Nine Month Ended

December,

31, 2023

(Unaudited)

14,902.02

1,958.23

1,958.23

1,520.45

1,518.75

1,020.00

14.91

14.91

December,

31, 2024

(Unaudited)

20,444.21

2,623.98

2,623.98

1,917.10

1,802.55

1,080.06

18.47

18.36

Year Ended

March,

31, 2024

(Audited)

20,884.61

2,946.20

2,946.20

2,187.99

2,187.55

1,020.00

6,323.70

21.45

21.45

Consolidated

December,

31, 2023

(Unaudited)

7,261.04

1,029.24

1,029.24

770.08

768.34

1,020.00

7.55

7.55

For and on behalf of the Board of Directors of Advait Energy Transitions Limited

Shalin Sheth

Managing Director

DIN: 02911544

For the Quarter Ended

December,

31, 2024

(Unaudited)

9,844.58

1,349.54

1,349.54

979.15

882.51

1,080.06

9.23

September

30, 2024

(Unaudited)

4,618.70

557.66

557.66

402.54

385.80

1.080.06

4.25

KOTAK MAHINDRA BANK LIMITED Registered Office: 27 BKC, C 27, G-Block, BandraKurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 051 Branch Office: Kotak Mahindra Bank Limited -1st Floor, Santi Point, Nr. Parag House, UdhanaDarwaja, Ring Road, Surat- 395002 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets ar nforcement of security interest act, 2002 under rule 8(5) read with proviso to rule 9 (1) of the security interest (enforcement) rul Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Citifinancial Consumer Finance Indi imited" (Hereinafter Referred To As "CCFIL") the authorised officer of Kotak Mahindra Bank Limited (Hereinafter Referred To As The Bank/KMBL/Secured Creditor") has taken the physical possession of below described immovable property (hereinaft alled the secured asset) mortgaged/charged to the secured creditor on 03.06.2024.

whatever there is" basis for recovery of Rs.8,86,467/- (Rupees Eight Lakh Eighty Six Thousand Four Hundred and Sixty Sever Only)outstanding as on07.02.2025along with future applicable interest till realization, under the loan account no.15794073; loa railed by Mr. Ashokbhai Vallabhbhai Vasova & Mrs. Navanaben Ashokbhai Vasovaas per below details. Particular Date Of Auction 04.03.2025 Time Of Auction Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minut Reserve Price Rs.7,00,000/- (Rupees Seven Lakh Only) Earnest Money Deposit (EMD) Rs.70,000/- (Rupees Seventy Thousand only)

Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to sa he secured asset through E-auction under the provisions of the Sarfaesi Act. 2002 on "as is where is", "as is what is", and

Last Date For Submission Of EMD With KYC 03.03.2025 UP TO 6:00 P.M. (IST) Description Of The Secured Asset :All that piece and parcel of property bearing Flat No. B-503, admeasuring 67 sq.fts. Super built up, building No. "B" "Sunder Nagar Co-Operative Housing Society Limited" Reg. No. GH-12248 1988 dated 27/04/1988 Developed upon land situated in state: Gujarat, District Surat, Sub District & Taluka Choryasi, Moje: Bhestan bearing Revenue Survey No.18/1/B, T.P Scheme No. 21 Final Plot No. 3.

Known Encumbrances The borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the time available. prrowers in particular and public in general may please take notice that if in case auction scheduled herein fails for any reas

hatsoever then secured creditor may enforce security interest by way of sale through private treaty. case of any clarification/requirement regarding assets under sale, bidder may contactthe bank's IVR No. (+91-915221975 clarifications. Bidder may also contactMr.Kishore Arora (Mob No. +917227953457) & Mr. Akshit Solanki (Mob No. +917302111608) for clarifications. or detailed terms and conditions of the sale, please refer to the linkHTTPS://WWW.KOTAK.COM/EN/BAN AUCTIONS.HTMLprovided in the bank's website i.e. WWW.KOTAK.COMand/or on HTTP://BANKAUCTIONS.IN/ Place:Surat , Date: 13-02-2025 For Kotak Mahindra Bank Limited, Authorized Officer

