Form No. INC-19 Notice

[Pursuant to rule 22 the Companies (Incorporation) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (5) of section 8 of the Companies Act, 2013, an application has been made to the Registrar at Ahmedabad for a licence that **POPATBHAI FOUNDATION** a limited company may be given a licence to be registered under sub-section (5) of section 8 of the Companies Act, 2013 without the addition of the word **"Limited"** or the case may be, the words **"Private Limited"** to its name.
2. **The principal objects of the company are as follows:**

   To carry on, conduct, and engage in any business, trade, profession, activity, or operation, whether of a commercial, industrial, or non-commercial nature, and to undertake any transaction, venture, or undertaking, which may be deemed incidental, conducive, or necessary for the accomplishment of the above-mentioned purposes.
3. A copy of the draft memorandum and articles of the proposed company may be seen at **SHOP NO: M/28, RAJMAHAL A.C MALL NR SANTOSHIKRUPA SURAT- 395006 GUJARAT INDIA.**
4. Notice is hereby given that any person, firm, company, corporation or body corporate, objecting to this application may communicate such objection to the Registrar at, **GUJARAT ROC BHAVAN, OPP RUPAL PARK SOCIETY, BEHIND ANKUR BUS STOP, NARANPURA, AHMEDABAD-380013, GUJARAT, INDIA,** within thirty days from the date of publication of this notice, by a letter addressed to the Registrar a copy of which shall be forwarded to in the Applicant at **SHOP NO: M/28, RAJMAHAL A.C MALL NR SANTOSHIKRUPA SURAT- 395006 GUJARAT INDIA.**

Dated this 15th day of September, 2025

Name(s) of Applicant

POPATBHAI FOUNDATION

Sd/-

RAJANI KANUBHAI KATARIYA

TARUN KUMAR MISHRA

HDFC BANK

We understand your world

Registered Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013 and having one of its office as Retail Portfolio Management at HDFC Bank Ltd, 1st Floor, I-Think Techno Campus, Kanjurmarg (East),Mumbai – 400042.

SALE INTIMATION AND PUBLIC NOTICE FOR SALE OF SECURITIES PLEDGED TO HDFC BANK LTD.

The below mentioned Borrowers of HDFC Bank Ltd. (the "Bank") are hereby notified regarding the sale of securities pledged to the Bank, for availing credit facilities in the nature of Loan/Overdraft Against Securities.

Due to persistent default by the Borrowers in making repayment of the outstanding dues as per agreed loan terms, the below loan accounts are in delinquent status. The Bank has issued multiple notices to these Borrowers, including the final sale notice on the below-mentioned date whereby, Bank had invoked the pledge and provided 7 days' time to the Borrower to repay the entire outstanding dues in the below accounts, failing which, Bank would be at liberty to sell the pledged securities without issuing further notice in this regard.

The Borrowers have neglected and failed to make due repayments, therefore, Bank in exercise of its rights under the loan agreement as a pledgee has decided to sell / dispose off the Securities on or after **22nd September 2025** for recovering the dues owed by the Borrowers to the Bank. The Borrowers are, also, notified that, if at any time, the value of the pledged securities falls further due to volatility in the stock market to create further deficiency in the margin requirement then Bank shall at its discretion sell the pledged security within one (1) calendar day, without any further notice in this regard. The Borrower(s) shall remain liable to the Bank for repayment of any remaining outstanding amount, post adjustment of the proceeds from sale of pledged securities.

Sr. No.	Loan Account Number	Borrower's Name	Outstanding Amount as on 11th Sep. 2025	Date of Sale Notice
1	XXXXXXXXXX6580	AMI DARSHAN AJMERA	8,47,874.15	12-Sep-25
2	XXXXXXXXXX2892	YASHKUMAR GOPALBHAI SONI	1,14,891.00	12-Sep-25
3	XXXXXXXXXX9621	ANIL MANILAL DATTANI	4,40,085.23	12-Sep-25
4	XXXXXXXXXX3081	AMIT PADMAKAR PANKHEDKAR	29,250.00	12-Sep-25
5	XXXXXXXXXX1613	ANAND SHAILESHBHAI DESAI	9,75,543.01	12-Sep-25

