



# Power & Instrumentation (Guj.) Limited

AN ISO 9001 : 2008 COMPANY

CIN : L32201G1983PLC006456

**Date:** May 31, 2025

<b>To,</b> <b>The National Stock Exchange of India Limited,</b> Exchange Plaza, Plot no. C/1, G Block, Bandra-Kurla Complex Bandra (E), Mumbai-400051  <b>Scrip Symbol: PIGL</b>	<b>To,</b> <b>BSE Limited</b> Floor 25, P. J. Towers Dalal Street, Mumbai - 400 001  <b>Scrip Code: 543912</b>
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**SUB.: Newspaper Advertisement-Unaudited Financial Results of the Company for the Quarter & year ended on March 31, 2025**

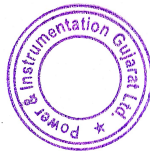
Dear Sir/ Ma'am,

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached the newspaper advertisement of the Audited Standalone and Consolidated Financial Results of the Company for the Fourth Quarter and year ended on March 31, 2025 published in the Financial Express (Gujarati and English language) containing extract of Audited Financial Results as per regulation 33 of Securities and Exchange Board of India(Listing Obligations and Disclosure Requirements) Regulations, 2015.

Please take this on your record.

Yours faithfully,

**For, POWER AND INSTRUMENTATION (GUJARAT) LIMITED**



\_\_\_\_\_  
**Maunishkumar Gandhi**  
**Company Secretary & Compliance officer**

**Encl: As above**

**Initiative**  
**GroupPower**

Registered Office : B-1104, Sankalp Iconic Tower, Opp. Vikaramnagar, Iscon Temple Cross Road, S.G. Highway, Ahmedabad-380058.  
T. : +91-79-40051222 / 40031612 / E-mail : admin@grouppower.org Url : www.grouppower.org

AHMEDABAD ♦ MUMBAI ♦ DELHI ♦ PUNE ♦ GOA ♦ INDORE ♦ KOCHI ♦ RAIPUR

**TATA CAPITAL HOUSING FINANCE LTD.**  
 Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
 Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009

