

Shalby/SE/2026-27/47

August 19, 2026

The Listing Department
National Stock Exchange of India Ltd
Mumbai 400 051.

Scrip Code : SHALBY

Through : <https://neaps.nseindia.com/NEWLISTINGCORP/>

Corporate Service Department
BSE Limited
Mumbai 400 001.

Scrip Code: 540797

Through : <http://listing.bseindia.com>

Sub: Submission of Newspaper publication – Notice of 22nd Annual General Meeting Regulation 30 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of the advertisements published on August 19, 2026, in Financial Express (English and Gujarati editions), pertaining to the Notice of the 22nd Annual General Meeting and the e-voting information provided, post-dispatch of the said Notice and Annual Report.

We request to take the same on your records.

Thanking you,

Yours sincerely
For **Shalby Limited**

Tushar Shah
AVP & Company Secretary
Mem. No: FCS-7216

SHALBY LIMITED

Regd. Office: Opp. Karnavati Club, S. G. Road, Ahmedabad - 380 015, Gujarat, India.

Tel: 079 40203000 | Fax: 079 40203109 | info.sg@shalby.org | www.shalby.org

CIN: L85110GJ2004PLC044667

UGRO CAPITAL

UGRO Capital Limited
B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), 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 affixation 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) R B STEEL 2) SAMANTHULA RAJESH SATYANARAYAN 3) CHAUDHARI VITHALBHAI 4) CHAUDHARI USHABEN VITTHALBHAI 5) GANITA RAJESH SAMANTHULA 6) BHUSHAN VITTHALBHAI CHAUDHARI 7) NPO STEEL LAN – UGSPSS0000092739	Demand Notice date: 10-Aug-2026 Notice Amount: Rs.79,25,492/- (Rupees Seventy Nine Lakh Twenty Five Thousand Four Hundred Ninety Two Only) As on 05/08/2026

DESCRIPTION OF SECURED ASSET(S) – PROPERTY-1: All that piece and parcel of property Plot No.70 admeasuring area 39.03 sq. mtrs with construction on it of 39.03 sq.mtrs of "Bhaktinagar Row Housing Society" situated on the land bearing R.S.No.170/1A, 171/4, 172, 173, & 170/B, Block No.162/1 and 162/2, TP.Scheme No.61, Final Plot No.150/A of village : Godadara, Sub-Dist : Udhna District : Surat. Boundaries : (As mentioned in Sale Deed) East : Society 20 Ft. Road, North : Plot No.67, West : Plot No.67, South : Plot No.69.

PROPERTY-2: All that piece and parcel of property Plot No.75 admeasuring area 84.49 sq. yard i.e. 70.64 sq. mts. (As per plan adm 70.64 sq. mts.) along with share in Road, COP of about 29.37 sq. mts. along with construction on it of "KAILASH RESIDENCY" situated on the land bearing R.S.No.265/266, Block No.334/C admeasuring about 14662 sq. mtses per plot validation re-constituted area of land 8917.20 sq. mts. of village : Deolva, Sub-Dist : Choryasi, District : Surat. Boundaries :- (As mentioned in Sale Deed) East : Society Road, North : Plot No.74, West : Plot No.57, South : Society Garden.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove 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 available 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(13) 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: GUJARAT
Date: 19/08/2026

Sd/- (Authorized Officer)
For UGRO Capital Limited, authorised.officer@ugrocapital.com

IDFC FIRST Bank Limited

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

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	38589947	Loan Against Property	1. Mangrola Surendrasinh 2. Kanuben Mangrola	27.07.2026	INR 5,03,630.63/-

Property Address : All That Piece And Parcel Of The Gram Panchayat House No. 53, Area 101 Ft. X 14 Ft. (1414 Sq. Ft.), Situated At Moje: Seherav Of Registration Sub District Nandod & Registration District: Narmada, Gujarat-393150, And Bounded As: East: Public Way West: Open Wado North: Ranjitsinh Ganpatsinh Dodiya South: Bhagyanasinh Nathusinh Mangrola