Date : 15.09.2025 | Place : GUJARAT **Sd/- HDFC BANK LTD.**

सेन्ट्रल बैंक ऑफ इंडिया / सेण्ट्रल बैंक ऑफ़ इंडिया / Central Bank of India

"CENTRAL" TO YOU SINCE 1911

BRANCH : MANDVI

APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the **Central Bank of India, Mandvi Branch** 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated **13.06.2025** calling upon the **Borrower Mr. Devubha Ratanji Sodha (Borrower/ Mortgagor)** to repay the amount mentioned in the Notice being **Rs. 5,99,921/- (Rupees Five Lakh Ninety Nine Thousand Nine Hundred Twenty One Only)** Plus Uncharged Interest @ 9.10%, within 60 days from the date of receipt of the said Notice.

The Borrower having failed to repay the amount, Notice is hereby given to the Borrower and the Public in General that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 9 of the said rules on this **10th Day of September of the Year 2025.**

The Borrower in Particular and the Public in General is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Central Bank of India, Mandvi Branch** for an amount **Rs. 5,99,921/- (Rupees Five Lakh Ninety Nine Thousand Nine Hundred Twenty One Only)** Plus Uncharged Interest @ 9.10% Plus Other Charges.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

All Piece and Parcel of Land or Ground situated at Survey No. 64, Paiki of Plot No. 25 Paiki (North Part), Shri Hari Nagar, Vill. : Nagalpar, Tal. Mandvi, Dist. Kutch, having area 54.00 Sq. Mt., Total Built up Area 80.95 Sq. Mt., or there about together with building and fixed structure with **Boundaries as follows : East :** Survey No. 64/P, **West :** Road, **North :** Plot No. 24, **South :** Plot No. 25 (Southern Part)

Date : 10.09.2025, **Sd/- Authorised Officer,**
Place : Mandvi **Central Bank of India**

IDBI BANK

IDBI BANK LIMITED, Registered Office : IDBI Tower, World Trade Center Complex, Cuffe Parade, Mumbai, Pin – 400005.
CIN : L65190MH2004GOI148838

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION

UNDER SARFAESI ACT 2002 APPENDIX IV-A [SEE PROVISO TO RULE 9(1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co- Borrowers, Mortgagors and Guarantors that the below described Immovable Properties mortgaged / charged to **IDBI Bank Ltd.**, the **Physical Possession** of which has been taken by the Authorised Officer of **IDBI Bank Ltd.**, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" on 30.09.2025.** Property wise details are as, mentioned below:

PROPERTY DETAILS (1, 2, 3 & 4)

Name of the Borrower: M/s. Accurate Valve Services

Co-borrower(s)/ Mortgagors : Mr. Vasant Shankar Kamble, Mrs. Saiukta Vasant Kamble, Mr. Nikhil Kamble & M/s. Apex Valve Services [Prop: Mr. Vasant Kamble]

Description of Properties :-

Property No. 1 :- All that Part and Parcel of the Immovable Property situated at Shop No. S/12, 2nd Floor, Arunoday Complex, Nr. Little Hut Chowkdi, GIDC Office Road, admeasuring Built up area 226 Sq. ft. situated on R.S. No. 403 Paiki, Plot No. 732/A, Paiki of Village - Piraman, Sub Dist. Ankleshwar in State of Gujarat.

- **Area of Property : 226 Sq ft.** **Demand Notice Date : 25.03.2019**
- **Demand Amount : Rs. 2,17,51,321/- (Rupees Two Crore Seventeen Lakh Fifty One Thousand Three Hundred Twenty One Only) as on 10.03.2019.**

Property No. 2 :- An Immovable Property being Shop No. G/42, Ground Floor, Near Jayaben Modi Hospital, Valia Road, admeasuring 30.65 Sq. Mtrs. alongwith undivided share in land adm. 5.00 Sq. Mits. on the Ground Floor with all super structure thereon in " Hexon Arcade" constructed on Commercial Plot No. 632/3/A and 632/2/B/1 of Moje - Bhadkodra, 221 paiki to 223 paiki and 241 paiki in notified area of Ankleshwar GIDC in the Registration Sub District - Bharuch in the State of Gujarat.

