

Protium **PROTIUM FINANCE LIMITED**
(erstwhile Growth Source Financial Technologies Limited)

Registered & Corporate Office Address: 7th Floor, Block B2, Phase - I
Nirlon Knowledge Park, Pahari Vadodra, Off. Western Express Highway, Cama Industrial
Estate, Goregaon(E), Mumbai-400063, Maharashtra.

POSSESSION NOTICE (U/S 13(4) & As per Appendix IV read with rule 8(1) of the
Security Interest Enforcement Rules, 2002)

WHEREAS, The undersigned being the Authorized Officer of the **Protium Finance Limited**
(ERSTWHILE Growth Source Financial Technologies Ltd.) (hereinafter referred to as
Protium Finance Limited) under the Securitization and Reconstruction of Financial
Assets & Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) (SARFESI Act)
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 21st Sep 2025 calling
upon the Borrowers SHAKTI TIMBER MART THROUGH ITS PROPRIETOR VALJIBHAI
KARMSHIBHAI PATEL, S/O KARAMSIBHAI & Co-Borrower, 1 BHAVIKA PATEL D/O
VADARAM 2.KISHOR VALJIBHAI PATEL S/O VALJIBHAI 3. VALJIBHAI KARMSHIBHAI
PATEL S/O KARAMSIBHAI in respect of loan account bearing No. GS007LAP1227216 to
repay the amount mentioned in the said notice being INR 34,46,457.03/- (Thirty-Four Lakh
Forty Six Thousand Four Hundred Fifty Seven Rupees and Three Paise Only) as on 21st
Sep 2025 within 60 days from the date of receipt of the said notice.

The borrowers having failed to pay the amount, notice is hereby given to the borrower 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 on this 19TH
day of December, 2025.

The borrowers 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 Protium Finance
Limited, for an amount of INR 34,46,457.03/- (Thirty Four Lakh Forty Six Thousand Four
Hundred Fifty Seven Rupees and Three Paise Only) as on 21st Sep 2025 and further interest
thereon, plus costs, charges, expenses incurred.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY: Sr No.472/paki South Side (Shakti
Timber Mart), Sonipur Village, B/H, Nishat Petrol Pump Ahemdabad-Old Highway,
Gateshaw Village, Kheda, Immovable Property Bearing Gram Panchayat Property No.
2966 & 2965 (Admeasuring About 4117 Sq. Mtrs. Paki Southern Side 2000 Sq. Mtrs. Plot
Area & Construction Theorem), Situated On Revenue Survey No. 472, Mouje: Sonipur, Taluka:
Gateshaw, District & Sub District: Kheda. **Boundaries For The Properties Are As Follows:**
East: Plot Of Narvatalka Purnabhai, West: Petrol Pump, North: Plot Of Dayaram Mavji Patel,
South: Plot Of Pravinbhai Karamsishibhai Patel

Date: 19th December, 2025 Sd/-,
For Protium Finance Limited
Authorized Officer

Place: Vadodra, GUJARAT

IDFC FIRST Bank Limited
(erstwhile Capital First Limited and
amalgamated with IDFC Bank Limited)
CIN : L651107N2014PLC097792

Registered office : KRM Towers, 8th Floor, Harrington Road,
Chelipet, 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 the **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) read with rule
3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated
18.09.2025 calling upon the borrower, co-borrowers and guarantors 1. **PARMAR**
NILESHKUMAR, 2. PARMAR VARSHABEN, to repay the amount mentioned in the notice
being INR 5,01,913.05/- (Rupees Five Lakh One Thousand Nine Hundred Thirteen
And Five Paise Only) as on 18.09.2025 within 60 days from the date of receipt of the said
Demand notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower
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 on this
16th day of DEC 2025.

The borrowers 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 IDFC
FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC
Bank Limited)** for an amount of INR 5,01,913.05/- (Rupees Five Lakh One Thousand
Nine Hundred Thirteen And Five Paise Only) 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.

DESCRIPTION OF THE IMMOVABLE PROPERTIES.

