

RO JEWELS LIMITED

CIN: L74999GJ2018PLC105540

Registered Office: 707, Addor Asspire, Nr. Gulbai Tekra BRTS Bus Stop, University to Panjrapole Road, S A C, Ahmedabad City, Gujarat, India, 380015

Website: www.rojewels.co.in

E-mail: compliance@rojewels.com

Contact: 079-22144429

Date: - 29/01/2025

**To,
The General Manager-Listing
Corporate Relations Department
BSE LIMITED
PJ Towers, 25th floor, Dalal Street,
Mumbai -400 001**

Sub: Newspaper Publication - Intimation Regarding Dispatch of Postal Ballot Notice and E-voting Information

Ref: Scrip Code – RO JEWELS LIMITED (BSE Script Code: 543171)

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith copies of the notice to the shareholders regarding the dispatch of the Postal Ballot Notice and e-voting information. The advertisement appeared in Business Standard (English) and Jai Hind (Gujarati) on January 29, 2025.

Further, we wish to inform you that the Company has completed the dispatch of electronic copies of the Postal Ballot Notice, along with the Explanatory Statement, on January 28, 2025, to all members whose names appear in the Register of Members/List of Beneficial Owners maintained by the Depositories as of the cut-off date, January 17, 2025, and who have registered their email IDs.

We request you to take the same on record.

Yours faithfully,

For Ro Jewels Limited

**Shubham Bharatbhai Shah
Managing Director
DIN: 08300065**

PUBLIC NOTICE

All that pieces and parcel of immovable Property bearing Flat No. J1/404, on 4th Floor in Block No. "J1" having Built-up area admeasuring 54.93 sq. meters together with undivided proportionate share admeasuring 15.85 sq.mt. of the scheme known as "POLARIS ANAND" lying and situated at Final Plot No. 22 of Town Planning Scheme No. 119 of Revenue Survey No. 101 of Mouje: Nikol of Taluka: Asarva in the Registration District of Ahmedabad and Sub District Ahmedabad -12 (Nikol). was owned by Krunal Harishbhai Pithadiya. That, Krunal Harishbhai Pithadiya died on 14.04.2023, and his legal heirs namely, (1) Kinjal Krunalbhai Pithadiya and (2) Minor Shlok Krunalbhai Pithadiya. After that, (1) Kinjal Krunalbhai Pithadiya and (2) Minor Shlok s/o Krunalbhai Pithadiya it's through of guardian legal heirs Pithadiya Jyotiben Harishbhai agreed to sale the said property to (1) Prajapati Dinesh and (2) Manjunib Dineshkumar Prajapati. (hereinafter referred to as the said Mortgagors/Borrowers) wanted to purchase said property by taking a loan from IDFC First Bank Ltd and also wanted to Mortgage said property to said bank. That, said owner have confirmed that they have not placed said property or any of its original Title Document to any Bank, Financial Institution or any individual etc. to create third party lien, charge or hypothecation on the property mentioned above by way of Sale, Agreement, Mortgage, Hypothecation etc. Hence this Notice is published to invite claim, Share, Rights etc. of any Bank, Financial Company or any other individual etc. (if any) to raise their claim objection etc. in writing along with necessary proof thereof within Fifteen (15) days of publication of this notice & on event of non-receipt of any we will issue Title Clearance Certificate which may please be noted & post that, no claim will be entertained.

Ahmedabad
29/01/2025
Kvikalp Law Associates Advocate Vinit Joshi
Office No. 726, 7th Floor, Icon Emporio,
Nr. Star Bazaar, Jodhpur Cross Road, Satellite, Ahmedabad - 380015

