lakh Ten Thousand Two Hundred Forty-Six and Ninety-Eight Paise Only)** and interest thereon w.e.f. 14/05/2025 plus other charges. (Amount deposited after issuing of Demand Notice U/Section 13(2) has been given effect).

"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

EM of Property Consisting of Plot of Land and Tenement Residential House In The Name of Mr. Ketan Nalinbhai Darji, at Shriramni Khadki, 358 Bachasa Pole, Dumlal Bazaar, C.S. No. 35, Tikka No. + Municipal House No. 358, Ward No. 10, Nadiad Dist, Kheda **BOUNDED BY: EAST:** Property of Sumanben G Soni, **WEST:** Road, **NORTH:** Property of Taraben B Pitthiya, **SOUTH:** Road.

Date : 06/08/2025
Place : Nadiad

Authorised Officer
Central Bank of India

NOTICE FOR COMPANY NAME CHANGE

W. e. M/s. GUJARATI AGRICULTURAL CHEMICALS MANUFACTURING COMPANY. Having its Manufacturing Licence No. 58, with Plot Nos. Valid CRs at our address: PLOT No. 151-153/1, Phase-II G.I.D.C, Naroda, Ahmedabad-382 330, Gujarat, hereby give notice for changing the company's name to :

M/s. GAMCO AGRI SCIENCE PRIVATE LIMITED Any objection in claiming the title and shifting process may be intimated to me with valid reasons within 07 days from the date of this publication. Objections after 07 days will not be considered.

ADVOCATE
Arjun K. Sampat
B.com, LL.B. (Advocate)
Email- arjunsampat106@gmail.com

बैंक ऑफ बरोडा
Bank of Baroda

Ramol Branch, Ground Floor, Mahadev Complex, Mahadev Estate, Nr. Ramol Police Station, CTM-Ramol Road, Ahmedabad - 382 449
Email ID - ramahm@bankofbaroda.com; Phone: 079 - 2585 0012

NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)
Date: 05.08.2025

To,
Borrower/Co Borrower
1. **M/S. C Patel and Sons (Prop. Mr. Pragneshbhai Chimanbhai Patel)**
4, Gurukrupa Shopping Centre, Opp. Bank of India, Vatva Gam, Ahmedabad, Gujarat - 382440
2. **Mr. Pragneshbhai Chimanbhai Patel**
Residing at: 07, Keshavnagar Tenement, Near Mahalaxmi Corner, Vatva, Opposite Amar Shopping, Vinzol, Vatva, Ahmedabad, Gujarat - 382440

Dear Sir/s
Re: Credit facilities with our Ramol Branch.

1. We refer to sanction of various credit facilities to you from time to time, sanction letter No. **Ramol/Adv/2023-24, dated 06.06.2023** Pursuant to the above sanction, you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and Type of facility	Limit Rs. (In lacs)	Rate of Interest	O/s as on 05.08.2025 (Inclusive of interest up to 31.07.2025)
Term loan 50596600001779	40,00,000/-	11.90% p.a. i.e 2.75% over one year BRLLR (8.15%) + payable with monthly rests + penal interest @ 2%	Rs.38,18,383.63/-

Security Agreement with brief description of securities :

Hypothecation details: a. Mortgage of following immovable properties: All that piece and parcel of immovable property bearing Tenament No.5 adim 68 sq yards i.e.56.85 sq meter and construction adim 68 sq yards i.e. 56.85 sq meter and undivided share in Shivan (Vatva) Co Op Hou Soc Ltd an scheme known as "Keshavnagar Tenement" situate, lying and being at Mouje: Vatva, Taluka: Vatva, Survey No.1111 land adim 7689 sq meter in the district of Ahmedabad and registration sub-district of Ahmedabad-11 (Asali) and same is bounded as under: On or towards East : House No.4, On or towards West : House No.6, On or towards North : Society Road, On or towards South : House No.2.

2. In the letter of Acknowledgment of Debt dated ____, you have acknowledged your liability ____ to the Bank as on ____.

3. As you are aware, you have committed defaults in payment of interest in the Cash Credit Limit and instalments of term loan.