- **Area of Property: 321 Sq.ft.** **Demand Notice Date : 25-03-2019**
- **Demand Amount: Rs. 2,17,51,321/- (Rupees Two Crore Seventeen Lakh Fifty One Thousand Three Hundred Twenty One Only) as on 10.03.2019.**

Property No. 3 :- An Immovable Property being Shop No. G/43, Ground Floor, Near Jayaben Modi Hospital, Valia Road, Admeasuring 30.65 Sq. mts alongwith undivided share in land adm. 5.00 sq. mts on the Ground Floor with all super structure thereon in " Hexon Arcade" constructed on commercial Plot No. 632/3/A and 632/2/B/1 of Moje - Bhadkodra,221 paiki to 223 paiki and 241 paiki in notified aea of Ankleshwar GIDC in the Registration Sub District - Bharuch in the State of Gujarat.

- **Area of Property : 321 Sq.ft.** **Demand Notice Date : 25-03-2019**
- **Demand Amount: Rs. 2,17,51,321/- (Rupees Two Crore Seventeen Lakh Fifty One Thousand Three Hundred Twenty One Only) as on 10.03.2019.**

Property No. 4 :- An immovable property being Flat No. B/303 on the 3rd Floor in Tower - B, Admeasuring 51 Sq. Mtrs. along with undivided proportionate share in Land Admeasuring 32 Sq. Mtrs with all super structure thereon in "Sanskar Complex" constructed on Sub Plot No. 10 paiki, Shiv Paras Co. Op Hous. Soc. Ltd., Nr. Manav Mandir, Golden Garden, situated at Mouje Village - Bhadkodara sim bearing Revenue Survey No 185 and 192 of Taluka - Ankleshwar in the Registration Sub District - Ankleshwar, Registration District - Bharuch in the State of Gujarat.

- **Area of Property: 533.46 Sq. ft.** **Demand Notice Date : 25-03-2019**
- **Demand Amount : Rs. 2,17,51,321/- (Rupees Two Crore Seventeen Lakh Fifty One Thousand Three Hundred Twenty One Only) as on 10.03.2019.**

Property No.	Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date & Time of E-Auction	Bid Increase Amount
Property No. 1	Rs. 8,50,000/-	Rs. 85,000/-	26.09.2025	29.09.2025 (Up to 4:00 PM)	30.09.2025 Time : 11 AM to 1 PM	Rs. 25,000/-
Property No. 2	Rs. 14,22,000/-	Rs. 1,42,200/-	26.09.2025	29.09.2025 (Up to 4:00 PM)	30.09.2025 Time : 11 AM to 1 PM	Rs. 25,000/-
Property No. 3	Rs. 14,22,000/-	Rs. 1,42,200/-	26.09.2025	29.09.2025 (Up to 4:00 PM)	30.09.2025 Time : 11 AM to 1 PM	Rs. 25,000/-
Property No. 4	Rs. 9,38,700/-	Rs. 93,870/-	26.09.2025	29.09.2025 (Up to 4:00 PM)	30.09.2025 Time : 11 AM to 1 PM	Rs. 25,000/-