PUBLIC NOTICE

That our Client Kamleshbhai Bhailalbhai Patel has demanded for the title clearance certificate of his solely owned Immovable Property situated at Mouje: Chhani, Vadodara on land bearing Survey No. 811, 812, Consolidated Survey No. 811, Known as "LALAM NAGAR SOCIETY" Paiki Sub Plot No. 47, Plot area admeasuring 97.59 Sq. Mtrs. Construction area admeasuring 46.47 Sq. Mtrs., at Registration Sub - District & District Vadodara. That, the said Property was previously owned by Savitabehn Bhailalbhai Patel through a Sale Deed Vides Registration No. 7454 dated 17.12.1998. Whereas, the said Original Sale Deed along with its Registration Receipt is found to be missing. Therefore if any individual, Bank, Society, Institution or Financial Institution has its rights, charge, encumbrances, or lien, by any means; on the said property, then within 7 days from the publication of the notice may send their objections along with the Supportive Evidence. If not sent within given period of time, then my client will initiate further proceedings

TEREDESAI ASSOCIATES

SAPAN TEREDESAI (ADVOCATE) | PAYAL TEREDESAI (ADVOCATE) | Mitali Panchal (ADVOCATE)
407-409, 4th Floor, Bluechip Complex, Nr. Stock Exchange, Sarajugunj, Sarajugunj, Vadodara-5 Mo.-9428305324

BANK OF BARODA - JABUGAM BRANCH
Jabugam, Taluka Bodeli, Dist: Chotaudepur,
Gujarat-391155. Ph: 02664-225018. M: 9667689160
Email:jabuga@bankofbaroda.com

APPENDIX IV [See Rule 8 (1)] POSSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with (Rule-8) the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice Dated 04.10.2024 calling upon the Borrowers/Guarantor/ Mortgagee Mr. Jainulabedin Shakhilamad Khatri to repay the amount mentioned in the notice being Rs. 20,68,847.91 (Rupees Twenty Lakh Sixty Eight Thousand Eight Hundred Forty Seven and Paise Ninety One Only) as on 04.10.2024 and unapplied interest and other charges thereon within 60 days from the date of notice/date of receipt of the said notice.
The Borrowers / Guarantor / Mortgagee having failed to repay the amount, notice is hereby given to the Borrowers / Guarantor / Mortgagee 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 24th day of January of the year 2025.

The Borrowers / Guarantor / Mortgagee in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda, for an amount of Rs. 20,68,847.91 (Rupees Twenty Lakh Sixty Eight Thousand Eight Hundred Forty Seven and Paise Ninety One Only) as on 04.10.2024 and interest plus other charges thereon.

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

DESCRIPTION OF IMMOVABLE PROPERTY
All that piece and parcel of immovable property being City Survey No. 423, Sheet No. 3, Chalta No. 25, House No. Old 1326, House No. New 2448, adm. 62.15 Sq Mtrs along with upper Floor (668.73 Sq Ft) situated at Bodeli, Near Water Tank, Taluka- Bodeli, in the Registration District & Sub District Chotaudepur, Gujarat-391135 in the name of Mr. Jainulabedin Shakhilamad Khatri and Bounded by: East: Open Plot, West: Main Road, North: City Survey No. 422 House of Mr. Parsotandas Mansukhlal Thakkar, South: City Survey No. 422 House of Mr. Idreesbhai Khatri.
Date: 24.01.2025
Authorized Officer
Bank of Baroda

RO JEWELS LIMITED

Registered Office : 707, Ador Asspire, Nr. Gulbai Tekra BRTS Bus Stop, University to Panjrapole Road, Ahmedabad, Gujarat, 380015
CIN : L74999GJ2018PLC105540 | Contact : 079-22144429
Website : rojewels.co.in | Email : compliancerojewels@gmail.com

