



The Co-Operative Bank of Rajkot Ltd.
Multi State Co-Operative Bank

PUBLIC NOTICE FOR AUCTION CUM SALE

Sale Notice for the sale of secured asset mentioned hereunder by the Authorised Officer of The Co-Operative Bank of Rajkot Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 (6) of the security interest (Enforcement) Rules, 2002 for the recovery of amount due from borrower/s. Offers are invited by the undersigned in sealed covers for purchase of movable/immovable property, as described hereunder, on 'As Is Where is Basis', 'As Is What is Basis' and 'Whatever is There is Basis', Particulars of which are given below:-

Borrower(s) / Guarantor(s) / Mortgageor(s) M/s. PIYA COTTON COMPANY, JATINBHAI MAGANBHAI SORATHIYA, JAGDISHKUMAR GORDHANDAS DOBARIYA, GHANSHYAMBHAI MERAMBHAI HERBHA, NISHABEN GHANSHYAMBHAI HERBHA, Dhansukh Ravjibhai Nandaniya Rammik Chakubhai Bhalala, RASHILABEN RAMNIKBHAI BHALALA, SURESHBHAI GOVINDBHAI LUNAGARIYA, HANSHABEN SURESHBHAI LUNAGARIYA, VIREN SURESHBHAI LUNAGARIYA, ASHOK GORDHANBHAI DOBARIYA
Loan Account No. 0001120100000981 & 0001311200001012, Total Loan Outstanding as on 31.05.2026 Rs. 42,78,81,119.29
Demand Notice Dt. 18.10.2024 Rs. 51,23,49,712.88