4. Consequent upon the defaults committed by borrowers, borrower's loan has been classified as non-performing asset on **04/08/2025** in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.

5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating **Rs.38,18,383.63/(Rupees Thirteen Eight Lakh Eight Thousand Three Hundred Eighty Three and Paise Sixty Three Only)** as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

6. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

7. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in Sub section 13 (13) of the said Act is an offence punishable under section 29 of the Act.

8. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

9. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Date : 05.08.2025
Place : Ahmedabad

Sd/- Chief Manager & Authorised Officer,
Bank of Baroda

7NR RETAIL LIMITED					
CIN: L52320GJ2012PLC073076 Address: Godown No-1, 234/1234/2, FP-69/3, Sadashiv Kanth, Bih Bajaj Process Nand Chokdi, Nand, Ahmedabad, Gujarat, India, 382405					
Extract of Standalone Audited Financial Results for the Quarter and Year ended 30/06/2025					
₹ In Lakhs except EPS					
Sr. No.	Particulars	Quarter ending on 30.06.2025	Preceding 3 months ended 31.03.2025 Audited	Corresponding Three Months Ended in the Previous Year 30.06.2024 Unaudited	Year to date figure for period ended 31.03.2025 Audited
1	Total income from operations (net)	508.07	1,535.84	448.06	2,155.86
2	Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	-10.50	127.77	-50.64	42.86
3	Net Profit for the period before Tax, (after Exceptional and/or Extraordinary items)	-10.50	127.77	-50.64	42.86
4	Net Profit for the period after tax (after Exceptional and/or Extraordinary items)	-10.50	130.12	-50.64	32.77
5	Total Comprehensive income for the period (after Tax)	-10.50	130.12	-50.64	32.77
6	Equity Share Capital	2,800.68	2,800.68	2,800.68	2,800.68
7	Face Value of Equity Share Capital	10	10	10	10
8	Earnings Per Share (Basic/Diluted)	-0.037	0.465	-0.181	0.117

NOTE: The above is an extract of the detailed format of Standalone Quarterly Unaudited Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange website i.e. www.bseindia.com and Company website i.e. info@7nrretailtd.in

For, 7NR Retail Limited
Sd/-
Chetan Ojha
Managing Director
DIN: 09706197

Date : 06.08.2025
Place : Ahmedabad

PANAMA PETROCHEM LIMITED
Regd. Office : Plot No.3303, GIDC Estate, Ankleshwar, Gujarat-393002
Corp. Office : 401, Aza House, 24 Turner Road, Bandra (W), Mumbai, Maharashtra-400050
Website : www.panamapetro.com
CIN No. : L23209GJ1982PLC005062
Phone: 91-22-42177777, E-mail: cs@panamapetro.com

PUBLIC NOTICE: 43rd ANNUAL GENERAL MEETING

Notice is hereby given that the 43rd Annual General Meeting (AGM) of the Members of the Company will be held on **Tuesday, September 9, 2025 at 11:30 A.M. IST through Video Conference (VC)/ Other Audio Visual Means ("OAVM")** in compliance with all the applicable provisions of the Companies Act, 2013, and the details thereunder, and the Securities & Exchange Board of India ("SEBI") read with all the applicable circulars on the matter issued by the Ministry of Corporate Affairs (MCA) and SEBI, to transact the business set out in the Notice calling the AGM.

Members attending the Meeting through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013. The Members can attend and participate in the AGM through the VC/OAVM facility ONLY, the details of which will be provided by the Company in the Notice of the Meeting.

The Notice of the AGM along with the Integrated Annual Report for financial year 2024-25 will be sent electronically to those Members whose e-mail addresses are registered with the Company/Registrar & Transfer Agents (Registrar/Depository Participants (DPs)). The e-copy of the Annual Report will also be made available on the website of the Company at www.panamapetro.com, websites of the stock exchanges on which the securities of the Company are listed i.e. at www.nseindia.com and www.bseindia.com and notice of the AGM will also be available on the website of CDCL at www.evotingindia.com.