**NOTICE FOR SALE OF IMMOVABLE PROPERTY**  
 (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)  
 E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 03-07-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset/ property shall be sold by E-Auction at 2.00 PM on the said 03-07-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 02-07-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	Outstanding Amount
1.	TCHHL06 28000100 176839 & TCHIN062 80001001 78776	MR. HITESHKUMAR PANCHABHAI DESAI MRS. BHAVNABEN HITESHKUMAR RABARI	Rs. 98,041/- (Rupees Ninety Eight Thousand Forty One Only) is due and payable by you under Agreement no. TCHIN0628000100178776 and an amount of Rs. 22,94,042/- (Rupees Twenty Two Lakh Ninety Four Thousand and Forty Two Only) is due and payable by you under Agreement no. TCHHL0628000100176839 and an amount of Rs. 23,92,083/- (Rupees Twenty Three Lakh Ninety Two Thousand and Eighty Three Only)	Rs. 22,77,800/- (Rupees Twenty Two Lakh Seventy Seven Thousand Eight Hundred Only)	Rs. 2,27,780/- (Rupees Two Lakh Twenty Seven Thousand Seven Hundred Eighty Only)	Physical	Rs. 2627591/- ( Rupees Twenty Six Lakh Twenty Seven Thousand Five Hundred Ninety One Only) is due and payable by you under Agreement no. TCHHL0628000100176839 and an amount of Rs. 118686/- ( Rupees One Lakh Eighteen Thousand Six Hundred Eighty Six Only) is due and payable by you under Agreement no. TCHIN0628000100178776 totalling to Rs. 2746477/- ( Rupees Twenty Seven Lakh Forty Six Thousand Two Hundred Seventy Seven Only) as on 26-05-2025
Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Plot No. 10, admeasuring 124.03 Sq. mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto, in the premises/campus known as "VITTHAL VILLA", situated on non-agricultural land for residential use bearing Revenue Survey No. 12/1(Pak 2) of Village Matanwadi Sim, 1e towards South of Hanhar Mahadev Temple Road which is situated on East of Pratapnagar, Registration Dist.Patan, Sub Dist & Taluka Patan, Gujarat. Bounded as follows: East by: Internal Road, West by: Plot No. 9, North by: Internal Road, South by: Plot No. 11.							
2.	TCHHL02 74000100 184490 & TCHIN027 40001001 86498 & TCHIN027 40001002 79972	PIYUSHBHAI VINUBHAI MAKWANA KRUTIKABEN PIYUSHBHAI MAKWANA	Rs. 14,34,668/- (Rupees Fourteen Lakh Thirty Four Thousand Six Hundred and Sixty Eight Only) is due and payable by you under Agreement no. TCHHL0274000100184490 and an amount of Rs. 1,62,741/- (Rupees One Lakh Sixty Two Thousand Seven Hundred and Forty One Only) is due and payable by you under Agreement no. TCHIN0274000100279972 and an amount of Rs. 63,070/- (Rupees Sixty Three Thousand and Seventy Only) is due and payable by you under Agreement no. TCHIN0274000100186498, totalling to Rs. 16,60,479/- (Rupees Sixteen Lakh Sixty Thousand Four Hundred and Seventy Nine Only)	Rs. 16,27,500/- (Rupees Sixteen Lakh Twenty Seven Thousand Five Hundred Only)	Rs. 1,62,750/- (Rupees One Lakh Sixty Two Thousand Seven Hundred Fifty Only)	Physical	Rs. 1587110/- ( Rupees Fifteen Lakh Eighty Seven Thousand One Hundred Ten Only) is due and payable by you under Agreement no. TCHHL0274000100184490 and an amount of Rs. 73358/- (Rupees Seventy Three Thousand Three Hundred Fifty Eight Only) is due and payable by you under Agreement no. TCHIN0274000100186498 and an amount of Rs. 184044/- (Rupees One Lakh Eighty Four Thousand Four Hundred Only) is due and payable by you under Agreement no. TCHIN0274000100279972 totalling to Rs. 1844512/- ( Rupees Eighteen Lakh Forty Four Thousand Five Hundred Twelve Only) as on 26-05-2025
Description of the Immovable Property: All the rights, piece & parcel of the immovable property bearing Flat no. 305 on the third floor, Tower B, having a built-up area of 465.00 Sq.ft. including proportionate share admeasuring 182.00 sq ft in the undivided land of the premises/building known as "Param Greens". This premises "Param Greens" admeasures 5536.00 Sq.mtrs. bearing Final plot no. 112 whose area is 7385.00 Sq.mtrs. of T.P.Scheme No. 1 with City Survey No. 636 and 633/1, Block no. 449. Mouje Village: Bil, Taluka: Vadodara, Registration Sub District and District: Vadodara, Gujarat. The Property is bounded as follows: East By: Flat no. B-306 after Margin Space, West By: Flat no. B-304, North: By 18 Mtr T.P.Road, South: By Flat no. B-302 after passage.							
3.	TCHHL06 91000100 115089 & TCHIN069 10001001 17141	MR. RAJESH MANGALGAR GOSWAMI MRS. MUKTABEN RAJESHGAR GOSWAMI	Rs. 3,94,713/- (Rupees Three Lakh Ninety Four Thousand Seven Hundred and Thirteen Only) is due and payable by you under Agreement no. TCHHL0691000100115089 and an amount of Rs. 52,019/- (Rupees Fifty Two Thousand and Nineteen Only) is due and payable by you under Agreement no. TCHIN0691000100117141 and totalling to Rs. 4,46,732/- (Rupees Four Lakh Sixty Six Thousand Seven Hundred and Thirty Two Only)	Rs. 6,67,350/- (Rupees Six Lakh Sixty Seven Thousand Three Hundred Fifty Only)	Rs. 66,735/- (Rupees Sixty Six Thousand Seven Hundred Thirty Five Only)	Physical	Rs. 524779/- ( Rupees Five Lakh Twenty Four Thousand Seven Hundred Seventy Nine Only) is due and payable by you under Agreement no. TCHHL0691000100115089 and an amount of Rs. 729454/- (Rupees Seventy Two Thousand Nine Hundred Forty Five Only) is due and payable by you under Agreement no. TCHIN0691000100117141 totalling to Rs. 597724/- (Rupees Five Lakh Ninety Seven Thousand Seven Hundred Twenty Four Only) as on 26-05-2025
Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Plot no. 46 admeasuring 98.00 Sq. Mt. an open plot (Plot 1 bearing Plot no. 46) among plots plotted on the non agricultural land meant for residential purpose with a total area of 6-12 Guntha bearing revenue survey no. 510/1 falling in the boundary of Mouje: Sangad Village, Sub District: Anjar, District: Kutch, Gujarat. Bounded as follows: East by: Internal Road, West by: Plot no. 27 after 3.05 mtr street, North by: Plot no. 47, South by: Plot no. 45.							
4.	9292153 & 10687921 & TCHIN042 0001000760 31 & TCHIN0269 0001001218 89 & TCHIN0269 0001002569 25 & TCHIN0269 0001002339 47	Mrs. VARSHABEN KIRANPURI GOSWAMI Mr. KIRANPURI CHHOTAPURI GOSWAMI	Rs. 1,94,742/- (Rupees One Lakh Ninety Four Thousand Seven Hundred and Forty Two Only), is due and payable by you under loan account No. TCHIN042000100076031 and an amount of Rs. 3,98,545/- (Rupees Three Lakh Ninety Eight Thousand Five Hundred and Forty Five Only), is due and payable by you under loan account No. 9292153 and an amount of Rs. 4,08,865/- (Rupees Four Lakh Eight Hundred and Eighty Six Only), is due and payable by you under loan account No. TCHIN0269000100121889 and an amount of Rs. 1,87,539/- (Rupees One Lakh Eighty Seven Thousand Five Hundred and Thirty Nine Only), is due and payable by you under loan account No. 10687921 and an amount of Rs. 5,13,388/- (Rupees Five Lakh Thirteen Thousand Three Hundred and Eighty Eight Only), is due and payable by you under loan account No. TCHIN0269000100256925 and an amount of Rs. 5,07,815/- (Rupees Five Lakh Seven Thousand Eight Hundred and Fifteen Only), is due and payable by you under loan account No. TCHIN0269000100233947 totalling to Rs. 22,06,894/- (Rupees Twenty Two Lakh Six Thousand Eight Hundred and Ninety Four Only)	Rs. 20,70,200/- (Rupees Twenty Lakh Seventy Thousand Two Hundred Only)	Rs. 2,07,020/- (Rupees Two Lakh Seven Thousand Twenty Only)	Physical	Rs. 511872/- ( Rupees Five Lakh Eleven Thousand Eight Hundred Seventy Two Only) is due and payable by you under Agreement no. 9292153 and an amount of Rs. 240868/- ( Rupees Two Lakh Forty Thousand Eight Hundred Sixty Eight Only) is due and payable by you under Agreement no. 10687921 and an amount of Rs. 239902/- ( Rupees Two Lakh Thirty Nine Thousand Nine Hundred Two Only) is due and payable by you under Agreement no. TCHIN042000100076031 and an amount of Rs. 46104/- ( Rupees Four Lakh Sixty One Thousand Fourteen Only) is due and payable by you under Agreement no. TCHIN0269000100121889 and an amount of Rs. 597777/- ( Rupees Five Lakh Ninety Seven Thousand Seven Hundred Ninety Seven Only) is due and payable by you under Agreement no. TCHIN0269000100233947 totalling to Rs. 2648799/- ( Rupees Twenty Six Lakh Forty Six Thousand Seven Hundred Ninety Nine Only) as on 26-05-2025
Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat no. G-209, on the 2nd Floor, of which area admeasuring 50.16 Sq. Mtrs., i.e., 60 Sq. Yards as per Super Built-Up Area. Along with 32.780 Sq. Mtrs of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "KESAR CITY", constructed on non-agricultural land admeasuring 38844.08 Sq. Mtrs (out of total 73394 Sq. Mtrs of land) for residential use bearing Block No. "G" (As per Passing Plan Type-I), Revenue Survey No. 452/1 admeasuring about 6677 Sq. Mtrs, Revenue Survey No. 453/1 admeasuring about 3237 Sq. Mtrs., Revenue Survey No. 453/2 admeasuring about 3136 Sq. Mtrs., Revenue Survey No. 453/3 admeasuring about 3743 Sq. Mtrs., Revenue Survey No. 455 Paiki 1 admeasuring about 12039 Sq. Mtrs., Revenue Survey No. 455 Paiki 2 admeasuring about 3541 Sq. Mtrs., Revenue Survey No. 456 Paiki 1 admeasuring about 3035 Sq. Mtrs., Revenue Survey No. 456 Paiki 2 admeasuring about 1720 Sq. Mtrs., Revenue Survey No. 457/1 Paiki 1 admeasuring about 3541 Sq. Mtrs., Revenue Survey No. 457/1 Paiki 2 admeasuring about 7082 Sq. Mtrs., Revenue Survey No. 457/2 admeasuring about 7082 Sq. Mtrs., Revenue Survey No. 460 Paiki 1 admeasuring about 2428 Sq. Mtrs., Revenue Survey No. 460/1/1 admeasuring about 1720 Sq. Mtrs., Revenue Survey No. 460/1/2 admeasuring about 1720 Sq. Mtrs. & Revenue Survey No. 461 Paiki 1 admeasuring about 6522 Sq. Mtrs., totally admeasuring 73394 Sq. Mtrs., situate, lying and being at MOUJE: MORAIYA, Taluka: Sanand in the Registration District of Ahmedabad and Sub District of Sanand of Gujarat. Bounded as follows: - East by: Flat No. G-210, West by Road, North by: Block No. "H", South by: Flat No. G-208.							