Gist of the Terms & Conditions appearing in Bid Document :- (1). Particulars specified in the schedule above have been stated to the best of the information. Authorized officer and /or Bank will not be answerable for any error, miss-statement or omission in this public notice., **(2). The E-auction shall be subject to detailed terms and conditions in the bid documents available on www.idbibank.in or https://baanknet.com. For detailed procedure, auction process, bid documents, kindly contact Shri Umesh Singhania, (M) : 9967701574, email id – umesh.singhania@idbi.co.in, Shri. Anand Saluja, (M) : 9826562657, email id - anand.saluja@idbi.co.in, Shri. Sanjay Shah, (M) : 9913131576, email id - shah.sanjay@idbi.co.in or visit Regional Office (Retail Recovery) at : 2nd Floor, 46/A, Garg Plaza, Baroda, Pincode - 390007 on any working day between 11.00 AM to 4.00 PM, (3). For e-Auction support, please contact: PSB Alliance Pvt Ltd, Website: https://baanknet.com , Help Desk Number - M. No: 8291220220, E-mail: support.baanknet@psballiance.com, (4).** This publication is also **"Fifteen Days"** notice required under Rule 9(1) of Security Interest (Enforcement) Rules, 2002., **(5).** All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder/purchaser of the property. IDBI Bank Ltd. does not take any responsibility to provide information on the same., **(6).** The sale will attract TDS as applicable under Section 194 (1A) Income Tax Act, on culmination of sale depending on total sale price., **(7).** The GST, if any, attracted on sale of immovable property, the same will be borne by the successful bidder/purchaser., **(8).** The successful bidder/purchaser will be required to deposit 25% of Sale Price (inclusive of EMD) at the time of confirmation of sale. The Balance amount of the sale price is to be paid within 15 days from the date of issue of letter of acceptance by IDBI Bank Ltd. or such extended period as may be agreed in writing by Authorized Officer (AO) but not beyond 3 months., **(9).** The AO may permit inter-se bidding among the qualified bidders. The AO reserves the right to accept or reject all/any bids without assigning any reason. In case all the bids are rejected, the AO reserves the right to sell the assets by any modes as prescribed in the Security Interest (Enforcement) Rules, 2002., **(10).** Earnest Money Deposit (EMD) will not carry any interest.

Date : 15.09.2025 **Authorized Officer**
lace : Vadodara **IDBI Bank Limited**

pnb Housing Finance Limited

Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.VADODARA : 331, Third Floor, Trivia Complex, Natu Bhai Circle, Vadodara, Gujrat-390007, B.O.SURAT:305-308, Third Floor, Titanium Square, Adajan Char Rasta, Adajan, Surat, Gujrat-395009, B.O.AHMEDABAD: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujrat-380006, B.O.ODHAV: 2nd Floor, Mangalam Arcade, No. 221, Odhav Rd, near Gurudwara, Odhav, Ahmedabad, Gujarat 382415