A letter providing the web link for accessing Annual report for financial year 2024-25 will be sent to those Members whose have not registered their e-mail addresses with the Company/Registrar & Transfer Agents (Registrar/Depository Participants (DPs)).

Manner of registering/updating email addresses/Bank Account Details/PAN Details:

(a) Members holding shares in dematerialised mode, who have not registered/updated their email addresses/Bank Accounts details/PAN details, are requested to register/update the same by sending the original Form ISR-1 and other relevant forms along with the required supporting documents to the Registrar of the Company.

(b) Members holding shares in physical mode, who have not registered/updated their email addresses/Bank Accounts details/PAN details, are requested to register/update the same by sending the original Form ISR-1 and other relevant forms along with the required supporting documents to the Registrar of the Company.

The Members may register/update the said details in the prescribed Form ISR- 1 and other relevant forms, available on the website of the company at <https://panamapetro.com/investor/176543210> and the website of our RTA- Bigshare Services Pvt. Ltd. at: https://www.bigshareonline.com/resources/sebi_circular.aspx?parentHorizontalTab2ChildVerticalTab_112

Manner of casting vote(s) through e-voting:

(a) Members will have an opportunity to cast their vote(s) on the business as set out in the Notice of the AGM through electronic voting system ("e-voting").

(b) The manner of voting remotely ("remote e-voting") by members holding shares in dematerialised mode, physical mode and for members who have not registered their email addresses, has been provided in the Notice of the AGM. The details will also be available on the website of the Company, BSE, NSE and CDCL.

(c) The facility for voting through electronic voting system will also be made available at the AGM and Members attending the AGM who have not cast their vote(s) by remote e-voting will be able to vote at the AGM.

Dividend Payment

The Company has fixed **Tuesday, September 2, 2025 as the 'Record Date'** for determining entitlement of Members to receive the final dividend for the financial year ended March 31, 2025, as declared at the AGM.

Payment of dividend will be subject to deduction of tax at source (TDS) at applicable rates. In general, to enable compliance with TDS requirements, Members are requested to complete and/or update their Residential Status, Category etc., as per the IT Act with their DPs or in case shares are held in physical form, by e-mail to tds@bigshareonline.com.

For more details, members are requested to carefully read all the Notes set out in the Notice of the AGM and in particular, instructions for joining the AGM, manner of casting vote through remote e-voting or e-voting during the AGM.

By order of the Board
For PANAMA PETROCHEM LIMITED
Sd/-
Gayatri Sharma
Company Secretary & Compliance Officer

Place : Mumbai
Date : August 07, 2025

सेंट्रल बैंक ऑफ इंडिया
CENTRAL BANK OF INDIA

Ahmedabad Stock Exchange Branch

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

Whereas The authorized officer of the Central Bank of India, Ahmedabad Stock Exchange Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of powers conferred under Section 13(2) and 13(12) read with the rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **23.05.2020** calling upon the borrowers 1. **M/s Utsav Plast Industries - (Partnership Firm/ Borrower), Mr. Pravinbhai Shivrambhai Patel (Partner/ Mortgagor/ Guarantor) & Mr. Urveshkumar B Patel (Partner- Guarantor)** to repay the amount mentioned in the notice being **Rs. 57,36,661 (Rupees Fifty seven lakh Thirty Six Thousand Six Hundred Sixty One Only)** which represents the principal plus interest due as on the notice i.e. 23.05.2025, plus interest and other charges from 23.05.2025, to till date within 60 days from the date of receipt of the said notice.

The Borrower having failed to pay the entire dues of the bank, notice is hereby given to the borrower, the Guarantor 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 8 of the Security Interest (Enforcement) Rule 2002 on this 5th day of August 2025**.

The borrower and the Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of **Central Bank of India**, for the amount of **Rs. 57,36,661 (Rupees Fifty seven lakh Thirty Six Thousand Six Hundred Sixty One Only)** which represents the principal plus interest due on the 23.05.2025, plus interest and other charges from 23.05.2025.