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the immovable property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 03-07-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

**Terms and Condition:** 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall not be again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid to the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 25-06-2025 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable, as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Close, Block No. 605A, 8th Floor, Maltrivnam Commercial Complex, Amreepet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com. Authorised Officer Mobile No: 8588953696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://www.tatacapital.com/property-disposal.html> Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Ahmedabad Date: 31-05-2025

Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.

**SHALBY LIMITED**  
 Regd. Office : Opp. Karnavati Club, S. G. Road, Ahmedabad 380015, Gujarat  
 Tel: 079 40203000 Fax: 079 40203109  
 E-mail: companysecretary@shalby.in  
 website: www.shalby.org • CIN: L85110GJ2004PLC044667

**STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025**

The Board of Directors of the Company, at its meeting held on May 29, 2025, approved the Audited Standalone and Consolidated Financial Results of the Company for the quarter and year ended March 31, 2025.

The said audited financial results along with the Independent Audit Report with unmodified opinion has been hosted on the website of the Company at <https://www.shalby.org/investors/in> Financial Results tab as well as on the websites of BSE Limited at <https://www.bseindia.com/> and National Stock Exchange of India Limited at <https://www.nseindia.com/>. The said audited financial results can also be accessed by scanning the QR code.

For and on behalf of Board of Directors  
 Dr. Vikram Shah  
 Chairman and Managing Director  
 DIN: 00011653

Date: May 29, 2025  
 Place: Ahmedabad

Note: The above intimation is in accordance with Regulation 33 read with Regulation 47(1) of SEBI (LODR) Regulations, 2015

**Power and Instrumentation (Gujarat) Limited**  
 Regd. Office: B-1104 Sankalp Iconic, Opp Vikram Nagar, Iscon Temple Cross Road, S. G. Highway, Ahmedabad, Gujarat, India, 380054  
 E-mail: priyacs@grouppower.org, website: <https://power-instrumentation.grouppower.org/>

**STATEMENT OF AUDITED FINANCIAL RESULTS (STANDALONE & CONSOLIDATED) FOR THE QUARTER & YEAR ENDED MARCH 31, 2025**

The Board of Directors of the company, at the meeting held on Thursday, May 29, 2025, approved the unaudited financial results of the company for the quarter and year March 31, 2025. ("Financial Results")