Possession Notice (For Immovable Property) Rule 8-(1) Whereas, the undersigned being the Authorized Officer of NFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (II FL-H FL) under the Securitisation and Reconstruction of Financial Assets and Enforcement o Security Interest Act 2002 and in exercise of powers conferred under section 13(12) mad with Rule 3 of the Security nterest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the forrowenCo-Borrower's mentioned herein below to repay the amount notice is hereby given to the borrower and th public in general that the undersigned has taken possession of the property described herein below in exercise of owers conferred on him under Section 13(4) of the said Rules. The borrower in particular and the public in general are ereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IIFL HFL for an amount as mentioned herein under with interest thereon. The borrowers attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower dears the dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Description of the Secured Asset

(Immovable Property)

At Pavan Park, Street No. 4, Plot No. 82 Parky, Nr.

Bahuchar Park, Opp. Bajrang Hall, Off.

Mahendrasinhii Hall, Village : Trajpar, Tal. : Morbi,

Thousand Three Hardikkumar Dist.: Morbi, 363642. Area Admeasuring (IN SQ. Hundred and Sixty Mordiya, Prospect FT.): Property Type: Land_Area, Built_Up_Area. Two Only) No. IL10255154 Carpet Area. Property Area: 712.00, 530.70, 461.50 or, further details please contact to Authorised Officer at Branch Office: 407, 4th Floor, The Imperia, OppShasht taidan, Above Federal Bank, Nr. Axis Bank, Rajkot-360001 or Corporate Office : IIFL Tower, Plot No. 98, Udyog Vihar

Branch Name, Address & Contact No.

Union Bank of India, Asset Recovery Branch

at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge,

Ashram Road, Ahmedabad-380006.

Contact Person: Mr. Amit Kumar Sinha at Mobile No. 7800221183

Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex,

Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006.

Contact Person: Mr. Amit Kumar Sinha at Mobile No. 7800221183

All that piece and parcel of Residential Unit Located ₹ 2005362.00/-

Borrower(s)/

Co-Borrower(s)

Mr. Hardikkumar

Anilbhai Moradiva

Mrs. Rupaliben

Place: Morbi; Date: 13.02.2025

Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road,

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES 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 provison to

Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002 DATE AND TIME OF E-AUCTION - 28.02.2025 (Friday) from 12:00 p.m. to 05:00 p.m. Name of the Borrower & Guarantor/s Amount due

For the Quarter Ended

September,

30, 2024

(Unaudited)

4,759.15

710.62

710.62

557.68

540.94

1.080.06

5.31

The above unaudited results were reviewd by the Audit Committee and approved by the Board of Directors in the meeting held on 12" February, 2025.

December,

31, 2023

(Unaudited)

7,250.90

1,032.17

1,032.17

773.01

771,27

1,020.00

7.58

7.58

December,

31, 2024

(Unaudited)

9,436.29

1,410.15

1,410.15

1,038.51

941.22

1,080.06

Figures have been re-grouped/re-classified to make them comparable to the figures wherever necessary.

9.80

Results are available on the Stock Exchange website [www.bseindia.com] and on the company website [www.advaitgroup.co.in].

Particulars

Profit/ (Loss) before exceptional and

exceptional and extraordinery Items)

Profit / (Loss) after taxes(after exceptional

Reserve [Excluding revaluation reserve]

Total Income from Operations

extraordinary items and taxes

Profit/(Loss) before taxes (after

and extraordinery Items)

(Loss) for the period

Equity Share Capital

Place : Ahmedabad.

Date: 12" February, 2025

Total Comperhensive Profit/

[Face value of Rs. 10/- each]

Diluted Earning per share (In Rs.)

Basic Earning per share (In Rs.)

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable propert mortgaged / charged to the Secured Creditor, the Physical/Symbolic possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

यूनियन बैंक 🕠 Union Bank

Ellisbridge, Ahmedabad-380006

Sdi- Authorised Officer, For IIFL Home Finance Ltd.

Dues (Rs.)

