



SHREE KARNI FABCOM LIMITED
TECHNICAL TEXTILE & COATED FABRIC
(Formerly known as Shree Karni Fabcom LLP)

September 10, 2025

Listing Department,
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor,
Bandra Kurla Complex,
Mumbai-400051

Symbol: SHAREEKARNI

Dear Sir / Madam,

Subject: Newspaper Advertisement – Disclosure under Regulation 30 and Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 read with Schedule III Part A Para A and Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Newspaper cutting for Publication of Notice of 2nd Annual General Meeting (“AGM”) and E-Voting details published in Financial Express in the English Edition and Financial Express in Hindi edition.

Kindly take the above information on record and disseminate.

Thanking you,

Yours faithfully

For Shree Karni Fabcom Limited


RAJIV

LAKHOTIA

Digitally signed
by RAJIV
LAKHOTIA
Date: 2025.09.10
11:58:16 +05'30'

Rajiv Lakhota
Managing Director
DIN: 02939190





Bank of Baroda

Mithakhali Cross Road Branch,
2-Nephune House, Mithakhali Cross Road,
Navrangpura, Ahmedabad-380009 Phone : 079-26443882
Email : VJNAV@bankofbaroda.com

POSSESSION NOTICE (RULES 8(1)) (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda 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 **05.05.2025** calling upon the **Mr. Amit Manilal Rathod (Borrower) & Mrs. Simlabin Amithal Rathod (Co-Borrower)** to repay the amount mentioned in the notice being **Rs.17,16,141.90 (Rs. Seventeen Lakhs Sixteen Thousand and Hundred Forty one & Paise Ninety Only)** with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

The Borrower, Co-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 **04th day of September of the year 2025.**

The Borrower /Partners/Guarantors/ Mortgagors 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 Bank of Baroda, Mithakhali Cross Road Branch, Ahmedabad for an amount of **Rs.17,16,141.90 (Rs. Seventeen Lakhs Sixteen Thousand and Hundred Forty one & Paise Ninety Only)** with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

The Borrower Attention is invited to Provision of sub section (8) of section 13 of Act in respect of time available to redeem the secured assets

Description of the Immovable Property

Mortgage assets: All that piece and parcel of immovable property bearing Flat No.E/306 3rd Floor, block No E measuring about 28.53 Carpet Area and balcony ,wash cprme area are 3.17 and 12.92 square meters undivided proportionate land share in the scheme known as **MATREY ELIZABANCE** lying and situated on the non agricultural land bearing **Plot/Survey No. 231 + 232+233 with total admeasuring 15479 Sq. mtrs paki 14381 Sq Mtrs, T.P Scheme No.10 (Muthiya), Final Plot no 27+28+29; Sub Plot no (27+28+29)/2 and (27+28+29)/2, admeasuring about 8628 Sq. Mtrs situated and lying and being at Mouje Muthiya, Ta Asarwa, Dist Ahmedabad & Reg Sub District of Ahmedabad-6 (Naroda) - 362330 belonging to **Mr.Amit Manilal Rathod and Mrs Simt Abithal Rathod**, Boundaries of the Property: **On the East:** Flat No E/305, **On the West by:** Flat No E/307, **On the North by:** Passage and Flat No E/301, **On the South by:** Society Road.**

Date : 04th September 2025
Place : Ahmedabad

Authorized Officer,
Bank of Baroda



IKF FINANCE LIMITED

REGISTERED OFFICE : # 40-1-144, Corporate Centre, M.G.Road,
Vijayawada-520 010. Phone No.: 0866-2474844.

POSSESSION NOTICE (For immovable property) Rule 8 (1)

Whereas the Undersigned being the Authorised Officer of **M/s. IKF Finance Ltd.** 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 Demand Notices to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrower/s/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co-borrowers and the public in general that the undersigned has taken possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act and Rule 8 of the said Rules in the dates mentioned along with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **M/s. IKF Finance Ltd** For the amount specified therein with future interest, costs and charges from the respective dates. Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under.