POSTAL BALLOT NOTICE
Notice is hereby given that pursuant to Section 108, 110 and other applicable provisions of the Companies Act, 2013 read with Rule 20, 22 of the Companies (Management and Administration) Rules, 2014 and the Circulars issued by the Ministry of Corporate Affairs, Government of India and such other applicable laws and regulations, the approval of members of the Company is being sought for Ordinary resolution as set out in the Postal Ballot Notice dated January 23, 2025 by way of electronic means (remote e-voting).
Description of Resolution and Type
1. To Appoint Statutory Auditor of the Company to fill Casual Vacancy - Ordinary Resolution
The Company has completed the dispatch of electronic copies of the Postal Ballot Notice along with the Explanatory Statement on January 28, 2025 to all the members of the Company whose name appear in the Register of Members of the Company / List of Beneficial Owners maintained by the Depositories as on the cut-off date, January 17, 2025 and who has registered their email IDs. Physical copies of notice along with postal Ballot forms, prepaid business reply envelopes are not being sent to the members in line with exemption under MCA Circular. The Company has appointed National Securities Depository Limited ("NSDL") for providing remote e-Voting services to enable the members to cast their vote electronically. The Notice is available on the website of the Company at www.rojewels.co.in, National Securities Depository Limited at www.evoting.nsdl.com, BSE Limited at www.bseindia.com. Members can vote electronically on the Resolution through remote voting which commences at 09.00 a.m. on Wednesday, January 29, 2025 and will end at 05.00 p.m. Thursday, February 27, 2025 and after that remote voting will be blocked by NSDL and will not be allowed to vote after the said date and time. The Company has appointed Mrs. Neelam Rathi from M/s. Neelam Sonani & Associates (COP 12454), Practicing Company Secretary as the Scrutinizer to scrutinize the remote e-voting process for Postal Ballot in a fair and transparent manner. Scrutinizer will submit his report within 2 working days from the conclusion of e-voting and Results along with the Scrutinizer's Report, will be available on Company's website www.rojewels.co.in NSDL at www.evoting.nsdl.com and on the website of Stock exchange at www.bseindia.com. Any Member who has not received the Postal Ballot Notice may send email at compliancerojewels@gmail.com or can collect from Registered Office or download from website of the Company at www.rojewels.co.in in case of any queries relating to e-voting process, members may refer Frequently Asked Questions (FAQs) and e-voting user manual for members available under the Help Section of www.evoting.nsdl.com. In case of any grievances connected with the facility for voting by electronic means, members may email to evoting@nsdl.co.in or call on 022-48867000.

Date : 28-01-2025
Place : Ahmedabad
For, RO Jewels Limited
sd/- Shubham Bharatbhai Shah
Managing Director - DIN : 08300065

HDFC BANK
We understand your world
Branch : HDFC House, Near Mithakhali Six Roads, Navrangpura, Ahmedabad - 380 009, Telephone No. 079-66307000

E-Auction Sale Notice for Sale of Immovable Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.
The Authorized Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues 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 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below : Notice is hereby given to Borrower / Mortgagee(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagee(s) (since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.
For detailed terms and conditions of the sale, please refer to the link provided in HDFC Secured Creditor's website i.e. www.HDFCBANK.COM

SR NO	Name/s of Borrower(s)/ Mortgagor(s) / Guarantor(s)/ Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s) / Mortgagor(s) / Guarantor(s) (since deceased), as the case may be.	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq.ft)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
	A	B	C	D	E	F	G
1	MR PATEL JGNESHKUMAR G (Borrower) MRS PATEL PINALBEN JGNESHKUMAR (Co-borrower)	Rs. 2509985/- dues 30-JUN-2023*	All that piece and parcel of immovable Residential Flat No. H/304 in Block "H" (As per approved Plan Block No. "Q") on Third Floor admeasuring Built up area of 100.33 Sq. Mtrs.along with proportionate undivided share in land having it's Municipal Tenement No. 0571-64-2621-0001-M in the scheme known as "HOME TOWN" situated lying and being developed on Non-Agricultural Land which is utilized for Residential and Commercial purpose on Survey No. 165 paikiTP Scheme No. 66 having Final Plot No. 91 admeasuring 6192 Sq. Mtrs on which the afore-mentioned scheme is developed in Mouje Village Ranip Taluka Sabarmati Registration District Ahmedabad Sub- Registration Ahmedabad-2 (Vadaj)	Physical Possession	35,00,000	3,50,000	4th March, 2025 11:00 AM to 12:30 PM

* together with further interest as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and/or realization thereof.
The Authorized Officer shall not be responsible for any error, misstatement or omission on the said particulars. The bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details/material facts and information pertaining to the above mentioned immovable properties/secured assets before submitting bids. Statutory dues like property taxes/cess and transfer charges, arrears of electricity dues, arrears of water charges, sundry creditors, vendors, suppliers and other charges known and unknown, shall be ascertained by the bidder beforehand and the payment of the same be the responsibility of the buyer of Property/Secured Asset. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax Act.