All That Piece And Parcel Of Gantla House No. 135/5, Admeasuring About: 770 Sq. Ft.,
Situated At Moje: Gutardi Uner Savli Taluka, District: Vadodra, Gujarat-391530, And
Boundaries As:- East: Public Road, West: Vado, North: Street Road, South: House Of
Udabhai Dabhaihrai

Sd/- Authorized Officer
IDFC FIRST Bank Limited
(erstwhile Capital First Limited and
amalgamated with IDFC Bank Limited)

Date : 16-12-2025
Place : GUJARAT

Loan Account No : 90799778 & 133914346

KVB Karur Vysya Bank
Smart way to bank

No. 103-114, Silver Plaza Complex,
Belgium Square Ring Road, Surat, Gujarat- 395003,
Phone No. 0261-2433766/2422345
Email : surat@kvbmail.com

SUBSTITUTE NOTICE

Ref No: KVB/SARFAESI/Substitute Notice/02/2025-26 Date: 18/12/2025

Reg : Notice issued under Sec 13 [2] of the Securitization and Reconstruction of Financial
Assets and Enforcement of Security Interest Act 2002 [SARFAESI Act] for recovery of
dues in the Loan A/c of M/s. Maruti Tex. Mr. Dobariya Vishal Rameshbhai, Mr. Rathod
Kalpeshbhai Arvindbhai, Mr. Sandeep Devpura, Mr. Ramoliya Manish Kanjibhai sent
to the below mentioned :- (1). M/s. Maruti Tex (Borrower), Ground Floor, Plot No. 14,
Kailashdham Society, Punagam Road, Surat - 395010, Gujarat, (2). Mr. Dobariya Vishal
Rameshbhai (Borrower), R/o 14, Kailashdham Society, Mr. Chhitnagar Society,
Punagam, Surat-395010, Gujarat, (3). Mr. Rathod Kalpeshbhai Arvindbhai (Borrower),
R/o Padar Faliyua, Gangpor, Surat - 394310, Gujarat, (4). Mr. Sandeep Devpura
(Guarantor), 504, Mahavir Residency, Rander Road, Tarvadi Circle Navay College, Surat -
395009, (5). Mr. Ramoliya Manish Kanjibhai (Guarantor), 96, Nirmal Nagar Society,
1, Sarthana Jakatnaka, Surat - 395006.

Whereas you have committed default in repayment of loans in the above-
mentioned loan account to the secured creditor bank, the Bank has issued notice under
the SARFAESI Act on 19/11/2025 calling upon you to repay the outstanding amount of **Rs.
80,99,966.90 (Rupees Eighty Lakhs Ninety Nine Thousand Nine Hundred Sixty Six
and Paise Ninety Only)** * A copy of the notice is also affixed at Residential Flat No. 1102,
11th & 12th Floor of the Building No. C known as NANDINI-II, Off. Crystal Place, Beside
Aagam Orchid, Mr. Phoenix Tower, situated at: Vesu Main Road, bearing Old Revenue
Survey No. 424, New Revision Revenue Survey No. 313, T. P Scheme No. 6 (Vesu), Final
Plot No. 14, Taluka - Surat City, District - Surat, Gujarat.

Whereas the Notices sent to No. 1, 2, 3, 4 & 5 of you by Speed Post have been
returned unserved. You are hereby called upon to visit the bank and obtain a copy of the
notice in your own interest in order to note the full particulars of the loan dues, securities
charged to the bank etc.

You are hereby called upon to pay the amount as shown above together with
interest from 06/11/2025 till the date of payment within 60 days from the date of the
notice failing which, the secured creditor Bank will be constrained to exercise its rights of
enforcement of the secured assets hypothecated/ mortgaged to the bank as mentioned
below, as per the provisions of SARFAESI Act.

Date : 18.12.2025 Authorized Officer
For The Karur Vysya Bank Ltd

Place : Surat

BRIEF DESCRIPTION OF SECURED ASSETS

All that Part and Parcel Property Address as per MOD Residential Flat No. 1102, 11th &
12th Floor of the Building No. C known as NANDINI-II, Off. Crystal Place, Beside Aagam
Orchid, Mr. Phoenix Tower, situated at: Vesu Main Road, bearing Old Revenue Survey No.
424, New Revision Revenue Survey No. 313, T. P Scheme No. 6 (Vesu), Final Plot No. 14,
Taluka - Surat City, District - Surat, Gujarat. **Boundaries of the Site :- East : Flat No.**
D/1101, West: Flat No. C/1101, North: Flat No. C/1103, South: 18 M.T. Road.