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
2	61834574	Loan Against Property	1. Tadvj Radhaben 2. Tadvj Kesurbhai	31.07.2026	INR 2,44,053.46/-

Property Address : All Piece And Parcel Of The Gram Panchayat House No. 81, Area 51 X 26, Situated At Moje: Mota Amba Of Registration Sub-district: Garudeshwar & Registration District: Narmada, Gujarat-393145, Which Are Bounded As Under: East: Main Road West: Ward No. 13 North: Wado South: Wado

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
3	65859013	Home Loan	1. Maru Vipulbhai Naranbhai 2. Maru Jiluben Naranbhai	24.08.2026	INR 7,82,379.18/-

Property Address : All That Peace And Parcel Of Property Of Residential House No. 7 On Land Adm. 45.82 Sq. Meters Of Plot No. 55 Paikae Of The Area Known As "Dharmamangal Society" Of R.S. No. 133/P1 Of Village Makansar Of Taluk & Sub-district: Morbi, District: Morbi In The State Of Gujarat-363642, Having Boundaries As Under: East: Road West: Plot No. 66 & 67 North: House No. 6 South: House No. 8

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
4	63788620 & 63788769	Home Loan	1. Kashmira Patel (In the Capacity of Available Legal Heir of Late Sunil Patel)	27.07.2026	INR 45,86,839.00/-

Property Address : All The Pieces And Parcel Of Non-agricultures Land T.p. Scheme No.3, Final Plot No. 605/2, Sub Plot No. 2 To 7 Paik Land Chhinabaug Co.op. Housing Society/ld. Scheme Known Chhinabaug Flats, In House No. B/1/8, Second Floor Flat, Construction Area Admeasuring Approx 96.15 Sq. Mtr. Having Municipal Tenament Number- 0512-17-0361-0001, Moje Kochrab, Tal. Paik, At Reg. Sub-district & Dist. Ahmedabad-4, State: Gujarat, Boundaries: - East: Flat No. B/1/7 Real West: 30 Ft. T.p. Road North: Flat No. B/5 And B/6 South: 25 Ft Road Having Ownership Of Society

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited

Date : 19.08.2026
Place : Gujarat

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

IDFC FIRST Bank Limited

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

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

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Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	41227261 & 104879526	Home Loan	1. Jagatsinh Javanti Rajput 2. Ramilaben Rajput	22-Jul-2026	INR 3,38,006.39/-

Property Address : All That Piece And Parcel Of Property No. 81/07/2, Admeasuring 15 X 33 = 495 Sq. Ft. (45.9855 Sq. Meters), Situated At Village: Kalyana, Taluka: Siddhpur, District: Patan, Gujarat-394265, And Bounded As:- East: Road, West: House Of Solanki Gandaji Mafaji, North: Open Land, South: House Of Rajput Javanti Dalpaji.

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited

Date : 19.08.2026
Place : Gujarat

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

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Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	95831387	Home Loan	1. Bhavard Danabhai Najabhai 2. Bhavard Sonalben Danabhai	05-Aug-2026	INR 14,04,503.73/-

Property Address : All That Piece And Parcel Of An Immoveable Property Bearing Flat No. E/201 On The 2nd Floor Admeasuring 43.90 Sq. Meters, Along With Undivided Share In The Land Of 'sai Pojan Residency Of Building No. E'. Situate At Block No. 186, 187, 189 Paik & 190, T.P. Scheme No. 70 (Chinaprabhatha-Uran-Amroli-Kosad), Final Plot No. 248 Of Moje Village Uran, City Of Surat, District: Surat, Gujarat-394107, And Bounded As : East: Amroli-Kosad Main Road West: Block No. North: Block No. South: Sai Ashish Society Property