Reserve Price EMD and Bid Increase Amount & Possession Date	Description of the Immovable property and Name of Title deed holders		
Reserved Price: Rs. 58,00,000/- EMD Rs. 5,80,000/- Bid Increase Amount Rs. 1,00,000/- Possession Dt. 26.08.2025 (Physical Possession)	All that piece and parcel of Non-Agricultural Residential Land, admeasuring 21,752.00 Sq. Mtrs., forming part of Revenue Survey No. 198/1 Paiki-2 / Paiki-2, situated at Village Gondal-1, Sub-District Gondal, District Rajkot, Registration District Rajkot, State of Gujarat, duly converted for Residential Non-Agricultural Use and having requisite permission for construction of buildings thereon, and out of the plots formed in the said land, the following open plots of land bearing Plot Nos. 18, 23, 24, 35, 36, 37, 38, 57, 58 and 59, standing in the name of Mr. Virenbhai Sureshbhai Lunagariya, admeasuring as under: Plot No. 18 admeasuring 315.05 Sq. Mtrs. (376.80 Sq. Yards); Plot No. 23 admeasuring 146.25 Sq. Mtrs. (174.92 Sq. Yards); Plot No. 24 admeasuring 130.00 Sq. Mtrs. (155.48 Sq. Yards); Plot No. 25 admeasuring 141.90 Sq. Mtrs. (169.71 Sq. Yards); Plot No. 36 admeasuring 141.90 Sq. Mtrs. (169.71 Sq. Yards); Plot No. 37 admeasuring 130.00 Sq. Mtrs. (155.48 Sq. Yards); Plot No. 38 admeasuring 146.25 Sq. Mtrs. (174.92 Sq. Yards); Plot No. 57 admeasuring 143.70 Sq. Mtrs. (171.87 Sq. Yards); Plot No. 58 admeasuring 147.11 Sq. Mtrs. (175.94 Sq. Yards); and Plot No. 59 admeasuring 130.72 Sq. Mtrs. (156.34 Sq. Yards), aggregating in all to 1572.88 Sq. Mtrs. (1881.16 Sq. Yards), together forming a combined block of open plot land. The said property is bounded as under: For Plot No. 18: North by: Adjacent land bearing Revenue Survey No. 197; South by: Common Plot, East by: Plot Nos. 43 and 44; West by: 9.00-Meter-Wide Road. - For Plot Nos. 23: North by: Common Plot, South by: Plot No. 24; East by: Plot No. 38; West by: 9.00-Meter-Wide Road. - For Plot Nos. 24: North by: Plot No. 23, South by: Plot No. 25; East by: Plot No. 37; West by: 9.00-Meter-Wide Road. - For Plot Nos. 25: North by: Plot No. 24, South by: 9.00-Meter-Wide Road, East by: Plot No. 36, West by: 9.00-Meter-Wide Road. - For Plot Nos. 36: North by: Plot No. 37, South by: 9.00-Meter-Wide Road, East by: 7.50-Meter-Wide Road, West by: Plot No. 25; - For Plot Nos. 37: North by: Plot No. 38, South by: Plot No. 36, East by: 7.50-Meter-Wide Road, West by: Plot No. 24; - For Plot Nos. 38: North by: Common Plot, South by: Plot No. 37, East by: 7.50-Meter-Wide Road, West by: Plot No. 23; - For Plot No. 57: North by: Plot No. 56; South by: 9.00-Meter-Wide Road; East by: Adjacent land bearing Revenue Survey No. 198/2; West by: 7.50-Meter-Wide Road. - For Plot No. 58: North by: 9.00 Meter, Wide Road; South by: Plot No. 59; East by: Adjacent land bearing Revenue Survey No. 198/2; West by: 7.50-Meter-Wide Road. - For Plot No. 59: North by: Plot No. 58; South by: Plot No. 60; East by: Adjacent land bearing Revenue Survey No. 198/2; West by: 7.50-Meter-Wide Road. Short Address : B/H. Patel Cement Product, Ghoghavadar Road, Gondal.		
IMPORTANT INFORMATION REGARDING AUCTION PROCESS	1. Date ,Time & Contact Number of Public Inspection 2. Last date for Submission of Bids 3. Date, Time & Place of Auction 4. Place of Submission of Bids	Dt. 14.07.2026, Tuesday between 10.00 am. to 5.00 pm. Authorized Officer - Mo. No. 93139 26434 On or before 4.00 pm on 24.07.2026, Friday At 3.00 pm. on 27.07.2026, Monday at The Co-Operative Bank of Rajkot Ltd., Sahakar Sarita, Panchnath Road, Rajkot - 360 001 Authorised Officer, The Co-Operative Bank of Rajkot Ltd Sahakar Sarita, Panchnath Road Branch, Rajkot-360 001	
* A bidder may, on his own choice, Participate in the auction by making application in prescribed format which is available alongwith the offer/tender document on the given office address mentioned hereabove. Sale is strictly subject to terms and conditions incorporated in this advertisement and the prescribed Bid / Tender Document as well as Security Interest (Enforcement) Rules 2002. This notice is also to be treated as a 15 days' notice under Rule 8(6) and 9(1) of the Security Interest Enforcement Rules, 2002 to the Borrower/Co-Borrower/Guarantor/Mortgagor. In case of any difficulty or need of assistance before or during the auction process, may contact authorized officer, M. No.93139 26434 of the Bank. For detailed terms and conditions of this sale, please visit the bank's website at tcbrl.bank.in.			
@ Sahakar Sarita, Panchnath Road, Rajkot - 360 001 (Gujarat) @ 0281 - 2234454 / 2224120 @ Fax: 0281 - 2236682 @ info@tcbrl.com @ tcbrl.bank.in		Date : 06.07.2026 Place : Rajkot SD/- Authorised Officer The Co-operative Bank of Rajkot Ltd.	

 **Uniphos Enterprises Limited**
CIN : L24219GJ1969PLC001588
Regd. Office: 11, G.I.D.C., Vapi 396 195, Dist. Valsad, Gujarat, India.
P +91 260 2432716 | Email: uel.investors@upl-ltd.com | Website: www.uelonline.com

**INFORMATION REGARDING 57th ANNUAL GENERAL MEETING,
RECORD DATE AND DIVIDEND**

The 57th Annual General Meeting ("AGM") of the Uniphos Enterprises Limited ("the Company") will be held on **Friday, August 07, 2026 at 10:30 a.m. (IST)** through Video Conferencing / Other Audio-visual Means ("VC/OAVM"), in compliance with the applicable provisions of the Companies Act, 2013, the Rules made thereunder and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), read with the General Circulars/Notifications issued by the Ministry of Corporate Affairs and SEBI (collectively referred to as "applicable circulars"), to transact the business as set out in the Notice convening the AGM.