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited** Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/VA/0124/1209743 Dinesh N Kotadiya / Kotadiya Samuben Nanjibhai, B.O. : VADODARA	Rs. 51269 16.04 & 08-08-	Physical Possession	Flat No 301, Sanskar Type A1 Towe, Nr Sun Meelan, Luxurious Flats Vaikunth 1 Shree Ambe Vidyalaya, Waghodia Main Road, Vadodara, Gujarat, India, 390019	Rs. 1,996,000	Rs. 199,600	29-09-25	Rs. 10,000	20-09-2025 12:00pm to 04:00pm	30-09-2025 2PM to 03:00PM	NOT KNOWN
HOU/VA/0224/1213007 Dinesh N Kotadiya / Kotadiya Samuben Nanjibhai, B.O. : VADODARA	Rs. 5126916.04 & 08-08-2024	Physical Possession	304 Sanskar Type A 1, Tower Near Sun, Meelan Luxurious, Flats Vaikunth 1 Shree Ambe, Vidhyalay Wagodiya Main Road, Vidhyalay Wagodiya Main Road, Wagodiya, Wagodiya, Vadodara	Rs. 2,000,000	Rs. 200,000	29-09-25	Rs. 10,000	22-09-2025 12:00pm to 04:00pm	30-09-2025 2PM to 03:00PM	NOT KNOWN
HOU/SRT/0721/898355 Upeshkumar Raysingbhai Parmar / Akashkumar Raysingbhai Parmar, B.O. :	Rs. 1538010,14 & 14-02-2024	Physical Possession	Plot No.417, Riddhi Siddhi Residency,b/h.kautilya Vidhyalay, nr.rajeshwari Residency,off.kamrej Canal Road, Kamrej, Surat, Gujarat-394180, Surat,india.	Rs. 1330000	Rs. 133,000	29-09-25	Rs. 10,000	19-09-2025 12:00pm to 04:00pm	30-09-2025 2PM to 03:00PM	NOT KNOWN
HOU/AHD/1219/760953 Kamleshbhai Vansilal Khatik / Dipika Kamleshbhai Khatik, B.O. : ODHAV	Rs. 1289514.86 & 10-04-2024	Physical Possession	C 603,6.0,603.0, Nandanvan, Opp. Chandannagar Vibhag-2, Narol Aslali H'way, Opp. Chandannagar Vibhag-2, Narol Aslali H'way, Op.Sr. No- 580, F.P. No-59/1, O.P. No- 59, T.P.- 58 Ahmedabad, Gujarat-382405, India	Rs. 1,056,000	Rs. 105,600	29-09-25	Rs. 10,000	25-09-2025 12:00pm to 04:00pm	30-09-2025 2PM to 03:00PM	NOT KNOWN
HOU/VA/0917/429301 Ashokkumar M Patel / Sarika Ashokkumar Patel, B.O. : VADODARA	Rs. 1942663.47 & 13-06-2024	Physical Possession	Plot No F 30, Second Floor, Bhagyalaxmi Society, Opp Pavandham Society, Gorwa, Vadodara, Vadodara, Gujarat, India, 390001	Rs. 1,281,000	Rs. 128,100	29-09-25	Rs. 10,000	27-09-2025 12:00pm to 04:00pm	30-09-2025 2PM to 03:00PM	NOT KNOWN
NHL/AHM/0122/951943 Aakash Rasikbhai Patel / Jayaben Patel, B.O. : AHMEDABAD	Rs. 1688363.99 & 08-08-2024	Physical Possession	507,5th floo,THE NEWYORK EMPIRE,NR MUTHIA TOLL TAX,S P RING ROAD,NARODA DAHEGAM CIRCE, Ahmedabad, Gujarat-382330, India.	Rs. 1,304,000	Rs. 130,400	29-09-25	Rs. 10,000	27-09-2025 12:00pm to 04:00pm	30-09-2025 2PM to 03:00PM	NOT KNOWN
HOU/SRT/0723/1132257 Sanjay Rameshbha Kanojiya / Nikunj Rameshbhai Kanojiya / Ankita Sanjaybhai Kanojiya, B.O. : SURAT	Rs. 2299655.67 & 10-09-2024	Physical Possession	Buildling A2, First Floor, Flat No 102, Antillia Dreams, Antillia Dreams, Bapa Sitaram Chowk, Opp Whie House Chaprabhata,rs No 1357, Amroli Chapprabhata Road,bapa Sitaram Chowk, Surat, Gujarat - 394107, India.	Rs. 1,785,000	Rs. 178,500	29-09-25	Rs. 10,000	19-09-2025 12:00pm to 04:00pm	30-09-2025 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website :- www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with VIVEK LODHA Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE :- GUJARAT **DATE :- 13.09.2025** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

ACCUVANT ADVISORY SERVICE LIMITED

(CIN : L74110GJ1989PLC095113)

Registered Office : 3rd Floor, Chinubhai House, 7-B Amruthbaug Colony opposite Sardar Patel Stadium, Near Hindu Colony, Navrangapura, Ahmedabad, Gujarat-380014
E-mail ID : accuvant.advisory@gmail.com Website: accuvantadvisory.com
Statement of Un-Audited Financial Results for the Quarter Ended 30.06.2025

Part I (Lacs.)

Particulars (Refer Notes Below)	Quarter Ended (30.06.2025) (Unaudited)	Quarter Ended (31.03.2025) (Audited)	Quarter Ended (30.06.2024) (Unaudited)	Year Ended (31.03.2025) (Audited)
1. Total Income from Operations	10.13	9.01	10.29	36.6
2. Net Profit/(Loss) for the period (before Tax, Exceptional and /or Extra Ordinary items*)	6.67	4.86	6.18	21.53
3. Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items*)	6.67	4.86	6.18	21.53
4. Net Profit/(Loss) for the period after tax(after Exceptional and/or Extra Ordinary Items)	5.00	4.26	6.18	16.62
5. Total Comprehensive Income for the period [Comprising Profit /(Loss) for the period (after tax) and other Comprehensive Income (after tax)]	5.00	4.26	6.18	16.62
6. Equity Share Capital	678.75	678.75	678.75	678.75
7. Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year.	-	-	-	-
8. Earning Per Share (of Rs.10/- each) (for continuing and discontinued operations) 1. Basic : 2. Diluted :	0.07 0.07	0.06 0.06	0.09 0.09	0.24 0.24