(I) Name of the Borrower/s & Co-Borrower/s: (1) Clout King Tailors Rep. by its Proprietor **Rameshbhai Arjunbhai Gohel**, (2) **Rameshbhai Arjunbhai Gohel**, (3) **Sushilaben Rameshbhai Gohel**, (Loan Account No. **LXAH003324-250301922**).

Demand Notice Date: 19-06-2025 **Possession Date:** 05-09-2025

AMOUNT DUE: Rs. 33,71,128/- (Rupees Thirty Three Lakh Seventy One Thousand One Hundred and Twenty Eight Only) as due on 18-June-2025 with further interest and Charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the Residential Property of Tenement No.26 construction of Ground Floor and First Floor adn. 68.39 Sq. Mtrs. and adn. 48.80 Sq. Mtrs. Open Margin Space total adn.115.19 Sq. Mtrs. i.e. 137.77 Sq. Yards, having its Nagarpalika Property No. 5731 in Badrinath Co. Operative Housing Society Limited which is Scheme Known as "**BADRINATH SOCIETY**" situated at: Survey/Plot No.4691 (Old Survey No. 1656/1+2), Final Plot No. 16 of Town Planning Scheme No.1 of Mouje: Bavlia, Taluka: Bavlia, in the Registration District of Ahmedabad and Sub District of Bavla. East: Tenement No.19, West: Tenement No.27, North: Ashopalav Society, South: Internal Road of Society then Tenement No.25.

(II) Name of the Borrower/s & Co-Borrower/s: (1) Devendra Wood Works Rep. by its Proprietor **Devendra Premjibhai Bhatiya**, (2) **Bhatiya Devendra Premjibhai**, (3) **Bhatiya Premjibhai Hirabhai**, (4) **Bhatiya Sitaben Premjibhai**, (Loan Account No. **LXAH003423-240258123**).

Demand Notice Date: 19-06-2025 **Possession Date:** 05-09-2025

AMOUNT DUE: Rs. 26,40,020/- (Rupees Twenty Six Lakh Forty Thousand and Twenty Only) as due on 18-June-2025 with further interest and Charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that the Residential Tenement No.29 Adm. 891 Sq. Feet Plot, area & construction thereon 561 Sq. Feet, in Kelaen Owners Association Part-2, Situated at: Survey No.34 & 35, Final Plot No.698 of T.P. Scheme No. 1 of Mouje: Naroda, Taluka: Asarwa, in the Registration District of Ahmedabad & Sub District of Ahmedabad-6 (Naroda); East: Road, West: Common Plot, North: Plot No. 28, South: Bhagyodaya Society.


(III) Name of the Borrower/s & Co-Borrower/s: (1) Patel Creation Rep. by its proprietor **Mehul Patel**, (2) **Mehul Ishwarbhai Patel**, (3) **Priyankaben Mehulbhai Patel**, (4) **Ishwarbhai Zaverbhai Patel**, (5) **Ketan I Patel**, (6) **Nileben Ishwarbhai Patel**, (Loan Account No. **LXSR703322-240276145**).

Demand Notice Date: 25-06-2025 **Possession Date:** 05-09-2025

AMOUNT DUE: Rs. 25,82,798/- (Rupees Twenty Five Lakh Eighty Two Thousand Seven Hundred and Ninety Eight Only) as due on 25/06/2025 with further interest and Charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that piece and parcels of property bearing City Survey nandh No.2645 admeasuring about 358.33 sq.mt, together with construction thereon admeasuring about 174.68 sq.mt, having sheet no. 57 of ward Bardoli within District Surat belongs to Iswarbhai Zaverbhai Patel. The said property is surrounded by (According to jagheed no. 2687(2023): East: Makan of Hasmukhbhai Maganbhai Patel, West: Makan of Jagubhai Fakirbhai Patel, North: Road, South: Road.