KVB Karur Vysya Bank
Smart way to bank

No. 103-114, Silver Plaza Complex,
Belgium Square Ring Road, Surat, Gujarat- 395003,
Phone No. 0261-2433766/2422345
Email : surat@kvbmail.com

SUBSTITUTE NOTICE

Ref No: KVB/SARFAESI/Substitute Notice/01/2025-26 Date: 18/12/2025

Reg : Notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial
Assets and Enforcement of Security Interest Act 2002 [SARFAESI Act] for recovery of dues
in the Loan A/c of M/s. Fulcrum Fabrics, Raahul Kumar, Pawan Kumar Agarwal. Alka
Agarwal sent to the below mentioned :- (1). M/s. Fulcrum Fabrics (Borrower), Plot No. D-
29/1, Hingwala Industrial Estate, Sachin, Surat, Gujarat - 394230, (2). Mr. Raahul Kumar
(Borrower), House No. D-5, Gateway Coomune House, Behind LP Savani Academy, Canal
Road, Vesu - Bharthana, Surat - 395007, (3). Pawan Kumar Agarwal (Guarantor), C-7,
2nd Floor, Mr. Swinming Poolsat, Tike Bidhannagar North 24 Pragaran, North 24 Pragaran
West Bengal - 700064 **Also At:** House No. D-5, Gateway Coomune House, Behind LP
Savani Academy Canal Road, Vesu - Bharthana, Surat - 395007, (4). Alka Agarwal
(Guarantor), House No. D-5, Gateway Coomune House, Behind LP Savani Academy, Canal
Road, Vesu - Bharthana, Surat - 395007.

Whereas you have committed default in repayment of loans in the above-mentioned
loan account to the secured creditor bank, the Bank has issued notice under the SARFAESI
Act on 19/11/2025 calling upon you to repay the outstanding amount of **Rs. 35,92,391/-**
(Rupees Thirty Five Lakhs Ninety Two Thousand Three Hundred Ninety One Only) * A
copy of the notice is also affixed at the premises at Shop / Unit No. J/882, 6th Floor, of
the building named as Japan Market of Silver Plaza Complex, constructed on Non-agricultural
Land bearing City Survey Northd No. 4824/A, Ward No. 7, Sub Dist. Surat City, Dist. Surat,
Gujarat.

Whereas the Notices sent to No. 1, 2, 3, 4 & 5 of you by Speed Post have been
returned unserved. You are hereby called upon to visit the bank and obtain a copy of the notice
in your own interest in order to note the full particulars of the loan dues, securities charged
to the bank etc.

You are hereby called upon to pay the amount as shown above together with interest
from 01/11/2025 till date of payment within 60 days from the date of the notice failing
which, the secured creditor Bank will be constrained to exercise its rights of enforcement of
the secured assets hypothecated/ mortgaged to the bank as mentioned below, as per the
provisions of SARFAESI Act.

Date : 18.12.2025, Place : Surat Authorized Officer
For The Karur Vysya Bank Ltd

BRIEF DESCRIPTION OF SECURED ASSETS

All that Part and parcel of Commercial Land and Building Property situate at Shop / Unit No.
J/882, 6th Floor, of the Building named as Japan Market of Silver Plaza Complex,
constructed on Non-agricultural land bearing City Survey Northd No. 4824/A, Ward No. 7,
Sub Dist. Surat City, admeasuring about 315.00 Sq. Ft. Dist. Surat, Gujarat. **Boundaries of**
the Site :- East: Ring Road, West : Part of Niranjani Mill, North : Part of Niranjani Mill, South
: Part of Niranjani Mill.

Schedule-B :- (Details of the Hypothecation of Stocks and Debts of Borrower)
LIC Policies of the Borrowers

FORM NO. URC-2

**Advertisement giving notice about registration under Section 366 of
the Companies Act, 2013 Part I of Chapter XXI
(Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1)
of the Companies (Authorized to Register) Rules, 2014]**

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the
Companies Act, 2013, an application is proposed to be made after fifteen days
hereof but before the expiry of thirty days hereinafter to the Registrar at Central
Registration Centre (CRC) that PEARL TECHNOFAS LLP, a LLP may be registered
under Part I of Chapter XXI of the Companies Act, 2013, as a Company limited by
shares.