Disclosure of Encumbrances
The best of the knowledge and information of the Authorised Officer of HDFC Bank Limited, there are no encumbrances in respect of the above immovable properties/secured assets.
Most Important Terms and Conditions
• Minimum bid increment amount is Rs. 20, 000/- for serial no. 1.
• Secured Asset is available for inspection on 14th February, 2025 between 10:00 AM to 5:00 PM.
• E-Auction Bid Document can be obtained on-line from the website <https://eauctions.sami.in> and can be obtained at HDFC House, Near Mithakhali Six Roads, Navrangpura, Ahmedabad - 380 009.
• For any assistance related to inspection of the property, or for obtaining the E-Auction Bid Document and for any other queries, please get in touch our Authorized Partner i.e. M/s. Shriram Automall India Limited, through its Concern Person being MR. MEHUL CHAVADA, through their Centralized Mobile No. +91-738329405.
• The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is 3rd March, 2025.
Detailed Terms and Conditions.
For detailed terms and conditions of the sale, please refer to the link provided in HDFC Bank Limited (HDFC) Secured Creditor's website i.e. www.hdfc.com
Date : 28.01.2025
Place : Ahmedabad
For HDFC Bank Ltd.
Sd/-
Authorized Officer,
Regd Office: HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg. Lower Parel (West). Mumbai-400013. CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com

BANK OF BARODA - BHANIYARA BRANCH
Taluka Waghodiya, Dist-Vadodara -391510,
Gujarat, India. Phone-9667689146,
E-mail: bhaniya@bankofbaroda.com

APPENDIX IV [See Rule 8 (1)] POSSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with (Rule-8) the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice Dated 10-07-2024 calling upon the Borrowers / Guarantor / Mortgagee Mrs. Kalpanaben Vasantkumar Patel to repay the amount mentioned in the notice being Rs. 29,69,046.00 (Rupees Twenty-Nine Lakh Sixty-Nine Thousand Forty-Six Only) as on 10-07-2024 with further interest and expenses within 60 days from the date of notice/date of receipt of the said notice.
The Borrowers / Guarantor / Mortgagee having failed to repay the amount, notice is hereby given to the Borrowers/Guarantor/Mortgagee 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 8 of the said Rules on this 25th day of January of the year 2025.
The Borrower / Guarantor / Mortgagee in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda, Bhaniyara Branch for an amount of Rs. 29,69,046.00 (Rupees Twenty-Nine Lakh Sixty-Nine Thousand Forty-Six Only) as on 10-07-2024 and interest plus other charges thereon.
The borrower's attention is invited to provision of sub section (8) of the section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY
All that part & parcel of the Immovable property being Project/Scheme known as "Maruti Heights" being constructed/under construction on land NA plot of land in Moje- Chhani, R. S. No. 1081 adm. 8094.00 Sq. Mtrs. & R. S. No. 1082 adm. 16896.00 Sq. Mtrs. Total adm. 24999.00 Sq. Mtrs. Paiki 12410.00 as "Maruti Heights" Paiki Tower-L, 5th Floor, Flat No. L-504 under construction adm. 55.41 Sq. Mtrs., undivided share of land adm. 30.83 Sq. Mtrs. of Moje Chhani, at Registration Sub District & District Vadodara in the name of Mrs. Kalpanaben Vasantkumar Patel. Bounded by: East: Flat No. M-501, West: Flat No. L-501, North: Flat No. L-503, South: Common Plot.
DATE: 25.01.2025
PLACE : Vadodara
Sd/- Authorized Officer,
Bank of Baroda