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC First Bank Limited

DATE : 19.08.2026
PLACE : SURAT, GUJARAT

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

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

NOTICE OF 22nd ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

- Pursuant to Section 101 of the Companies Act, 2013 ("Act") read with Rule 18 of the Companies (Management and Administration) Rules, 2014, Regulation 36 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and Secretarial Standard on General Meetings ("SS-2"), Notice is hereby given that the 22nd Annual General Meeting ("AGM") of the Company is scheduled to be held on **Thursday, September 10, 2026 at 04:00 p.m. IST** through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") in compliance with the applicable provisions of the Act, rules framed thereunder, to transact the business as set out in the Notice of AGM.
- The Ministry of Corporate Affairs ("MCA") vide its circulars no. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020, 09/2024 dated September 19, 2024, and the most recent being General Circular No. 03/2025 dated September 22, 2025 (hereinafter collectively referred to as "MCA Circulars"), has permitted companies to conduct AGM through VC/OAVM. In accordance with the MCA Circulars and relevant provisions of the Companies Act, 2013 ("Act"), the 22nd AGM of the Company will be held without the physical presence of members at a common venue. Accordingly, members will be able to attend and participate in the 22nd AGM through VC/OAVM only.
- Pursuant to the MCA Circulars and SEBI circular no. SEBI/HO/CFD/CFD/PoD-2/P/CIR/2024/133 dated October 03, 2024, read with SEBI Master Circular dated November 11, 2024, the Annual Report for the financial year 2025-26 along with Notice of the 22nd AGM have been sent on August 17, 2026 through electronic mode to those members whose Email IDs are registered with the Depository Participants / Registrar and Share Transfer Agent. The said Annual Report including Notice of AGM is also available on the Company's website <https://www.shalby.org/investors/>, website of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and on the website of National Securities Depository Limited ("NSDL") at <https://www.evoting.nsdl.com/>.
- A letter providing the web-link, including the exact path, where the Notice of 22nd AGM and Annual Report for FY 2025-26 is available, have also been sent to those members whose Email IDs are not registered with the Company/Depositories.
- The Company is providing its members e-voting facility to cast their votes on all the resolutions set out in the AGM Notice by using an electronic voting system from a place other than the venue of the AGM i.e. remote e-voting. The Company will also provide a facility of e-voting to members during the AGM, who have not cast their vote through remote e-voting.
- A person whose name appears in the Register of Members/Beneficial Owners as on the cut-off date i.e. Thursday, September 3, 2026 shall only be entitled to avail the remote e-voting facility or e-voting during the AGM. The remote e-voting period will commence on **Saturday, September 5, 2026 from 09.00 a.m. IST** and will end on **Wednesday, September 9, 2026 at 05.00 p.m. IST**. During this period, the member(s) of the Company may cast their votes electronically on resolutions mentioned in the AGM Notice. The remote e-voting shall be disabled for voting by NSDL after 05.00 p.m. IST on September 9, 2026. The voting rights of the members shall be in proportion to their shareholding in paid-up share capital of the Company as on the cut-off date. The detailed procedure/instructions relating to remote e-voting, e-voting during the AGM and for participation in the AGM are provided in the notes forming part of the AGM Notice. The Company has appointed Mr. Chintan Patel, Practicing Company Secretary, (Membership No. 12315) to act as the Scrutinizer for conducting remote e-voting and e-voting process during the AGM in a fair and transparent manner.
- The instructions for joining and manner of participation in the 22nd AGM and E-voting have been provided been in the Notice. Members attending the 22nd AGM through VC/OAVM shall be counted for the purpose of quorum under Section 103 of the Act.
- Notice of 22nd AGM and Annual Report for FY 2025-26 is also available on the Company's website at www.shalby.org, on the website of National Stock Exchange of India Limited at www.nseindia.com, BSE Limited at www.bseindia.com and on the e-voting website of NSDL at www.evoting.nsdl.com

For Shalby Limited
Tushar Shah
Vice President & Company Secretary
Mem. No. F7216

Place: Ahmedabad
Date: August 17, 2026

IDFC FIRST Bank Limited

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

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

Whereas the undersigned being the authorized officer of IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) 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) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice(s) calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice/appealed below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.