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

Description of the immovable property (Detailed description of the secured asset/ mortgaged property)

Equitable Mortgage Of Property Consisting Of Commercial Office/ Shop In The Name Of Mr. Pravin Shivrambhai Patel, Bearing Shop No 19, 20 & 21, Second Floor, In Raghuvir Complex, Near Rudraksh Complex, Odhav Road, Near Canel, Odhav, Ahmedabad-7. Pincode- 382415 Admeasuring About 27.58 Sq. Mtr. Situated, Being And Lying On N A Plot Number 30,31, Survey Number 523, 524, 525+526/B Of TP Scheme No.1. **Bounded By: East:** Shop No 22 West: Shop No 18 North: Raghuvir Estate, Unit 90 Property South: Common Passage & TP Road

Date: 05.08.2025
Place : Ahmedabad

Authorised Officer
Central Bank of India

kotak
Regional Office : Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivvan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015
Contact No. : +91 9429919818, Email ID: puni.makhecha@kotak.com

POSSESSION NOTICE (For immovable property)
(As per Appendix IV read with rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

WHEREAS The undersigned being the Authorized Officer of **KOTAK MAHINDRA BANK LIMITED**, a banking company within the meaning of the Banking Regulation Act, 1949 having its Registered Office at 27BK, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 and branch office situated at Surat, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **24.05.2025** calling upon the Borrower 1. **Mr. Shaileshkumar Ashokbhai Agrawal (Borrower/ Mortgagor) 2) Mr. Ashokkumar Mangilaji Agrawal (Co Borrower) 3) Mrs. Niaziben Ashokkumar Agrawal (Co Borrower)** to repay the amount mentioned in the notice being aggregating **Rs. 47,08,918.13/- (Rupees Forty Seven Lakh Eight Thousand Nine Hundred Eighteen and Thirteen Paise only)** as on **20-05-2025** 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 **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 9 of the said rules on this **06.08.2025**.

The Borrowers mentioned hereinabove 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 **KOTAK MAHINDRA BANK LIMITED**, for an amount of aggregating **Rs. 47,08,918.13/- (Rupees Forty Seven Lakh Eight Thousand Nine Hundred Eighteen and Thirteen Paise only)** as on **20-05-2025**, along with future interest at the contractual rate and substitute interest, incidental expenses, costs and charges etc. due from **21.05.2025** till the date of full repayment and/or realization. Further 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Mortgage over following properties:
Property No. 1: All that piece and parcels of the immovable property bearing Flat No.203, admeasuring 62.04 Sq. Mtrs built up area along with undivided proportionate share as per sanctioned plan on 2nd Floor of Building No.F in the Scheme known as "STAR ROYAL PALACE" forming part of land bearing revenue Survey No.8/1 and 8/3, Block No. 26 & 28, Final Plot No. 28 & 26 of T.P.S No. 66 (Kosad-variyav) at Village Kosad, Sub District Adajan in the Registration District of Surat and bounded as under: North: OTS, South: Flat No. F-204, East: OTS, West: passage/ Staircase.
Property No.2: All that piece and parcels of the immovable property bearing Flat No.204, admeasuring 61.90 Sq. Mtrs built up area along with undivided proportionate share as per sanctioned plan on 2nd Floor of Building No.F in the Scheme known as "STAR ROYAL PALACE" forming part of land bearing revenue Survey No.8/1 and 8/3, Block No. 26 & 28, Final Plot No. 28 & 26 of T.P.S No. 66 (Kosad-variyav) at Village Kosad, Sub District Adajan in the Registration District of Surat and bounded as under: North: Flat No. F-203 OTS, South: Adj. Building, East: OTS, West: Passage/ Staircase.
Date : 06.08.2025, Place : Surat Sd/- Authorised Officer, Kotak Mahindra Bank Limited