2. The principal objects of the company are as follows :
"To carry on the business of dealing in and/or manufacture, process, job workers,
packers, distributors, agents, import, export, buy, sell and/or otherwise deal in
specialized textiles use for specific purpose such as micro textiles used with leather
and its products for various purposes etc."

3. A copy of the draft memorandum and articles of association of the proposed
company may be inspected at the office at Alka Industrial Area Main Road, Nr:
Kareliya Motors, Dhebar Road (South) Rajkot Bhaktinagar Rajkot 360002 Gujarat India.

4. Notice is hereby given that any person objecting to this application may
communicate their objection in writing to the Registrar at Central Registration Centre
(CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IIT
Mansarovar, District Gurgaon, Haryana - 122050 within twenty-one days from the date
of publication of this notice, with a copy to the Company at ROC office situated at
ROC Bhavan, Off. Rupel Park Society, Behind Ankur Bus Stop, Narasimhai,
Ahmedabad - 380013, Gujarat, India and office of the LLP as cited in Point No. 3.

Sd/-
NILAY BHIKHUBHAI KARDANI
Designated Partner & Proposed Director

Sd/-
ALPESHKUMAR BHIKHALAL KARDANI
Designated Partner & Proposed Director

Date: 19.12.2025
Place: Rajkot

यूनियन बैंक **Union Bank of India**
UNION BANK OF INDIA, C G ROAD BRANCH
4241/1 BH: Law College, C.G.Road, Ellisbridge,
Ahmedabad - 380 006, Contact No. 89286 24807 :
E : ubin943951@unionbankofindia.bank.in

POSSESSION NOTICE [Rule - 8 (1)]

Whereas The undersigned being the authorised officer of the **Union Bank of
India, C. G. Road Branch, Ahmedabad** under the Securitisation 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
18.09.2025 calling upon the Borrower/Guarantor **Mr.Kalpesh Manubhai Kasod
& Mrs.Geetaben K Desai** to repay the amount mentioned in the notice being
**Rs.39,22,435.01/- (in Words Thirty Nine Lacs Twenty Two Thousand Four
Hundred Thirty Five & One Paise Only)** plus interest and expenses within 60
days from the date of receipt of the said notice.

The borrower having failed to repay the total amount, notice is hereby given to the
borrower and the public in general that the undersigned has taken **Possession** of
the property described herein below in exercise of powers conferred on him/her
under section 13 (4) of the said Act read with rule 8 of the said rules on this **16th
day of December 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 **Union Bank of India, C. G. Road Branch, Ahmedabad** for the amounts of
**Rs.39,22,435.01/- (in Words Thirty Nine Lacs Twenty Two Thousand Four
Hundred Thirty Five & One Paise Only)** as on 31-08-2025 and further interest
and expense thereon

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE & PARCEL of freehold immovable property being Flat No. A -
301, on the 3rd Floor admeasuring 108 Sq.Yds in Jayrath (satellite) Co-Operative
Housing Society Ltd., known as "JAYRATH COMPLEX" lying, being and situated
on the land of final plot No.120 of Town Planning Scheme No.6 of survey No.759/2
Village: Makarba, Taluka: City District: Ahmedabad. Property held in the name of
Mr. Kalpesh Manubhai Kasod & Mrs. Geetaben K Desai.

Bound as under: **On the North By : R H Kapadiya School. On the South By :
Stair and Lift. On the East By : Block B. On the West By : Flat No. A -302.**

Date: 16/12/2025 Authorized Officer
Union Bank of India

Place : Ahmedabad

KVB Karur Vysya Bank
Smart way to bank

No. 103-114, Silver Plaza Complex,
Belgium Square Ring Road, Surat, Gujarat- 395003,
Phone No. 0261-2433766/2422345
Email : surat@kvbmail.com