(Rupees Twenty

Date of Date of

Notice Possessi

2024

2025

M/S, M D Oils, Mr. Mukendra Dashratlal Modi. Mrs. Jyotsnaben Mukendra Modi

Rupees- One Crore Two Lakhs Ninety Nine Thousand Four Hundred Sixty Four and Paise Twenty Nine only) as on 30.09.2024 and further interest at contractual rate & cost from 01-10-2024. Property No. 1 All that piece & Parcel of property being Flat no. 28 on third floor, admeasuring 105 sq yrds. With undivided share of land in Nilkanth Apartment constructed on the land bearing Sub Plot No. 26 of Chandranagar Colony under TP Scheme No. 24 and final Plot No. 35 Paiki Mouje Rajpur Hirpur Taluka City in Registration District Ahmedabad and Sub District Ahmedabad -7 (Odhav) Owned by - Ms. Jyotsanaben Mukendrabhai Modi Bounded by - North: Lift & Adjoining Flat, South: Kalptaru Flat, East: Passage & Adjoining Flat, West - Margin Space then Chandranagar Society, Details of encumbrances over the property, as known to the secured creditor, if any: nil (Physical Possession)

Rs. 1,02,99,464.29

Advait Energy Transitions Limited

(Formerly known as Advait Infratech Limited)

CIN: L45201GJ2010PLC059878

Registered Office: 1st Floor, KIFS Corporate House Iscon Ambali Road, Beside Hotel Planet Landmark, Near Ashok Vatika Ahmedabad City,

Ahmedabad 380054, Gujarat. • Tel No.: +91 79 48956677 • E-mail:- info@advaitgroup.co.in • Website: www.advaitgroup.co.in

Year Ended

March.

31, 2024

(Audited)

20,743.95

2,875.21

2,875.21

2,133.46

2,132.61

1,020.00

6,426.18

20.92

20.92

Statement of Un-audited Financial Results for the Quarter and Nine months ended December 31, 2024 [fin Lakhs]

December,

31, 2023

(Unaudited)

14,772.92

1,908.99

1,908.99

1,471.21

1,469.51

1,020.00

14.42

14.42

Notes: 1. The above is an extract of the details format of quarterly and nine months ended financial results as of 31st December 2024 filed with the Stock Exchange under regulation 33 of the SEBI [LODR] Regulations, 2015. The full format of the Financial

Nine Month Ended

December,

31, 2024

(Unaudited)

20,010.41

2,883.73

2,883.73

2,179.35

2,064.33

1,080.06

20.56

20.44

Reserve Price: Rs. 21,70,000/- (Rupees Twenty One Lakh Seventy Thousand only) EMD: 2,17,000/- (Rupees Two Lakh Seventeen Thousand only), Bid. Inc. : Rs. 21,700/-

Property No. 2 : Reserve Price :

Rs. 13,19,000/- (Rupees Thirteen Lakhs Nineteen Thousand only)

EMD: 1,31,900/- (Rupees One Lakh Thirty One Thousand Nine Hundred only)

Bid. Inc.: Rs. 13,200/-

Property No. 3 : Reserve Price :

Rs. 11,63,000/- (Rupees Eleven Lakhs Sixty Three Thousand only

EMD : Rs. 1,16,300/- (Rupees One Lakh Sixteen Thousand Three Hundred only),

Reserve Price and EMD & Bid Increase Amount

Property No. 1:

Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital Elisbridge, Sh. Dilipkumar Kanaiyalal Sharma Rs. 35.93,622.96/-(Rupees Thirty five Lakhs Ninety three Thousand Six Hundred Twenty Two & Paise Ashram Road, Ahmedabad-380006, Contact Person : Amit Kumar Sinha at Mobile Number - 7800221183 Ninety Six Only only) as on 30.06.2024 and further interest at contractual rate &cost from 01.07.2024 Property No. 2: All that piece and parcel of House at Plot No E/137, Karmvir Sundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area - 807 SqFt. Bounded By North- Plot No E/136, South- Plot No E/138, East- Plot No E/164, West-

Approach Road. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Physical Possession) Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Elisbridge, Sh. Subhashchandra Kailashbhai Kansara Rs. 34,82,705/48(Rupees Thirty Four Lakhs Eighty Two Thousand Seven Hundred Five & Paise Fourty Eight Only) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024 Ashram Road, Ahmedabad-380006, Contact Person; Amit Kumar Sinha at Mobile Number - 7800221183 Ms. Pujaben Subhashchandra Kansara

Property No. 3: All that piece and parcel of House at Plot No E/207, Karmivir Sundervan-III, Near Karmi Plot No. E/202. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Physical Possession)