Notes :

1. The above is an extract of the detailed format of Quarter Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI(Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarter Financial Results are available on the websites of the Stock Exchange(s) and the listed entity
2. The above financial results were reviewed by the Audit Committee and approved by Board of Directors at their respective meetings held on 11th September, 2025 at 2:00 pm and concluded on 12th September, 2025 at 5:00 pm.
3. The impact on net profit/loss, total comprehensive income or any other relevant financial items due to changes in accounting policies shall be disclosed by means of footnote.
4. Exceptional and/or Extraordinary items adjusted in the Statement of Profit and Loss in accordance with Ind-AS Rules/AS Rules, whichever is applicable.

For ACCUVANT ADVISORY SERVICE LIMITED
Sd/-
Name : Dharmik Narendrakumar Shah
Designation : Whole Time Director
DIN : 06839008

Date : 12.09.2025
Place : Ahmedabad

केनरा बैंक Canara Bank

A Government of India Undertaking

सिंडिकेट Syndicate

ARM Branch, 7th Floor, Gift One Building, Gift City, Gandhinagar-382355

E-AUCTION SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002

The undersigned as Authorized officer of **CANARA BANK** has taken over possession of the following property/ies under section 13(4) of the SARFAESI act, Public at large is informed that **e-auction** (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on **"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS** Under Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

DETAILS FOR MEGA E-AUCTION ON 17-10-2025 (01:00 PM TO 03:00 PM) • LAST DATE OF EMD : 16-10-2025

Sr. No.	NAME OF BORROWER/S / GUARANTOR/S / MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH
1	**M/s. Sagun Enterprise (borrower), Mr. Vasantbhai Gaurishankar Mehta (Proprietor/ Mortgagor) & Mr. Krishnakant Gaurishankar Mehta (Guarantor)**	**Rs. 4,51,49,241.64 as on 16.06.2025 plus further interest and other charges thereon**	EMT of Land and Building of All the piece and parcel of Immovable Property (on NA Land), situated at Mauje: Anand on Land bearing T.P. Scheme No. 3, F.P. No. 497 Paikki, Sub Plot No. 2, Total admeasuring 393.50 Sq. Mtrs., C.S. No. 621, Ward No. Anand -1, Sheet No. T-3/Sheet No. 25, as per City Survey admeasuring 392.50 Sq. Mtrs., Construction Area admeasuring 208.65 Sq. Mtrs. Municipal property no. 12/31/108/1 at Registration Sub District & District: Anand and bounded as under: The Boundaries are: North: By 40.00 Fts T.P. Road, South : By Sub Plot No. 1, East : By 40.00 Fts T.P. Road, West: By Sub Plot No. 3 **(CERSAI Security Interest ID – 4000079435323) Status of Possession : Symbolic Possession**	**RESERVE PRICE : Rs. 2,45,00,000/- EMD : Rs. 24,50,000/-**	**ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 9981840790 / 9680505055 Email : cb3966@canarabank.com A/C No.: 209272434 IFSC : CNRB0003966**