Date: 05-09-2025 **Sd/- Authorised Officer,**
Place: Ahmedabad **IKF Finance Limited**



SHREE KARNI FABCOM LIMITED

CIN: U47820GJ2023PLC140106

Registered Office: Plot 188, 189, 190 Block No. 314, Rajhans Texpa, Village-Baleshvar, Taluka-Palsana, Surat-394317, Gujarat, India. Phone: Tel: +91 - 262 235 0900; E-mail: shreekarni@skflindia.com Website: www.skflindia.com

NOTICE TO THE MEMBERS OF 2nd ANNUAL GENERAL MEETING

Notice is hereby given that the 2nd Annual General Meeting (AGM) of the Company will be held on Tuesday, September 30, 2025 at 1.30 P.M. through Video Conferencing (VC) / Other Audio Video Means (OAVM) to transact the businesses as set forth in the Notice of AGM dated September 8, 2025.

Electronic dispatch of the Annual Report, 2025, along with the AGM Notice has been completed on September 8, 2025. The Notice of AGM is also available on the website of the National Stock Exchange of India Limited at (www.nseindia.com). Notice is further given that the Company is providing electronic voting facility to the members to exercise their votes on all the resolutions set forth in the Notice of AGM. The company has engaged NSDL for providing e-voting facility. The notice of the 2nd AGM together with the Annual Audited Financial Statements, Reports of the Auditors and Board of Directors for the financial year ending 31.03.2025 (together referred as Annual Report) is sent only by email to all those Members whose email addresses are registered with the Company or Depository Participants (DP), as the case may be. However, Members including Members who have not registered their E-mail addresses with the Company/DP can download the AGM Notice and Annual Report from the Company's website i.e. www.skflindia.com and may also be available on the website of the National Stock Exchange of India Limited at (www.nseindia.com).

The Members whose E-mail address is not registered with the Company/DP are requested to write us at shreekarni@skflindia.com for registration of E-mail address and to receive AGM Notice, Annual Report and e-voting user ID and password by E-mail. For detailed procedure for registering the E-mail address and for receipt of e-voting user ID and password and the manner of voting remotely or e-voting during the AGM, the Members are requested to refer the AGM Notice available on the aforesaid websites.

The Members are requested to refer the AGM notice, for instructions for attending the AGM through VC /OAVM. The details of remote e-voting are given below:

(i) The remote e-voting will commence on Saturday, September 27, 2025 from 9.00 a.m. and ends on Monday, September 29, 2025 till 5.00 p.m. The e-voting module shall be disabled for voting thereafter, and no one shall be allowed to vote electronically after, September 29, 2025 (5:00 p.m.)

(ii) The voting rights of Members shall be in proportion to their share of the paid-up share capital of the Company as on the cut-off date i.e. September 23, 2025.

(iii) Notice of AGM has been sent to all the members whose names appeared in the Register of Members/Beneficial Owners as on August 22, 2025. Any person who acquires equity shares of the Company and becomes a Member after September 23, 2025 and holding shares as on the cut-off date i.e. September 23, 2025, may obtain the Login ID and Password by sending a request at investor@masserv.com, or call at Tel: +91 114132 0335.

(iv) Once a vote is cast by the Member, he shall not be allowed to change it subsequently

(v) The facility of casting vote through e-voting will be made available at the AGM and the eligible members attending the AGM shall be able to cast their vote at AGM via e-voting.

(vi) The Members who cast their vote by remote e-voting may also attend the AGM but shall not be entitled to cast their vote again.

As per Regulation 36(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the letter mentioning web-link including the exact path, where complete details of the Annual Report are available, is being sent to those members who have not registered their E-mail addresses either with the Company/DPR/TA of the Company.


The Annual Report for the Financial Year 2024-25 including the AGM Notice is available on website of the Company i.e. www.skflindia.com and the same is also available on the website of the NSE Limited (at www.nseindia.com) and on the website of NSDL at www.evoting.nsdl.com.