The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

Loan Account Number	Borrower/ Co-borrowers/ Guarantors Name	Description of The Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (Rs.)	
26891286	1. In The Capacity Of Available Legal Heirs Of Late Abhishek Chaudhribhai Kuvad 2. In The Capacity Of Available Legal Heirs Of Late Chandresh Bhai B Ahir	All That Piece And Parcel Of Property/land Area 42.00 Sq. Mtrs. Block No. 10, 'sunrise Park', Sub-plot No. 52, Rev Sur No. 52 Paik 1, Plot No. Plot No. 5, Situated At Pipaliya, Rajkot, Gujarat-360074 and Bounded As: East: Lagu Sub Plot No. 5/1, West: Lagu Sub Plot No. 6/1, North: 9.00 Mtr. Wide Road, South: Rev Survey No. 51	14.02.2026	Rs. 6,14,441.44/-	14.08.2026 Possession
76425778	1. Jitendrasinh Zala 2. Mahobatsinh Zala	All The Piece And Parcel Of Immoveable Gamtal Property Being A Anuram No. 02, Milkat No. 1/1 Standing Thereon, Property Area 200 Sq. Ft., Situated On The Land Of Mouje/Village: Pahadiya-sujana Muvada, Sub-district: Dehgam, District: Gandhinagar, Gujarat-382315, And It is Bounded As Under: East: R.C.C Road West: Dammar Way Of Lihoda Gram Panchayat North: House Of Dashrathsinh Darysinh South: Dehgam-bayad Highway.	17-04-2026	Rs. 2,57,134.58/-	13.08.2026 Possession
158670990	1. Komal Apparels Private Limited 2. Nilesh Ahuja 3. Sunil Ahuja 4. Amit Ahuja	All That Piece And Parcel Of The Immoveable Property Being Unit No. B/8, On First Floor Admeasuring 1834.13 Sq. Feet i.e. 170.39 Sq. Meters & Second Floor Admeasuring 1834.13 Sq. Feet i.e. 170.39 Sq. Meters & Third Floor Admeasuring 1834.13 Sq. Feet i.e. 170.39 Sq. Meters, Totally 5502.39 Sq. Feet i.e. 511.17 Sq. (meters Super Built-up Area), Together With Undivided Land Admeasuring 128.45 Sq. Meters, In Sargam Owners Association, The Scheme Famously Known As "Siyamsing Tejendra" (Tejendra-3), Constructed On Non Agricultural Land Bearing T. P. Scheme No. 9 (rajput-hirpur), Final Plot No. 60 Paik, Private Sub Plot No. 60/b/2 And Private Sub Plot No. 60/b/3, Situate, Being And Lying Mouje Rakhiyal, Taluka: Maninagar, In The Registration District: Ahmedabad And Sub District: Ahmedabad-7 (odhav), Ahmedabad, Gujarat-380026, And Bounded As: East : Unit No. 7, West: Apparel Park, North: Unit No. 9 South: Apparel Park	04.02.2026	Rs. 2,87,31,993.52/-	16.08.2026 Physical Possession
10053066261	1. M/s Nishitha Traders, 2. Mahendrakumar M. Patel, 3. Alpesh K Patel, 4. Bhavanaben M Patel,	All That Piece And Parcel Of Property Consisting Residential House Constructed On Plot No. 150, Admeasuring 112.13 Sq. Mtr, Out Of R.S. No. 294 Paik 1 Of Gungadipat Sim, Patan, Situated As 'vrajdam-2' Society, Taluka: Patan, District: Patan, Gujarat-384265, And Bounded As : East : Plot No.149, West : Plot No.151, North: Club House And Library, South: 6 Mts. Wide Internal Road	20.05.2026	Rs. 29,10,127/-	14.08.2026 Possession

The Borrower/ Co-borrowers/ Guarantors 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 IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Sd/-
Authorized Officer
IDFC First Bank Limited