Other Terms and Conditions : The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions. **(1) Auction will be held on 17.10.2025 from 01:00 pm to 03:00 pm (2)** For all the properties The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bare the same. **(3)** Auction / bidding shall only through "Online Electronic Bidding" through the website **https://baanknet.com/** Bidders are advised to go through the website (www.canarabank.com) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings **(4) The Property can be inspected, with Prior Appointment with Authorized Officer, on 10.10.2025. (5)** The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. **(6)** EMD-"EMD amount of 10% of the Reserve Price is to be deposited **16.10.2025** in E-Wallet of M/s PSB Alliance Private Limited (baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." **(7)** Intending bidders should hold a valid signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S PSB Alliance (baanknet) (For Contact Details please refer Point No. 19) Immediately on the same date payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature) **(8) Last date for depositing the EMD is 16.10.2025** after payment of the EMD amount, the intending bidders should send a copy of the following documents /details on or before date of submission of the bid(s), to Canara Bank, Branch, concerned to the property. (A) Demand Draft/Pay order towards EMD amount if paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. (B) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. (C) Bidders Name, Contact No., Address, E-mail (D) Bidder's A/c. details for online refund of EMD. **(9) Last Date for receipt of tender documents: 16.10.2025. (10)** The intending bidders should register their names at portal **https://baanknet.com/** to get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider **https://baanknet.com/** (For Contact Details please refer Point No. 19). **(11)** EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest. **(12)** The bank will have the absolute right/discretion for acceptance/rejection of any bid and all bidders to undertake not to initiate any legal action against the Bank from non-sale of such denied asset simply because such a bidder was successful/highest bidder. **(13)** Auction would commence at Reserve Price plus one increment of Rs. 10,000 and bidders shall improve their offers multiplies of Rs. 10,000 (Rs. Ten Thousand), if required. The bidder who submits the highest bid (not below the Reserve Price on closuer of 'Online 'auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. **(14)** The successful bidder shall deposit 25% of sale price (inclusive of EMD already paid) immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the successful creditor in respective Branch's account as mentioned in Branch details. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him /her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put for sale again. Notwithstanding contained herein, the confirmation regarding successful bidder is subject to any suit filed/to be filed or any other order by any competent authority/ies/court/tribunal. **(15)** Where the sale consideration, of the property to be transferred is Rs. 50 Lakhs and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1 % on the sale proceeds and deposit the same by furnishing the Challan in form 260B and submit the original receipt of TDS certificate to the Bank **(16)** All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. **(17)** Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. **(18)** In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Circle Office, Gandhinagar or Concerned Branch of Canara Bank who as a facilitating centre shall make necessary arrangements. **(19)** For further details Contact M/S PSB Alliance (baanknet). Email : support.BAANKNET@psballiance.com - Helpdesk No.: 8291220220, 7046612345, 6354910172, 9892219848, 8160205051, For User Creation Helpline Number : Mr. Karan Modi - 7016716557, Mr Vasu Patel - 9510974587, Mr Kashyap Patel - 6354604884 and Mr. Animesh Jain - 7046-612345 **(20)** The bank is free to sale the property under private treaty or purchase as Non-Banking Assets, out of the above said properties, under the provision of the SARFAESI Act, in case no bidder is turning up for the purchase of property. No future notice Shall be issued for the same. **(21)** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrance, title of properties put on auction and claims/rights/dues/affecting, the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be demand to constitute any commitment or any representation of the Banks. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. Further some properties are available on symbolic possession and few are occupied by tenants/third parties as mentioned in the advertisement which may be noted. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues. **(22)** Where Factory land, building and Plant and Machinery both are put on auction for any borrower, EMD only for factory land and building will not be considered and sale will be confirmed after the plant machinery are sold out.

For detailed terms and conditions of sale, please refer to the link provided in **https://baanknet.com/** and **https://www.canarabank.com**
Also, Prospective Bidders may contact respective Branches / Authorised Officer.

Date : 15.09.2025 | Place : Gandhinagar **Sd/- Authorised Officer, Canara Bank**

सेन्ट्रल बैंक ऑफ इंडिया / सेण्ट्रल बैंक ऑफ़ इंडिया / Central Bank of India

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BRANCH : MANDVI

APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the **Central Bank of India, Mandvi** 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated **13.06.2025** calling upon the **Borrower Mr. Devubha Ratanji Sodha (Borrower/ Mortgagor) & Mr. Karansinh Devubha Sodha (Co-Borrower)** to repay the amount mentioned in the Notice being **Rs. 7,09,563/- (Rupees Seven Lakh Nine Thousand Five Hundred Sixty Three Only)** Plus Uncharged Interest @ 9.30%, within 60 days