यूनिऑन बैंक ऑफ इंडिया
Union Bank of India

Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp V S Hospital, Ashram Road, Ellsbridge, 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 - 29.08.2025 (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/Symbolic 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	Amount due
M/s Star Enterprise, Prop Mr. Moiz Kadarbhai Rupawala : Shop No.22, first floor, Sarvodaya Commercial Center, Nr. GPO, Relief Road, Ahmedabad-380001 Mr. Moiz Kadarbhai Rupawala Prop of M/s. Star Enterprise : Shop No.22, first floor, Sarvodaya Commercial Center, Nr. GPO, Relief Road, Ahmedabad-380001, Mr. Mohammed Arif J. Chhaniwala Guarantor : 404, fourth floor, Sagar Apartment, Nr. Hazibibi Tekro, Op. Khand Sheri, Vaishya Sabha, Jamalpur, Pagathiya, Ahmedabad-380001, Mrs. Shafurabanu Y. Imamwala Guarantor 404, fourth floor, Sagar Apartment, Nr. Hazibibi Tekro, Op. Khand Sheri, Vaishya Sabha, Jamalpur, Pagathiya, Ahmedabad-380001	Rs. 1,68,41,046.03 (Rupees one crores sixty eight lacs forty one thousand forty six and three paise only.) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025

Description of immovable secured assets to be Sold:

All the piece and parcel of 18 commercial shops No.201 to 206, 2011 to 215, 218 to 224, on the second floor, in the complex Maruti Shopping Mall, admeasuring approximately 305.03 Square Yards, situated at survey no. 2043, near Sunshine School, New 80 feet Road, Mouje Wadhawan, Dist. Surendranagar, owned by Mr. Moiz Kadarbhai Rupawala and bounded by:

Shop No.	EAST	WEST	NORTH	SOUTH	AREA SY
201	Plot No.3	Shop No.202	Shop No.224	Balkani & 24Mtr. Wide Road	17.72
202	201	Shop No.203	Shop No.224	Balkani & 24Mtr. Wide Road	17.72
203	202	Shop No.204	Shop No.224	Balkani & 24Mtr. Wide Road	17.72
204	203	Shop No.205	Balkani	Balkani & 24Mtr. Wide Road	23.70
205	204	Shop No.206	Staircase	Balkani & 24Mtr. Wide Road	17.72
206	205	Passage	Staircase	Balkani & 24Mtr. Wide Road	17.72
211	Balkani	Balkani & 6Mtr wide Road	Shop No.212	Shop No./208, 209, 210	16.08
212	Balkani	Balkani & 6Mtr wide Road	Shop No.213	Shop No.211	16.08
213	Balkani	Balkani & 6Mtr wide Road	Shop No.214	Shop No.212	16.08
214	Balkani	Balkani & 6Mtr wide Road	Shop No.215	Shop No.213	16.08
215	Balkani	Balkani & 6Mtr wide Road	Shop No.216	Shop No.214	16.08
218	Plot No.3	Balkani	Balkani & 6Mtr wide Road	Shop No.219	15.85
219	Plot No.3	Balkani	Shop No.218	Shop No.220	16.08
220	Plot No.3	Balkani	Shop No.219	Shop No.221	16.08
221	Plot No.3	Balkani	Shop No.220	Shop No.222	16.08
222	Plot No.3	Balkani	Shop No.221	Shop No.223	16.08
223	Plot No.3	Balkani	Shop No.222	Shop No.224	16.08
224	Plot No.3	Balkani	Shop No.223	Shop No./201,202,203	16.08
			Total Square Yards		305.03

• Reserve Price : Rs. 58,57,000.00/- • EMD : Rs. 5,85,700.00/-
• Bid increment : Rs. 60,000.00/- • Type of Possession : Physical Possession

The details of encumbrances, if any known to the Secured Creditor : NIL

Contact Details : Mr. S. Santosh Kumar, Mobile Number : 9731999609
V Suresh Mobile No. 8238086623

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 <https://www.unionbankofindia.co.in> and in <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>

Date : 06.08.2025, Place : Ahmedabad
Authorised Officer For Union Bank Of India

IDFC FIRST Bank
CIN: L6510TN2014PLC097792
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