M/s Gotiz Healthcare Limited (Borrower), Ms. Roshni Rajendra Goti Rs. 4,78,25,501,33 (Rupees- Four crores Seventy Eight Lacs Twenty Five ThousandFive Hundred One & Paise Thirty Three only) as on 30.09.2024 and further interest at contractual (Guarantor), Ms. Kailashben Rameshbhai Gotiz (Guarantor), Mr. Amit rate & cost from 01.10.2024. Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor),

Bid. Inc.: Rs. 11.630/-Property No. 4: Reserve Price: 80,01,000/- (Rupees-Eighty Lacs One Thousand Only) EMD: Rs. 8,00,100/- (Rupees- Eight Lacs One Hundred only.), Bid. Inc.: Rs 80,010/-

Property No.4: M/S. Gotiz Healthcare Limited M.D. Mr. Rajendra M. Goti. (A) All that Part and parcel of the immovable property situated at Shop no. 2 admeasuring 13.52 sq. mt., Shop no. 2 admeasuring 13.52 sq. mt., Shop no. 3 admeasuring 13.52 sq. mt., Shop no. 3 admeasuring 13.52 sq. mt., Shop no. 4 admeasuring 13.52 sq. mt., Shop no. 4 admeasuring 13.52 sq. mt., Shop no. 5 admeasuring 13.52 sq. mt., Shop no. 6 admeasuring 13.52 sq. mt., Shop no. 7 admeasuring 13.52 sq. mt., Shop no. 8 admeasuring 13.52 sq. mt., Shop no. 9 admeasuring 13.52 sq. mt., Shop no Shopping Mall at mouje - Palej village, Dist. - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 1 to 4: East: Open Passage, West: Open Passag sq. mt., Shop no. 8 admeasuring 13.52 sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palej village, Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 5 to 8: East: Open Passage, West: Open Passage immovable property situated at Shop no. 9 admeasuring 13.61 sq. mt., Shop no. 10 admeasuring 13.61 sq. mt., Shop no. 11 admeasuring 13.61 sq. mt. Shop no. 12 admeasuring 13.61 sq. mt., Shop no. 12 admeasuring 13.61 sq. mt., Shop no. 12 admeasuring 13.61 sq. mt. Shop no. 12 admeasuring 13.61 sq. mt., Shop no. 10 admeasuring 13.61 sq. mt., Shop no. 10 admeasuring 13.61 sq. mt., Shop no. 11 admeasuring 13.61 sq. mt., Shop no. 12 admeasuring 13.61 sq. mt., Shop no. 12 admeasuring 13.61 sq. mt., Shop no. 10 admeasuring 13.61 sq. mt., Shop no. 12 admeasuring 13.61 sq. mt., Shop no. 10 admeasuring 13.61 sq. mt., Shop no. 11 admeasuring 13.61 sq. mt., Shop no. 12 admeasuring 13.61 sq. mt., Shop no. 13.61 sq. mt., Shop no. 14 admeasuring 13.61 sq. mt., Shop no. 15 admeasuring 13.61 sq. mt., Shop Shop No.: 9 to 12: East: Open Passage, West: Shop No 51-54, North: Shop No 51-54, North: Shop No 13, South: Shop No 13, South: Shop no. 14 admeasuring 13.61 sq. mt., Shop no. 15 admeasuring 13.61 sq. mt., Shop no. 16 admeasuring 13.61 sq. mt. and undivided share of land admeasuring 13.61 sq. mt., Shop no. 16 admeasuring 13.61 sq. mt., Shop no. 17 admeasuring 13.61 sq. mt., Shop no. 18 admeasuring 13.61 sq. mt., Shop no. 19 admeasuring 13.61 sq in second floor of High Cross