Date : 13.08.2026 & 14.08.2026 & 16.08.2026
Place : Gujarat

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

बैंक ऑफ इंडिया BOI

Zonal Office : Rajkot Zone, Para Bazar, M G Road, Rajkot. Ph. : 0281-2232388
Mo. : 97718 37201 / 90990 58339
Rajkot.ARD@bankofindia.bank.in

WITHDRAWAL & CORRIGENDUM OF SALE NOTICE FOR E-AUCTION DATED 25.08.2026

Please refer to Sale Notice for E-Auction Published in "Financial Express (English & Gujarati)" Dated 11.08.2026. In this Connection, (1) We are withdrawing the e-auction of assets of A/c. Mr. Kamleshbhai Jilubhai Dhadhal mentioned in Sr. No. 04, Its. Reserve Price is 5.85 & EMD is 0.58 and also (2) please read with correct Property ID of A/c. Mr. Dipakbhai Dhanjibhai Jethava mentioned in Sr. No. 06 as BKID94 (instead of BKID44). Rest all other e-auction, contents, terms and conditions remain unchanged.

Gujarati Notice will be published in the "Financial Express - Gujarati" Newspaper on Dt. 19.08.2026.

Date : 19.08.2026, Place : Rajkot

Authorised Officer, Bank of India

Vijay Commercial Co. Operative Bank Ltd.
"Vijay Bhavan", Kanak Road, Rajkot.

NOTICE OF SALE THROUGH PRIVATE TREATY
SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, (SARFAESI ACT)

The undersigned as authorized officer of VIJAY COMMERCIAL CO-OPERATIVE BANK LIMITED, RAJKOT has taken over physical possession of the schedule property under the SARFAESI Act. The Authorized officer of VIJAY COMMERCIAL CO-OPERATIVE BANK LIMITED had already conducted multiple public auctions for settling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within Thirty (30) days from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

Public at large is informed that the secured property as mentioned in the schedule are available for sale through private treaty, as per the terms agreeable to the bank for realization of bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through private treaty are as under:

1. Sale through private treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser will be required to deposit 25% of the sale consideration on the Three (3) working day of receipt of bank's acceptance of offer for purchase of property and the remaining amount within 30 days thereafter.
3. The purchaser has to deposit 10% of Offer Amount along with the application which will be adjusted against 25 % of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% Deposit amount paid along with application.
5. In case of non-acceptance of offer of the purchase by the bank, the amount of 10% Deposit paid along with the application will be refunded without any interest.
6. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the authorized officer / Secured creditor in this regard at a later date.
7. The bank reserves the right to reject any offer of the purchase without assigning any reason.
8. In case of more than one offer, the bank will accept the highest offer.
9. The interested parties may contact the Authorized Officer for further details / clarifications for submitting their application.
10. The Purchaser has to bear all stamp duty, registration fee and other expenses, taxes, duties, society dues in respect of purchase of the said property.
11. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.
12. The purchaser will have to pay any type of Govt. / Semi Govt. dues / Municipal Taxes / Electricity Bills / Gas Bills Etc. If any due on this property, if any document relating to this property is pending for payment of stamp duty the purchaser will have to pay the same.
13. In the court cases if any, relating to this property the order of the court would be binding to the purchaser.