In case of any queries pertaining to e-voting, members may refer to the Frequently Asked Questions (FAQs) and e-voting user manual for members available at the downloads section at www.evoting.nsdl.com or call on toll free no.: 1800 1020 990 and 1800 22 44 30 or send a request to at evoting@nsdl.co.in.

NOTICE IS ALSO HEREBY GIVEN that pursuant to Section 91 of the Companies Act, 2013, that the Register of Members and Share Transfer Books of the Company will remain closed from Wednesday, September 24, 2025 to Tuesday, September 30, 2025 (both days inclusive) for the purpose of AGM.

By Order of the Board of Directors
For Shree Karni Fabcom Limited
Sd/-
Rajiv Lakhota
(Managing Director)
DIN: 02939190

Date: September 09, 2025
Place: Surat



Equitas Small Finance Bank Ltd

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)


Registered Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property)

Whereas the undersigned being the Authorized Officer of **Equitas Small Finance Bank Limited**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 calling upon the below mentioned Borrowers to repay the total outstanding amount mentioned in the notice being within 60 days from the date of receipt of the said notice. Since the below mentioned Borrowers having failed to repay the below stated amount within the stipulated time, notice is hereby given to the below mentioned borrowers and the public in general that, the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The Borrowers in particular and the public in general are hereby cautioned not to deal with the schedule mentioned properties and any dealings with the properties will be subject to the charge of M/s. Equitas Small Finance Bank Limited and further interest and other charges thereon." The Borrower's attention is invited to provisions of sub –section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

Sr No	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Possession taken date
1.	BRANCH - Padra Loan No. - SEPADRA0421991 BORROWER - PADHIYAR RANJITHAIKALU BHAI Co-Borrower - Mrs. PADHIYAR NAYANABEN	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING HOUSE/PROPERTY No. 786, AREA KNOWN AS "SIM VISTAR", TOTAL AREA ADMEASURING 51 SQ.FTS LENGTH AND 13 SQ.FTS. WIDTH, TOTAL 663 SQ.FTS, VILLAGE-UMARAYA, TALUKA/ SUB-DISTRICT - PADRA, DISTRICT - VADODARA, Boundaries :HOUSE OF KESHAV PUNJABHAI HOUSE OF AMBALAL OWN LAND HOUSE OF ANUPBHAI RASANG	27-05-2025 & 374510	04.09.2025
2.	BRANCH - Rajkot Ro Loan No. - SEJAKOT273848 BORROWER - SUNIL RAMESHBHAI KANIYANI Co-Borrower - Mrs.KANIYANI MITSU	All the piece and parcel of residential property a residential flat bearing city survey no. 225/G/1 paiki sub-division no. G/1/225-2, City Survey ward no. 10, Sheet no. 285, City Survey no. 1229, "SWASTIK APARTMENT", 2nd floor, Flat no. 401, Super Built up area admeasuring 29.54 sq.mtrs. equal to 318.00 sq.ft.(Built up area sq.ft.5.238.00) (As per Valuation report sq.ft.5.318) situated at Limda Lane, Rajputpara Street no. 3, Village:Jamnagar, Tal.:Jamnagar, Dist. : Jamnagar	21-05-2025 & 831616	09.09.2025

Date - 10.09.2025, Place - Gujarat **Authorized officer , Equitas Small Finance Bank Ltd**



UGRO CAPITAL LIMITED

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, 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) K G N TRANSPORT 2) VOHRA SABIRABEN SULEMAN 3) VAHORA FIROZBHAI RAFIKBHAI LAN - UGSUPTH0000014936	Demand Notice Date: 02-Sep-2025 Notice Amount: 23,07,936/- (Rupees Twenty Three Lakh Seven Thousand Nine Hundred Thirty Six Only) As on: 29-Aug-2025