(only applicable if you are not a shareholder of the Company)

In compliance with the applicable circulars, the Notice convening the AGM and the financial statements for the Financial Year 2025-26, along with Board's Report, Auditors' Report and other documents required to be attached thereto, will be sent to all the Members of the Company whose email addresses are registered with the Registrar and Transfer Agent ("RTA") / Company / Depository/ Depository Participant(s). A letter providing the weblink, including the exact path, for accessing the Notice and Annual Report for the Financial Year 2025-26 will be sent to all those shareholders who have not registered their email addresses with the RTA/ Company / Depository/ Depository Participant(s).

The aforesaid documents will also be available on the Company's website at www.uelonline.com and on the website of the Stock Exchanges, i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively, and on the website of National Securities Depository Limited ('NSDL') (<https://www.evoting.nsdl.com>).

Manner of registering/updating e-mail address:

- Members holding shares in physical mode, who have not registered / updated their KYC details including email addresses with the Company, are requested to register / update the same by submitting duly signed Form ISR-1 (available for download from <https://uelonline.com/shareholderforms.html>) along with the supporting documents to MUFG Intime India Private Limited ('RTA') at Investor.helpdesk@in.mpmms.mufg.com or by sending the same to RTA at Unit: Uniphos Enterprises Limited, C-101, Embassy 247, L.B.S Marg, Vikhroli (West), Mumbai- 400083.
- Members holding shares in dematerialised form, who have not registered or updated their e-mail address with their Depository Participant(s), are requested to kindly register or update the same with their respective Depository Participant(s) where they maintain their demat accounts.

Remote e-voting and e-voting during the AGM:

Members will have an opportunity to cast their vote(s) on the businesses as set out in the Notice of the AGM through electronic voting system ("e-voting"). The manner of remote e-voting by members holding shares in dematerialised mode, physical mode and for members who have not registered their email addresses will be provided in the Notice of AGM. The facility for e-voting will also be made available at the AGM and Members attending the AGM through VC/OAVM who have not cast their vote(s) by remote e-voting and are otherwise not barred from doing, so shall be eligible to vote through e-voting system during the AGM.

Dividend Payment and KYC Requirement

The Board of Directors has recommended a dividend of Rs. 3.50 per equity share of face value of Rs. 2 each at their meeting held on May 27, 2026. The **Company has fixed Friday, July 17, 2026 as the Record Date** to determine the members entitled to receive the proposed dividend.

Pursuant to applicable SEBI circulars and the amended Regulation 12 of the SEBI Listing Regulations, dividend payments shall be made only by electronic mode with effect from April 1, 2024. Dividend will be paid only after receipt of the following from Members: PAN, contact details (complete postal address with PIN and mobile number), bank account details with a cancelled cheque or bank mandate, specimen signature, and nomination preference.

To avoid delay or non-payment of dividend, Members holding shares in dematerialised form are requested to ensure their bank account and KYC details are updated with their Depository Participant (DP). Members holding shares in physical form are requested to submit/update their KYC and bank account details with the Registrar and Transfer Agent (RTA) by furnishing the requisite forms and supporting documents.

Members are further informed that, in accordance with the aforementioned SEBI circulars and amended Regulation 12, dividend payable on securities held in physical form will be withheld and cannot be disbursed by physical instrument if the Member's KYC and bank details are not updated with the RTA. Such withheld dividends will be disbursed only after completion of the required KYC and bank details submission as per extant regulations. For forms, document requirements and submission procedures, please contact the RTA or visit RTA/Company's website.

Payment of dividend will be subject to deduction of tax at source ("TDS") at applicable rate. For more details, please refer to the Notes forming part of the Notice convening the AGM and our email dated June 15, 2026 sent to the Members. The same can be accessed at the website of the Company at www.uelonline.com.

To avail the exemption of TDS, shareholders are requested to submit required documents/declarations on <https://web.in.mpmms.mufg.com/formsreg/submission-of-Form-121-41.html>.

For Uniphos Enterprises Limited
sd/-
Amit Jain
Company Secretary & Compliance officer
(ACS-37744)

Place: Mumbai
Date: July 4, 2026