Name of Borrower/ Co-Borrower/ Mortgagor/Guarantor/Loan A/C No.	Amount as per 13(2) demand notice under SARFAESI Act.	Description of Secured assets / Immoveable property.	Base Price	Amount Of Deposit
Loan A/C No. 004025602 000004 M/S. Rameshwar Pharma (Partner Ship Firm) (Borrower) Visvachandra Dhirajlal Javiya, Dhirajlal Devijibhai Javiya, Sarikaben Sureshbhai Shilu (Partner), Birenben Dipakbhai Bhalani, Rashidaben Sujaudinbhai Kapasi, Visvachandra Dhirajlal Javiya, Dhirajlal Devijibhai Javiya, Sarikaben Sureshbhai Shilu (Gurantor)	Rs. 12,77,140/- as on 05/01/2022 + Unapplied Interest + Legal Expense	Immoveable Property Situated in Dist. Sub. Dist. Rajkot, Panchnath Plot Street No. 15, The Area Known As Rajkot City Survey Word No. 14, City Survey No. 2476, Paikae Land Approx 88-27 Sq. Mtrs. On Constructed Building, Flat/Block on Second Floor BUILT-UP Area Approx 22-34 Sq.Mtrs. owned by 1. Smt. Sarikaben Sureshbhai Shilu, 2. Birenben Dipakbhai Bhalani, 3. Rasidaben Sujudinbhai Kapasi, North: Stairs and others property, South: Terrace & There after road, East: Stairs and others property, West: Terrace & There after road, (Short Address: "Rameshwar House" 2nd Floor, Panchnath Plot Street No. 15, Moti Tanki Chowk, Rajkot) (Physical Possession Dt. 02/10/2022)	Rs.35,00,000-00 (Thirty Five Lakhs Twenty Thousand Only)	Rs.3,50,000-00 (Three Lakhs Fifty Thousand Only)
Loan A/C. No. 004025602 000007 M/s. Shivam Enterprise, Proprietor : Shilu Mukeshbhai Labhshankar (Borrower), M/S. Rameshwar Pharma Partnership Firm, (I) Mukeshbhai Labhshankar Shilu, (Gurantor & Partner Sureshbhai Labhshankar Shilu (Gurantor)	Rs. 1,03,37,702/- as on Dt. 05/01/2022 + Unapplied Interest + Legal Expense	Immoveable property situated in Dist. Sub. Dist. Rajkot panchnath plot Street No. 15, The Area Known As Rajkot City Survey Word No. 14, City Survey No. 2476, Paikae Land Approx (Built-Up Area Sq. Mtrs. 28-40) as per approved plan carpet area approx. 53.18 Sq. Mtrs. And as per site actual carpet area approx. 62.43 Sq. Mtrs. First Floor, Block /Flat No. 2,Vide Regd. Sale Deed No. 10730 Dt. 09/06/2011 in Name of M/S. Rameshwar Pharma, Partnership firm and its partner it's bounded as North: Others Property, South: Block No.1, East: Stair & Other Property, West: Terrace & Their after road (Short Add.: 15-Panchnath Plot, "Rameshwar House", First Floor, Nr. Moti Tanki Chowk, Rajkot, (Physical Possession Dt. 30/10/2022)	Rs.35,00,000-00 (Thirty Five Lakhs Twenty Thousand Only)	Rs.3,50,000-00 (Three Lakhs Fifty Thousand Only)

The aforesaid Borrower's / Co-Borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

Date fixed for inspection of the properties. Dt. 25-8-2026 & Dt. 26-8-26 Time: 11.00 A.M. to 4.00 PM.
Last Date for submission of tender : 19-09-2026 (Up to 4.00 pm.)
Date, Time, & Place of Opening the Offers(Tenders) : 22-09-2026, Time: 11.00 AM. Place:- Vijay Comm.Co.Op. Bank Ltd., "Vijay Bhavan", Kanak Road, B/H. Bus Stand, RAJKOT.
Correspondence Address : Mr. Durgesh V. Acharya : Authorised Officer VIJAY COMMERCIAL CO-OPERATIVE BANK LIMITED Address: "Vijay bhavan", Kanak Road, Behind S.T. Bust Station, Rajkot (Gujarat 001, Contact No, 9328941021.
Real estate brokers on behalf of participants are permitted, but bank will not pay any brokerage amount to such brokers.
Authorized Officer
Date : 19-08-2026 Place :Rajkot VIJAY COMMERCIAL CO-OPERATIVE BANK LIMITED

Date: August 18, 2026	Company Secretary & Compliance Officer
Place: Mumbai	Membership No. ACS49811