SUBSTITUTE NOTICE

Ref No: KVB/SARFAESI/Substitute Notice/03/2025-26 Date: 18/12/2025

Reg : Notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial
Assets and Enforcement of Security Interest Act 2002 [SARFAESI Act] for recovery of
dues in the Loan A/c of M/s. Kashthbajan Tex, Dobariya Jatin Rameshbhai, Mr. Rathod
Guvantbhai Babubhai, Mr. Sandeep Devpura, Mr. Ramoliya Manish Kanjibhai sent
to the below mentioned :- (1). M/s. Kashthbajan Tex (Borrower), Ground Floor, Plot No.
14, Kailashdham Society, Punagam Road, Surat-395010, Gujarat, (2). Dobariya Jatin
Rameshbhai (Borrower), R/o 14, Kailashdham Society, Mr. Chhitnagar Society,
Punagam, Surat-395010, Gujarat, (3). Mr. Rathod Guvantbhai Babubhai (Borrower),
R/o Padar Faliyua, Gangpor, Surat - 394310, Gujarat, (4). Mr. Sandeep Devpura
(Guarantor), 504, Mahavir Residency, Rander Road, Tarvadi Circle, Navay College,
Surat - 395009, (5). Mr. Ramoliya Manish Kanjibhai (Guarantor), 96, Nirmal Nagar
Society, 1, Sarthana Jakatnaka, Surat - 395006.

Whereas you have committed default in repayment of loans in the above-
mentioned loan account to the secured creditor bank, the Bank has issued notice under
the SARFAESI Act on 19/11/2025 calling upon you to repay the outstanding amount of **Rs.
82,87,766.12 (Rupees Eighty Two Lakhs Eighty Seven Thousand Seven Hundred
Sixty Six and Paise Twelve Only)** * A copy of the notice is also affixed at Residential Flat
No. 1102, 11th & 12th Floor of the Building No. C known as NANDINI-II, Off. Crystal
Place, Beside Aagam Orchid, Mr. Phoenix Tower, situated at: Vesu Main Road, bearing Old
Revenue Survey No. 424, New Revision Revenue Survey No. 313, T. P Scheme No. 6
(Vesu), Final Plot No. 14, Taluka - Surat City, District - Surat, Gujarat.

Whereas the Notices sent to No. 1, 2, 3, 4 & 5 of you by Speed Post have been
returned unserved. You are hereby called upon to visit the bank and obtain a copy of the
notice in your own interest in order to note the full particulars of the loan dues, securities
charged to the bank etc.

You are hereby called upon to pay the amount as shown above together with
interest from 06/11/2025 till the date of payment within 60 days from the date of the
notice failing which, the secured creditor Bank will be constrained to exercise its rights of
enforcement of the secured assets hypothecated/ mortgaged to the bank as mentioned
below, as per the provisions of SARFAESI Act.

Date : 18.12.2025 Authorized Officer
For The Karur Vysya Bank Ltd

Place : Surat

BRIEF DESCRIPTION OF SECURED ASSETS

All that Part and Parcel Property Address as per MOD Residential Flat No. 1102, 11th &
12th Floor of the Building No. C known as NANDINI-II, Off. Crystal Place, Beside Aagam
Orchid, Mr. Phoenix Tower, situated at: Vesu Main Road, bearing Old Revenue Survey No.
424, New Revision Revenue Survey No. 313, T. P Scheme No. 6 (Vesu), Final Plot No. 14,
Taluka - Surat City, District - Surat, Gujarat. **Boundaries of the Site :- East : Flat No.**
D/1101, West: Flat No. C/1101, North: Flat No. C/1103, South: 18 M.T. Road.

KVB Karur Vysya Bank
Smart way to bank

No. 103-114, Silver Plaza Complex,
Belgium Square Ring Road, Surat, Gujarat- 395003,
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Email : surat@kvbmail.com

SUBSTITUTE NOTICE

Ref No: KVB/SARFAESI/Substitute Notice/01/2025-26 Date: 18/12/2025

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Assets and Enforcement of Security Interest Act 2002 [SARFAESI Act] for recovery of dues
in the Loan A/c of M/s. Fulcrum Fabrics, Raahul Kumar, Pawan Kumar Agarwal. Alka
Agarwal sent to the below mentioned :- (1). M/s. Fulcrum Fabrics (Borrower), Plot No. D-
29/1, Hingwala Industrial Estate, Sachin, Surat, Gujarat - 394230, (2). Mr. Raahul Kumar
(Borrower), House No. D-5, Gateway Coomune House, Behind LP Savani Academy, Canal
Road, Vesu - Bharthana, Surat - 395007, (3). Pawan Kumar Agarwal (Guarantor), C-7,
2nd Floor, Mr. Swinming Poolsat, Tike Bidhannagar North 24 Pragaran, North 24 Pragaran
West Bengal - 700064 **Also At:** House No. D-5, Gateway Coomune House, Behind LP
Savani Academy Canal Road, Vesu - Bharthana, Surat - 395007, (4). Alka Agarwal
(Guarantor), House No. D-5, Gateway Coomune House, Behind LP Savani Academy, Canal
Road, Vesu - Bharthana, Surat - 395007.