Description Of Secured Asset(S):- All That Piece And Parcel Of Bearing Non Agricultural Plot Of Land In Mouje: Anand Lying Being Land Bearing R.S. No. 2580/A, Admeasuring 7284.00 Sq. Mtrs., & Survey No. 2580/D, Admeasuring 7285.00 Sq. Mtrs., Total Land Admeasuring 14569.00 Sq. Mtrs., Sub-District Anand, District Anand, Boundaries : On Or Towards The North: By Sub Plot No. 100, On Or Towards The South: By 7.50 Mtrs., Road, On Or Towards The East: By 6.00 Mtrs., Road, On Or Towards The West: By Sub Plot No. 102.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinafter within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with **UGRO Capital Limited**. In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, **UGRO Capital Limited** shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to **ATTACH AND/OR SEAL** the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to **UGRO Capital Limited** under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(1) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from **UGRO Capital Limited** and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: GUJARAT **Sd/- (Authorized Officer)**
Date: 10.09.2025 **For UGRO Capital Limited, authorised.officer@ugrocapital.com**



BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum IT Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014

Branch Office: 1st Floor, Puspak Complex, Janak Park, above Union Bank, opp. ITI, Shyamnagar, Modasa, Gujarat 383315, Branch Office: 4th floor, RK Plaza, 408-410 RK Plaza,Dialpuria, Vadodara-390007, Gujarat, Branch Office: 1St Floor, Pranav Complex, Above Vodafone, Milan Talies Road, Surendranagar -363002


POSSESSION NOTICE

Under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & Rule 8-(1) of the Security Interest (Enforcement) Rules 2002. (Appendix -IV)

Whereas, the undersigned being the Authorized Officer of **M/s BAJAJ HOUSING FINANCE LIMITED (BHFL)**, 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 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s) Co-Borrower(s) Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned on behalf of **M/s BAJAJ HOUSING FINANCE LIMITED**, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8-(1) of the said Rules. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s)/Guarantor (s) (LAN No. Name of Branch)	Description of the Immovable property	Demand Notice Date & Amount	Date of Possession
Branch : MOOASA LAN No. 5B8RMS96749372 1. Madinababen Sadikhbhai Banga (Borrower) 2. Rahimbhai Patel (Co-Borrower) Both: At & Po-Meghray Ta-Meghray, Dist-Sabarkantha, Gujarat-383350	All that piece and parcel of the Non-agricultural Property described as: Residential Immovable property, bearing House Constructed on Meghray Gamtd Land bearing City Survey No. 873 admeasuring 21.11 Sq Mtrs & City Survey No. 874 admeasuring 72.35 (T total admeasuring 96.79 Sq.Mtrs), Meghray Gram Panchayat Survey No. 1592, situated at the area of Meghray Gram Panchayat, At & Po: Meghray, Tal Meghray, Dist Arvali, Pin: 383350	30th Jun 2025 & Rs. 44,11,433/- (Rupees Forty Two Lakh Eleven Thousand Four Hundred Thirty Three Only)	8th September 2025
Branch : BARODA LAN No. H413HLD1500832 and H413HLD1503655 1. Sharma Bharatbhai Shukalbhai (Borrower) At C 202 Abhishek Flat New Swaminarayan Temple, Gotri Vastola Road Vadodra 390021, Baroda, Gujarat-390021	All that piece and parcel of the Non-agricultural Property described as: All That Piece and Parcel of Ready Built-up Flat No. F-301, 3 Rd Floor, Tower - D, Having Carport Area Admeasuring About 116.12 Sq.mt, Theroen in The Scheme Known as "Parant Parasirde" situated and Constructed on The Land Bearing Revenue Survey No. 825, Paki 1, City Survey No. 1511/2 Tp No 63, Fp No.18, Mouje Gotri in Registration District Vadodara, Sub Registration District East : Tower E After Some Margin, West : Flat No F 304, North : Society Road, South : Flat No F 302.	24th Jun 2025 & Rs. 42,68,157/- (Rupees Forty Two Lakh Eight Thousand One Hundred Fifty Seven Only)	5th September 2025
Branch : SURENDRANAGAR LAN No. H5JBHLD9989085 1. Vipul Keshavnath Pitroda (Borrower) At: Avadhpark, Bt. Ramswar, Nr. New Nikanth School, Surendra Nagar, Gujarat-363020 2. Sonalaben Vipulbhai Pitroda (Co-Borrower) At Avadhpark, Bt Ramswar, Nr New Nikanth School, Ratapur, Surendra Nagar, Gujarat-363020	All that piece and parcel of the Non-agricultural Property described as: R.S. No. 31 (Old R.S. No. 70/Paki 1/Paki 2) Paki Plot No. 84, Mahant Residency, BtH Superior Home, Makod Chokdi, At Ratapur, Taluka: Wadhwan, Dist: Surendranagar, Pin.363020 - 363020, East :- 7.4 Mtr Wide Road, West - Common Plot, North :- Sub Plot No.85, South :- Plot No 83	30th Jun 2025 & Rs. 18,93,804/- (Rupees Eighteen Lac Ninety Three Thousand Eight Hundred Forty Only)	8th September 2025