The financial Results along with the Limited Review report have been uploaded on the company's website at <https://power-instrumentation.grouppower.org/wp-content/uploads/2025/05/Quarterly-Result-for-the-quarter-ended-31st-March-2025.pdf> and can be accessed through the given QR code

For and on behalf of Board of Directors of Power and Instrumentation (Gujarat) Limited  
 SD/-  
 Padmaraj Padmnabhan Pillai  
 Managing Director  
 (DIN:00647590)

Date: 29/05/2025  
 Place: Ahmedabad

**HDFC BANK** 4th floor "C" Wing, Sheetal Westpark Imperia, Nr. One Mall & Vastrapur Lake, Vastrapur, Ahmedabad-380052.

NOTICE U.S. 13(2) READ WITH SECTION 13(1) (3) OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

- Sandipkumar Thakarshibhai Sakariya**, 24 Satyam Park Society, Near Govindji Hall, Surat-395004  
 Also At: A Building 2b, Anjan Salakha Apartment, Nr Lal Bunglow, Athwalines, Nr Pooja Abhishekh Appt. Surat 395007
- Thakarshibhai Karamshibhai Sakariya**, 24 Satyam Park Society, Near Govindji Hall, Surat-395004  
 Also At: A Building 2b, Anjan Salakha Apartment, Nr Lal Bunglow, Athwalines, Nr Pooja Abhishekh Appt. Surat 395007
- Avaniben Sandipbhai Sakariya**, 24 Satyam Park Society, Near Govindji Hall, Surat-395004  
 Also At: A Building 2b, Anjan Salakha Apartment, Nr Lal Bunglow, Athwalines, Nr Pooja Abhishekh Appt. Surat 395007
- Madhuben Thakarshibhai Sakariya**, 24 Satyam Park Society, Near Govindji Hall, Surat-395004  
 Also At: A Building 2b, Anjan Salakha Apartment, Nr Lal Bunglow, Athwalines, Nr Pooja Abhishekh Appt. Surat 395007
- Sheetalben Vipulbhai Kevadiya**, 71 Vashanji Park Society, Katargam, Surat-395004
- Hitesh Thakarshibhai Sakariya**, 24 Satyam Park Society, Near Govindji Hall, Surat-395004  
 Also At: A Building 2b, Anjan Salakha Apartment, Nr Lal Bunglow, Athwalines, Nr Pooja Abhishekh Appt. Surat 395007
- Dipikaben Hitesh Sakariya**, 24 Satyam Park Society, Near Govindji Hall, Surat-395004  
 Also At: A Building 2b, Anjan Salakha Apartment, Nr Lal Bunglow, Athwalines, Nr Pooja Abhishekh Appt. Surat 395007
- Vipulbhai Arjanbhai Kevadiya**, 71 Vashanji Park Soc, Katargam, Surat, Surat- 395004

Notice is Hereby Given to you That the Envelope Containing the Notice Dated 23.05.2025 issued by the Authorised Officer of HDFC Bank Ltd. u/s. 13(2) of the SARFAESI Act by Registered AD Post Could Not be effected in the Ordinary Manner.  
 Notice is Therefore Hereby Served to you Under Rule 3 of the Security Interest (Enforcement) Rules, 2002 that you had Availed KGC Loan Facility on Account of Defaults Committed by you in Repayment, Your Account has been Classified as "Non-Performing Asset" (NPA) on 08.04.2025 in Accordance with the Reserve Bank of India Guidelines and as such you are hereby Called Upon to Pay the entire Outstanding Amount of Rs. 13558371/- (Rupees One Crore Thirty Five Laks Fifty Eight Thousand Three Hundred Seventy One Only), Along With Further Interest at the Contractual Rate and Other Costs, Charges, Incidental Expenses Thereto Till Payment within 60 days from the Publication of this Notice, Failing Which HDFC Bank Ltd. (HDFC) Shall Take Possession of the Secured (Mortgage) Assets as Detailed Below and Exercise all the Rights and Powers Provided u/s. 13(4) of the said Act. Without Prejudice to any of the Other Rights Provided Under the Laws of the Land.  
 You are also put to notice u/s. 13(13) that you shall not Transfer the Said Asset by Sale, Lease or Otherwise Without Obtaining Prior Written Consent of HDFC Bank Ltd.