Whereas you have committed default in repayment of loans in the above-mentioned
loan account to the secured creditor bank, the Bank has issued notice under the SARFAESI
Act on 19/11/2025 calling upon you to repay the outstanding amount of **Rs. 35,92,391/-**
(Rupees Thirty Five Lakhs Ninety Two Thousand Three Hundred Ninety One Only) * A
copy of the notice is also affixed at the premises at Shop / Unit No. J/882, 6th Floor, of
the building named as Japan Market of Silver Plaza Complex, constructed on Non-agricultural
Land bearing City Survey Northd No. 4824/A, Ward No. 7, Sub Dist. Surat City, Dist. Surat,
Gujarat.

Whereas the Notices sent to No. 1, 2, 3, 4 & 5 of you by Speed Post have been
returned unserved. You are hereby called upon to visit the bank and obtain a copy of the notice
in your own interest in order to note the full particulars of the loan dues, securities charged
to the bank etc.

You are hereby called upon to pay the amount as shown above together with interest
from 01/11/2025 till date of payment within 60 days from the date of the notice failing
which, the secured creditor Bank will be constrained to exercise its rights of enforcement of
the secured assets hypothecated/ mortgaged to the bank as mentioned below, as per the
provisions of SARFAESI Act.

Date : 18.12.2025, Place : Surat Authorized Officer
For The Karur Vysya Bank Ltd

BRIEF DESCRIPTION OF SECURED ASSETS

All that Part and parcel of Commercial Land and Building Property situate at Shop / Unit No.
J/882, 6th Floor, of the Building named as Japan Market of Silver Plaza Complex,
constructed on Non-agricultural land bearing City Survey Northd No. 4824/A, Ward No. 7,
Sub Dist. Surat City, admeasuring about 315.00 Sq. Ft. Dist. Surat, Gujarat. **Boundaries of**
the Site :- East: Ring Road, West : Part of Niranjani Mill, North : Part of Niranjani Mill, South
: Part of Niranjani Mill.

Schedule-B :- (Details of the Hypothecation of Stocks and Debts of Borrower)
LIC Policies of the Borrowers

PNB Housing **APPENDIX IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES**
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Offc: 9th Floor, Antilia Shikhar, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones-011-23357471, 23307172, 23705414, Web-www.pnbhousing.com

**B.O. VADODARA : 331, Third Floor, Triviva Complex, Natu Bhai Circle, Vadodra, Gujarat - 390007.B.O. ODHAV : 221, 2nd Floor, Mangalam Arcade, BRTS Road, Odhav Gam,
Ahmedabad - 382415. B.O. JUNAGADH : Unit no.102 & 103, First Floor, Platinum-2, College Road, Near Motibaug, Junagadh, Gujarat - 362001. B.O. RAJKOT : Office No. 101,
Business Park-1, Opp. Ratnam Hospital, Opp. Eagle Travels, Moti Tanki Chowk, Rajkot-360001, Gujarat**