Place: Gujarat **Date:** 10/09/2025 **Sd/- Authorized Officer, Bajaj Housing Finance Limited**



Bank of Baroda

Bank of Baroda : University Campus Branch: 6, Sarela Co.-Op Hsg. Soc., Nr. H. L. College, Ahmedabad-380008 Gujarat, Phone- +91 (079)-26301749, M.R. : +91-9978446556; E-mail: uniarnh@bankofbaroda.co.in

ANNEXURE -1 - REDEMPTION NOTICE

Notice under Rule 6(2) and/or 8(6) of the Security Interest (Enforcement) Rules, 2002

Ref No. BOB/UNIAH/RECOVERY/2025-26

1. MANOJ PARULBEN MANOJBHAI
2. MANOJ HARISHBHAI KOSHTI

B-401, Devnandan Supremos, Oppsite Raf Camp, Near Galaxy Township, Vastra, Ahmedabad 382418

Re: Notice under Rule 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002).

Ref:- 1. Demand Notice dated 10.09.2024 issued u/s 13 (2) of SARFAESI Act 2002.
2. Physical Possession Notice dated 26.12.2024 issued u/s 13 (4) of SARFAESI Act 2002.

Whereas the Authorised Officer of the **Bank of Baroda, University Campus address 6, Sarela Housing Co-op Society, Navrangpura, Ahmedabad Gujarat** being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter referred as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter referred as "Rules") issued demand notice dated **10.09.2024** calling upon you being Borrower (s)/ Mortgagor (s)/ Guarantor (s) to repay the amount stated in the said demand notice within 60 days from receipt of said notice.


And where as you have failed to repay the amount, the undersigned in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets (hereinafter referred as the said properties) more particularly described herein below Schedule. (Copy of Possession Notice dated 26.12.2024 is attached herewith for ready reference)

Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in above Possession Notice. Your attention is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Therefore you are all requested to pay the dues as mentioned in possession notice along with applicable interest, cost, charges & expenses within 30 days from receipt of this notice and redeem the secured asset as mentioned below. In case you fail to pay the above mentioned dues & redeem the secured asset within 30 days from receipt of this notice, Bank will be constrained to sell the secured asset through public e-Auction by publication of e-Auction Sale notice. The date, time of e-auction and Reserve Price of the property shall be informed to you separately.