Shopping Mall at mouje - Palej village, Distt - Bharuch with survey no. 2369/b and 270. Shop No.: 13 to 16: East: Open Passage, South: Shop No. 17 admeasuring 11:34 sq. mt., Shop No. 18 admeasuring 11:34 sq. mt., Shop No. 18 admeasuring 11:34 sq. mt., Shop No. 19 admeasuring 11:34 sq. mt., Shop No. Shop no. 19 admeasuring 11.34 sq. mt., Shop no. 20 admeasuring 11.34 sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palej village, Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 17 to 20: East: Open Passage, West: Shop No 21, North: Open Land, South: Open Passage, (F) All that Part and parcel of the immovable property situated at Shop no. 31 admeasuring 13.61 sq. mt., Shop no. 32 admeasuring 13.61 sq. mt., Shop no. 33 admeasuring 13.61 sq. mt., Shop no. 33 admeasuring 13.61 sq. mt., Shop no. 36 admeasuring 13.61 sq. mt., Shop no. 36 admeasuring 13.61 sq. mt., Shop no. 37 admeasuring 13.61 sq. mt., Shop no. 38 admeasuring 13.61 sq. mt. Block no. 268, 269 and 270. Shop No.: 31 to 34: East: Shop No. 35 admeasuring 13.61 sq. mt., Shop no. 36 admeasuring 13.61 sq. mt., Shop no. 37 admeasuring 13.61 sq. mt., Shop no. 38 admeasuring 13.61 sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palej village, Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No. 35 to 38: East: Shop No 39-42, West: Open Passage, North: Shop No 34, South: Shop No 34, South: Shop No 34, South: Shop No 34, South: Shop No 36, 269 and 270. Shop No. 268, 269 and 270. Shop No. 268, 269 and 270. Shop No. 268, 269 and 270. Shop No 39-42, West: Open Passage, North: Open no. 44 admeasuring 13.61 sq. mt., Shop no. 45 admeasuring 13.61 sq. mt., Shop no. 45 admeasuring 13.61 sq. mt., Shop no. 46 admeasuring Open Passage, South: Shop No 42, (I) All that Part and parcel of the immovable property situated at Shop no. 49 admeasuring 13.61 sq. mt., Shop no. 40 admeasuring 13.61 sq. m Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No. 51, (J) All that Part and parcel of the immovable property situated at Shop no. 52 admeasuring 13.61 sq. mt., Shop no. 53 admeasuring 13.61 sq. mt., Shop no. 53 admeasuring 13.61 sq. mt., Shop no. 54 admeasuring 13.61 sq. mt., Shop no. 54 admeasuring 13.61 sq. mt., Shop no. 54 admeasuring 13.61 sq. mt., Shop no. 55 admeasuring 13.61 sq. mt., Shop no. 58 admeasuring 13.61 sq. mt., Shop no. 58 admeasuring 13.61 sq. mt., Shop no. 59 admeasuring 13.61 sq. mt., Shop no. 50 admeasuring 13.61 sq. mt. and undivided share of land admeasuring 12 sq. mt of each shop in second floor of High Cross Shopping Mall at mouje - Palej village, Distt - Bharuch with survey no. 2369/b and Block no. 268, 269 and 270. Shop No.: 51 to 54; East: Shop No 9-12, West: Open Passage, North: Shop No 50, South: Shop No 50, S creditor, if any: None (Symbolic Possession)

Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person: Mr. Amit Kumar Sinha at Mobile No. 7800221183

M/s. Star Enterprise (Borrower), Mr. Moiz Kadarbhai Rupawala (Proprietor), Mr. Mohmmed Arif J. Chhavniwala (Guarantor), Mrs. Shafurabanu Y. Imamwala (Guarantor)

Rs. 1,58,33,455.61(Rupees One Crore Fifty Eight Lacs Thirty Three Thousand Four Hundred Fifty Five and paise Sixty One Only)as on 31.09.2024 and further interest at contractual rate & cost from 01-10-2024.

Property No.5: Reserve Price: 54,83,700/- (Rupees Fifty Four Lacs Eighty Three Thousand Seven Hundred only) EMD: Rs. 5,48,370/- (Rupees Five Lacs Fourty Eight Thousand Three Hundred Seventy only), Bid. Inc.: Rs 54,840/-

Property No. 5: All Shop: (1) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at mouje - Wadhvan, Taluka: North - Shop No. 224, South - Gallery & 24 Mtr wide road, (2) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by: East -Shop No. 201, West - Shop no. 203, North - Shop no. 203, North - Shop no. 203, admeasuring 17.72 sq yards, 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paiki, plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhvan, Taluka: Wadhvan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Shop no. 202, West - Shop no. 204, North - Shop no. 204, North - Shop No. 224, South - Gallery & 24 Mtr wide road, (4) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist -Surendranagar and registration district at wadhvan and bounded by : East - Shop no. 203, West - Shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop belonging to Mr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop belonging to Mr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop belonging to Mr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop belonging to Mr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop belonging to Mr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop belonging to Mr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop belonging to Mr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop shop no. 205, North - Gallery, & 24 Mtr wide road, (5) Commercial shop shop no. 205, North - Gallery, & 25 Mtr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 25 Mtr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 25 Mtr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 25 Mtr. Moiz Kadartshai Rupawala, situated at Shop no. 205, North - Gallery, & 25 Mtr. Moiz Kadartshai Rupawala, & 2 Wadhvan, Taluka: Wadhvan, Dist - Shop no. 204, West - Shop no. 204, West - Shop no. 206, North - Staircase, South - Gallery & 24 Mtr wide road, (6) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at Shop no. 206, admeasuring 17.72 sq yards, 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paiki, plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhvan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Shop no. 205, West - Passage, North - Staircase, South - Gallery & 24 Mtr wide road, (7) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at Shop no. 211, admeasuring 16.08 sq yards, 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paiki, plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Gallery, West - Gallery, We 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paiki, plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhvan, Toluka: Wadhvan and bounded by : East - Gallery, West - G admeasuring 16.08 sq yards, 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paid; plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhvan, Taluka: Wadhvan, Dist - Surendranagar and registration district at wadhvan, and bounded by: East - Gallery, West - Gallery, We Rupawala, situated at Shop no. 214, admeasuring 16.08 sq yards; 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paiki, plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhvan, Dist - Surendranagar and registration district at wadhvan and bounded by: East - Gallery, West - Gallery & 6 Mtr wide road; North - Shop no. 215, South - Shop no. 213, (11) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at Shop no. 215, admeasuring 16.08 sq yards, 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paiki, plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by: East - Gallery, West - Gallery & 6 Mtr wide road, North - Shop no. 216, South - Shop no. 216, South - Shop no. 214, (12) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at Mouje - Wadhvan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Plot no. 3, West - Gallery, North - Gallery & 6 Min wide road, South - Shop no. 219, (13) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Plot no. 3, West-Gallery, North - Shop no. 218, South - Shop no. 220, (14) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Plot no. 3, West - Gallery, North - Shop no. 219, South - Shop no. 221, (15) Commercial shop belonging to Mr. Moiz Kadarbhai Rupawala, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Plot no. 3, West - Gallery, North - Shop no. 222, South - Shop no. 222, South - Shop no. 222, admeasuring 16.08 sq yards, 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paiki, plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Plot no. 3, West - Gallery, North - Shop no. 221, South - Shop no. 221, South - Shop no. 223, admeasuring 16.08 sq yards, 2nd floor, constructed on N.A. land bearing Revenue survey no. 2, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Plot no. 3, West - Gallery, North - Shop no. 224, admeasuring 16.08 sq yards, 2nd floor, constructed on N.A. land bearing Revenue survey no. 2043 paiki, plot no. 2, situated at mouje - Wadhvan, Taluka: Wadhwan, Dist - Surendranagar and registration district at wadhvan and bounded by : East - Plot no. 3, West - Gallery, North - Shop no. 223, South - Shop no. 223,

Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex , Opp. V S Hospital Elisbridge, M/s. Space International, Ashram Road, Ahmedabad-390006. Contact Person: Mr. Ranjan Kumar Mishra, Mo.: 7897810229 Prop. Mr. Jay Chandrakant Mehta

Road and Open Land. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)

No. B/2, North: Internal Road Sy. No. 148/2/P, South: Flat No. D/2. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)

Rs. 80,22,472.22/(Rupees Eighty Lakhs Twenty Two Thousand Four Hundred Seventy Two and Paise Twenty Two) as on 30.09,2024 and further interest at contractual rate & cost from 01.10,2024 Property No. 6: All that property being Flat no. 202 of 2nd Floor in Block no. 9 R, admeasuring super built up area of 66.88 sq mts with 33.48 sq mts undivided share of land of Aagam 99 Residency phase-II lye, being and situated on land bearing revenue survey no. 1017/A, 1017/B, 1017/C (constructed on land of survey No. 1017/B) Mouje Sachana Taluka Viramgam in Registration District of Ahmedabad and Sub district Viramgam. Owned by : North : Flat No. 9R 203, South : Road and Block No. 9S, East : Passage and Flat No. 201, West