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 construction/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 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-B under Rule-8(1) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For date of sale 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/Heirs(A)	Demand (Amount Due) (Rs.)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (Rs.)	EMD (RP) (Rs.)	Last date of Bid Increment (Rate) (H)	Inspection Time (I)	Time of Sale (J)	Known/Unknown (K)	
HOU/RJKT/0317/363715 Suresh Harilal Gohel / Harilal Karamchand Gohel, B.O. RAJKOT	Rs. 74500/- 23 & 16-07-2024	Physical Possession	Raj Palace Flat no 308 3rd floor, Anil Park GIDC 1st Gate, Metoda - Rt all Palace, Kalawad Road,Rajkot.Gujarat-360002, India	Rs. 708000	Rs. 70800	21-01-26	Rs. 10,000	17-01-2026 12:00pm to 04:00pm	22-01-2026 2PM to 03:00PM	NOT KNOWN
NHL/JND/0720/800925 Suresh R Virvani / Bharti Sureshbhai Virvani, B.O. : JUNAGADH	Rs. 1126416.84 & 01-10-2024	Physical Possession	Shop No. 2, Siddheshwar Palace, Nichi Bari Deolama, Mangnathi Road,magnathi Road, Junagadh,gujarat-362001, India.	Rs. 947000	Rs. 94700	21-01-26	Rs. 10,000	06-01-2026 12:00pm to 04:00pm	22-01-2026 2PM to 03:00PM	NOT KNOWN
HOU/VA/0118/629998 Hardik Satishbhai Patel / Bhartiben Satishbhai Patel, B.O. : VADODARA	Rs. 2805471.59 & 31-03-2021	Symbolic Possession	Plot No. Ak 13, Rivera Town And country Club bh Nimda Garden, At Sakariya, Tal Waghadia Dist. Vadodra, Gujarat-383315, India.	Rs. 3227000	Rs. 322700	21-01-26	Rs. 10,000	05-01-2026 12:00pm to 04:00pm	22-01-2026 2PM to 03:00PM	NOT KNOWN
HOU/AMD/0124/1208521 Bipin Babubhai Patel / Akaben Bipinbhai Patel, B.O. : ODHAV	Rs. 2355460.09 & 08-02-2025	Physical Possession	Apartment B, 404 Shrinath Residency Nr. Khatriy Circle Mahendrabad Road, Mehmudabad, Ahmedabad, Gujarat-381130, India	Rs. 2271000	Rs. 227100	21-01-26	Rs. 10,000	06-01-2026 12:00pm to 04:00pm	22-01-2026 2PM to 03:00PM	NOT KNOWN

* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upon 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 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 (2). 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(3) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the 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 Authorized officer during the sale of the property in the form of an e-Auction having its Corporate office at Plot No. 68, 5th Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.banksauctions.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 : 20.12.2025 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

RARE ASSET RECONSTRUCTION LIMITED
Regd. Office: 104 -106, Gala Argos, Nr. Harikrupa Tower, Gujarat College Rd, Ahmedabad- 380006 Tel- 0794009 2295

PUBLIC NOTICE FOR SALE- M/S ALPHA NIPPON INNOVATIVES LTD.

E- Auction Sale Notice for Sale of Movable & Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) for immovable and Rule 6(2) for movables of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Mortgagors and Guarantors that the below described movables and immovable properties mortgaged/charged to Secured Creditors, the physical possession of which has been taken by the Authorized Officer (AO), of Rare Asset Reconstruction Ltd, Secured Creditor, will be sold on "As is, Where is", "As is, What is" and "Whatever there is" basis for recovery of dues from the Borrower/Guarantors.

Name of the Borrower & Guarantors	Particulars of the Property	Outstanding Dues amount	Reserve Price (Rs. in cr)	EMD Amount (Rs. in cr)	Inspection Date
M/s Alpha Nippon Innovatives Ltd. Guarantors: Anil A Patel, Swapnil Patel, Priyank Patel, Shailesh Bhandari, M/s Manu Drives & Controls Pvt. Ltd., M/s Autopower Drives (India) Ltd.	Lot 1: Non-agricultural land area admeasuring 2,63,604 sq.mt. and building thereon situated at Survey No. 310, 275/16, 275/28 paiki, 275/52 paiki, 275/61 paiki, 275/63 paiki, 275/83 paiki, 275/87, 275/90, 303 paiki, 304 paiki, 305 paiki, 307, 308, 309, 315/2 at near Green Space Industries, Mouje -Bhamsara, Taluka - Bavla, Sub dist - Dholka, Dist - Ahmedabad. Lot 2: Only Plant & Machinery located in above address.	Rs. 262.16 cr as on 31.07.2018 and further interest, cost and charges thereon net off recovery.	64.87	6.49	03/01/2026 (Saturday) 12.00 to 02.00 PM
	Gist of the terms & conditions appearing in Bid Document		1.86	0.19	

* Date & Time of E-Auction: 09-01-2