**DESCRIPTION OF PROPERTY**

**Property 1:** Residential Premises situated at Flat No 101/As per City Survey record city survey No 4786/C/01/101/773 on the 1st floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq. Mtrs. undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/101, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 2:** Residential Premises situated at Flat No 103/As per City Survey record city survey No 4786/C/01/103/75 on the 1st floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/101, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 3:** Residential Premises situated at Flat No 201/As per City Survey record city survey No 4786/C/02/201/773 on the 2nd floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/101, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 4:** Residential Premises situated at Flat No 202/As per City Survey record city survey No 4786/C/02/202/773 on the 2nd floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/101, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 5:** Residential Premises situated at Flat No 204/As per City Survey record city survey No 4786/C/02/204/80 on the 2nd floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/101, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 6:** Residential Premises situated at Flat No 801/As per City Survey record city survey No 4786/C/08/1/801/101 on the 8th floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/801, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 7:** Residential Premises situated at Flat No 802/As per City Survey record city survey No 4786/C/08/1/802/102 on the 8th floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/802, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 8:** Residential Premises situated at Flat No 804/As per City Survey record city survey No 4786/C/08/1/804/104 on the 8th floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/804, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 9:** Residential Premises situated at Flat No 901/As per City Survey record city survey No 4786/C/09/901/105 on the 9th floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/901, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 10:** Residential Premises situated at Flat No 902/As per City Survey record city survey No 4786/C/09/902/106 on the 9th floor admeasuring 1436.85 Sq.Fts.i.e 133.54 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/902, 'Royal Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 11:** Residential Premises situated at Flat No 104/As per City Survey record city survey No 4786/A/01/104/4 on the 1st floor admeasuring 1166.12 Sq.Fts.i.e 108.375 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/104, 'Palace Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 12:** Residential Premises situated at Flat No 304/As per City Survey record city survey No 4786/A/03/304/12 on the 3rd floor admeasuring 1166.12 Sq.Fts.i.e 108.375 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/304, 'Palace Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 13:** Residential Premises situated at Flat No 404/As per City Survey record city survey No 4786/A/03/404/16 on the 4th floor admeasuring 1166.12 Sq.Fts.i.e 108.375 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/404, 'Palace Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 14:** Residential Premises situated at Flat No 604/As per City Survey record city survey No 4786/A/03/604/24 on the 6th floor admeasuring 1166.12 Sq.Fts.i.e 108.375 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/604, 'Palace Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 15:** Residential Premises situated at Flat No 804/As per City Survey record city survey No 4786/A/08/804/32 on the 8th floor admeasuring 1166.12 Sq.Fts.i.e 108.375 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/804, 'Palace Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 16:** Residential Premises situated at Flat No 901/As per City Survey record city survey No 4786/A/09/901/33 on the 9th floor admeasuring 1166.12 Sq.Fts.i.e 108.375 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/901, 'Palace Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 17:** Residential Premises situated at Flat No 904/As per City Survey record city survey No 4786/A/09/904/36 on the 9th floor admeasuring 1166.12 Sq.Fts.i.e 108.375 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/904, 'Palace Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Navsari, Dist Navsari. **Name of Owner:** Avniben Sandipbhai Sakariya.

**Property 18:** Residential Premises situated at Flat No 701/As per City Survey record city survey No 4786/A/09/701/25 on the 7th floor admeasuring 1166.12 Sq.Fts.i.e 108.375 Sq.Mtr. Built up area, Along with 33.125 Sq.Mts.undivided share in the land, Navsari Nagarpalica ward No 11, Municipal House No 1957/701, 'Palace Apartment', Situated at Revenue Survey No 107, City Survey Tika No 125, City Survey No 4786 "Prince Heights", T.P. Scheme No 03, Final Plot No 131 admeasuring 3975.00 Sq.Mts. of Moje Navsari, Tal Nav