Property No.6: Reserve Price: Rs.5,75,000/- (Rs. Five Lakhs Seventy Five Thousand Only) EMD: 57,500/- (RupeesFifty Seven Thousand Five Hundred Only), Bid. Inc.: Rs 5750/-Property No. 7: Reserve Price: Rs.5,75,000/- (Rs.Five Lakhs Seventy Five Thousand Only) EMD: 57,500/- (RupeesFifty Seven Thousand Five Hundred Only), Bid. Inc.: Rs 5750/-

Property No. 7: All that property being Flat no. 403 of 4th Floor in Block no. 9 R, admeasuring super built up area of 66.88 sq mts with 33.48 sq mts undivided share of land of survey No. 1017/B) Mouje Sachana Taluka Viramgam in Registration District of Ahmedabad and Sub district Viramgam... Owned by Mr. Jay Chandrakant Mehta. bounded by: North: Road and Open Land. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)

Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person: Mr. Amit Kumar Sinha at Mobile No. 7800221183 Property No. 8: All that piece & Parcel of the immovable Property bearing Flat No.: C-2, 2nd Floor, of Building Tanay Tower, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Builtup Area about 134:29 Sq. Meters & Proportionate Undivided

M/s Manoj Builders Proprietor/Partner/Guarantor: Shri Manojsinh Vijaysinh Parmar, Shri Kiransinh Vijaysinh Parmar

Rs.2,85,92,662.16 (RupeesTwo Crores Eighty Five Lakhs Ninety Two Thousand Six Hundred Sixty Two and Paise Sixteen Only)as on 30.09.2024 and further Interest at contractual rate &Costs from 01-10-2024.

Property No. 08 : Reserve Price : Rs. 37,50,000.00 (Rs. Thirty Seven Lakhs Fifty Thousand Only) EMD: Rs. 3,75,000.00 (Rs. Three Lakhs Seventy Five Thousand Only) Bid. Inc.: Rs. 37,500.00 Property No. 09 : Reserve Price : 42,90,000.00 (Rs. Forty Two Lakhs Ninety Thousand Only) EMD: Rs. 4,29,000.00 (Rs. Four Lakhs Twenty Nine Thousand Only)

Share in common Land), situated on land of Survey No. 148/2, City survey No. 1949, T P No. 22, FP No. 224, situated at Mouje - Akota, with Regi. District and Sub District-Vadodara, Owned by Shri Manojsinh Vijaysinh Parmar, which is bounded as follows: East: Main road, West: Flat Bid. Inc.: Rs. 43.000.00 roperty No. 9: All that piece & Parcel of the immovable Property bearing Flat No.-11, 1st. Floor, of Building Parth Avenue complex, Near Sri Nagar Society, Vasna Road, Vadodara admeasuring Super Builtup Area about 143.02 Sq. Meters & Proportionate Undivided Share in common Land), situated on land of Survey No.-166 & 167, T.P.No.-15; F.P.No.-

Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital Ellisbridge, Ashram Road, Ahmedabad-380006. Contact Person: Mr. Amit Kumar Sinha at Mobile No. 7800221183

Union Bank of India, Asset Recovery Branch

at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge,

Ashram Road, Ahmedabad-380006.

Union Bank of India, Asset Recovery Branch

Date: 10.02.2025, Place: Ahmedabad

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No. B/30. Details of encumbrances over the property, as known to the secured creditor, if any: NONE (Physical Possession)

situated at Mouje - Salyad Vasna, with Regi. District and Sub District and Sub District and Sub District and Sub District Proad Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession) M/s. Jaigath Enterprise Shri Komil Modi

Rs. 23,78,711.12 (Rupees Twenty Three Lakhs Seventy Eight Thousand Seven Hundred Eleven & Paise Twelve) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024.