Sr. No.	Description of the Movable/Immovable Properties	Date of Possession	Type of Possession (Symbolic/Physical)	Date of Publication of Possession Notice (For immovable property only)
1	Flat No. B-401 4th floor Block B, Devnandan Supremus, Near Shree Sharan Society, Spring Road, Vastra, Asarwa, Ahmedabad 382418 Boundaries East: Society Road, West: Flat No. B-404, North: Society Road, South: Flat No. B-402	26.12.2024	Physical	01.01.2025

Date: 14-08-2025 **Place:** Ahmedabad **Authorized Officer**
Bank of Baroda, University Campus Branch



Motilal Oswal Home Finance Limited

Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email : - hfquery@motilaloaswal.com. CIN Number : - U65923MH2013PLC248741

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)


Whereas the undersigned being the authorized officer of **Motilal Oswal Home Finance Limited**, (Formerly known as **Aspire Home Finance Corporation Ltd.**), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sl. No.	Loan Agreement No. / Name of the Borrower/Co-Borrowers/ Guarantors	Date of Demand Notice & Outstanding	Date of Possession Taken	Description of the Immovable Property All that part and parcel of property consisting of
1.	LXRAJ00216-170043559 Borrower- PRAKASHBHAI TABBHAI RATHOD Co-Borrower- PRITIBEN PRAKASHBHAI RATHOD	08-04-2025 for Rs. 4,81,244/-	05-09-2025	Tenant No A-68 Sub Plot No. 153 To 176 & 231 To 254/83 With A Pitya Tenements , Anand Resi Pal Pipalyadi Rd Pipalya Pal Rajkot Nr Shapur Village ,Opp Khodal Resi Rajkot Gujarat 360024
2.	LXMOSURAN21-220606796 Borrower- BHOLA CHANDRIKA YADAV Co-Borrower- SONI BHOLA DEVI	07-03-2025 for Rs. 16,47,726/-	05-09-2025	Survey No. 92 Block No. 05, (New Block No. 117 After Re-Survey) Ad Measuring 46.66 Sq.Mr. Plot No-256 Sandhya Township Nr. Paradise Park Moje Palod 0 0 Ta-Mangrol Palod 394110 Surat Gujarat

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of **Motilal Oswal Home Finance Limited** for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Place: GUJARAT **Sd/-Authorized Officer**
Date : 10.09.2025 **Motilal Oswal Home Finance Limited**



INDIA SHELTER FINANCE CORPORATION LTD.

Registered Office: Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002.

Branch Office: Parimal prime, 3rd floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat – 360001 & Office No – 111, 112, First Floor, Marry Gold-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat – 362001

PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY

[UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
NOTICE FOR SALE OF IMMOVABLE PROPERTY/S MORTGAGED WITH India Shelter Finance Corporation (ISFC) (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on **24.09.2025 (Date of Auction)** on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing EMD amount for participating in Public Auction shall be submitted to the Authorised Officer of ISFC. **On or before 23.09.2025 till 5 PM at Branch/Corporate Office:** Parimal prime, 3rd floor, 15A Sardarnagar, Sarveshwar Chowk, Dr Yagnik Road, Rajkot, Gujarat – 360001 & Office No – 111, 112, First Floor, Marry Gold-2, Opp. Bahaudin Collage, Collage Road, Junagadh, Gujarat – 362001

Loan Account No. and Name of Borrower(s) Co- Borrower(s)/ Guarantor(s)/Legal Heir(s)/Legal Rep.	Date Of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price, Earnest Money
BF0200000505/ AP-0453475, MRS. JIVIBEN BAMBHAVA & MR.POPATBHAI BAMBHAVA	DATE : 10-NOV-2022 Rs. 4,00,996.24/- (RUPEES FOUR LAKH NINE HUNDRED NINETY SIX AND TWENTY FOUR PAISA ONLY)	Physical Possession	RS.1,20,000/- RS.12,000/-
Description Of Property: All Pieces And Parcel Of Plot No.66/c, (Block No.141), Navin Nagar, Opp Prince Residency, Off B8 National Highway,nr.pipaliya Village, Area Pipaliya City Rajkot Gujarat 360410 Boundary:- North : Other Block South : Other Block East : Road West : Other Block			
HLTJCHLONS000005109942 & AP-10462480, MRS.HARDABEN GOHEL / MR. LAJVIJBHAI GOHEL	DATE : 11-DEC-2024 RS.9,17,311/- (