Rs.37,54,791.38/-

(Thirty Seven Lakhs Fifty Four Thousand Seven Hundred Ninety One and Paise Thirty Eight

Only as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024

Rs. 34,32,567/46 Rupees Thirty Four Lakhs Thirty Two Thousand Five Hundred

SixtySeven & Paise FourtySix) as on 30.09.2024 and further interest at

Property No. 10 : Reserve Price : Rs. 17,70,000.00 (Rs. Seventeen Lakhs Seventy Thousand Only)

Rs. 1,77,000.00 (Rupees One Lakh Seventy Seven Thousand only)

Property No. 12 : Reserve Price :

Property No. 10: All that piece & Parcel of the immovable Property bearing Flat No. D-109, 1st Floor, of Building D of Silver Stone, Near Vraj Renu Society, Behind-Tirthak Bunglows, Dabhoi-Waghodia Ring Road, Vadodara admeasuring about 55.42 Sq. Meters built up Area, Undivided Share in Land 25.94 Sq. Meters of common Land), situated on land of Block No. 348, (Old Rev Sy. No. 525), admessuring 4553 Sq. Mtrs where in Commercial cum. Residential Scheme Named Silver Stone of Mouje Village - Kapurai, with Regi. District and Sub District Vadodara, Owned by Shri Komil Modi, which is bounded as follows: East: Common Passage & Flat No. D/102, West: Adjoining OTS, North: Flat No. D/108 leaving OTS. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)

Bid. Inc. : Rs. 17,700.00 Property No. 11: Reserve Price: Rs. 13,04,400/- (Rupees Thirteen Lakhs Four Thousand Four Hundred only) EMD : Rs. 1,30,440/- (Rupees One Lakh Thirty Thousand Four Hundred Fourty only)

Contact Person: Mr. Amit Kumar Sinha at Mobile No. 7800221183 Property No. 11 : All that piece and parcel of House No G/8, Karmvir Sundervan-III, Near Karmvir Sundervan-III, Ne

creditor, if any: None (Physical Possession) Union Bank of India, Asset Recovery Branch at First Floor, Rangoli Complex, Opp. V S Hospital Elisbridge, Smt.Nishaben Patel Rs. 39,86,794.61/- (Rupees Thirty Nine Lakhs Eighty Six Thousand Seven Hundred Ninety Four & Sh. Laxmikant Govindbhai Patel Ashram Road, Ahmedabad-380006, Contact Person : Amit Kumar Sinha at Mobile Number – 7800221183 Paise Sixty One only) as on 30.09.2024 and further interest at contractual rate & cost from 01.10.2024 Property No. 12: All that piece and parcel of House at Plot No B/41, Karmvir Sundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manijpura Road, Nadiad, Gujarat. Plot Area - 807 SqFt. Bounded By North-Piot No B/40, South-Piot No B/42, East-Society Road, West-Plot

Smt. Nishaben Nijalkumar Patel

Sh. Nijalkumar Hasmukhbhai Patel

Sh. Ramchandra Kailashbhai Shah

Sh. KailsahprasadKishanbhai Shah

Rs. 21,80,600/- (Rupees Twenty One Lakhs Eighty Thousand Six Hundred only) EMD: Rs. 2,18,060/- (Rupees Two Lakh Eighteen Thousand Sixty only) Bid. Inc.: Rs. Rs. 21,810/-Property No. 13 Reserve Price :

at First Floor, Rangoli Complex, Opp. V S Hospital Ellisbridge, Ashram Road, contractual rate & cost from 01.10.2024 Ahmedabad-380006, Contact Person: Mr. Amit Kumar Sinha at Mobile No. 7800221183 Property No. 13: All that piece and parcel of House at Plot No E/208, KarmvirSundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area -755q. Meter Bounded By North- Plot No E/207, South- Plot No E/209, East-Approach Road West- Plot No. E/203. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)

Rs. 11,63,000/- (Rupees ElevenLakhs Sixty Three Thousand Only) Rs. 1,16,300/- (Rupees One Lakh SixteenThousand ThreeHundred Only) Bid. Inc.: Rs. 11,630/-

Authorised Officer, Union Bank of India

Contact Details: Amit Kumar Sinha at Mobile Number - 7800221183

This may also be treated as statutory 15 days sale notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date. Date and Time of inspection for properties: as per consultation with Branch Manager.

For detailed terms and condition of the sale, please refer to the link provided in https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com