AXIS BANK LIMITED (CIN: L65110G1993PLC020769)
Stressed Assets Group, Corporate Office, "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025. www.axisbank.com
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
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 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/Mortgagee 1. M/s. K P Udhog (Proprietorship firm of Mr. Praveen Bafna)(Borrower, Hypothecator and Mortgagee) Having its office at Plot No. 227/A, GDC, Chandisar, Palanpur, Banaskantha, Gujarat-385001. 2. Mr. Praveen Kanti Lal Bafna (Proprietor and Guarantor) Residing at Ambicanagar, Jain Derasar, Palanpur, Banaskantha, Gujarat-385001. 3. Mrs. Indraben Pravinbhai Bafna (Mortgagor and Guarantor) Residing at 79, Ambicanagar, Idgah Road, Palanpur, Banaskantha, Gujarat-385001. 4. Mr. Saurabh Pravinbhai Bafna (Guarantor) Residing at Ambicanagar, Jain Derasar, Palanpur, Banaskantha, Gujarat - 385001. That the below described immovable properties mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the Court Commissioner on 12th May 2024 and handed over to Authorised Officer of Axis Bank Limited, i.e., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" AND "NO RECOURSE BASIS" 25th February 2025, for recovery of Rs. 12,87,48,054.74/- (Rupees Twelve Crore Eighty Seven Lakh Forty Eight Thousand Fifty Four and Paise Seventy Four) being the amount due as on 31st October, 2022, with further interest from 01st November, 2022 as mentioned hereinabove together with further interest thereon at contractual rates, costs, charges, other monies until payment or realization in full, due to Axis Bank Limited from the above-mentioned borrower and guarantors.

DESCRIPTION OF THE IMMOVABLE PROPERTIES			
Details of lot	Description of Property	Reserve Price	EMD
Lot No.1	Residential Bungalow C.S. / Plot No. - 79 & Bungalow No. 1/A, R.S. No. - 1101/2/P, Sheet No. 82, 83, 92/P, Sanskar Society, Ambica Nagar, Opp. Jain Derasar, Idgah Road, Ambica Nagar, Palanpur	74,81,508/-	7,48,150/-
Lot No.2	Factory - Plot No. 227/A, R.S. No. - 437/A/P, Chandisar GIDC. Estate, Opp. Palanpur - Deesa Highway, Chandisar, Palanpur	2,73,39,687/-	27,33,969/-

Physical possession of the above-mentioned property is taken by the Court Commissioner on 12th May 2024 in accordance with order dated 12th April 2024 passed by the Hon'ble Chief Judicial Magistrate Palanpur under section 14 of the SARFAESI Act, 2002 and handed over the physical possession to the Authorised Officer of Axis Bank Limited.

Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai, to be submitted on or before 24th February 2025 by 5:00 p.m. at either of the following address :- Mumbai - Mr. Atul Mishra, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Mob: +91 9821367780
For inspection, please contact Mr. Atul Mishra (Authorised officer) on the following number +91 9821366780. Inspection shall be done with prior approval of authorised officer.
Date and time: 25th February 2025 between 1-00 p.m. to 2.00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount - Rs.1,00,000/- (Rupees One Lakhs Only)
Encumbrances known to the Secured Creditor : NIL
For detailed terms and conditions of the sale, please refer to the link provided in <https://www.axisbank.com/auction-notices> and/or <https://axisbank.auctiontiger.net> . (Auction ID's- 325101, 325102)
Date - 29-01-2025, Place - Mumbai
Sd/- Authorized officer, Axis Bank Ltd

SBI STATE BANK OF INDIA - RASMECC-BHARUCH
4th Floor, Golden Square, Bholav Road, Bharuch - 392001
Phone: (02642) 225052, 227152. Email: sbi.10060@sbi.co.in

(RULE - 8 (1) POSSESSION NOTICE (For immovable property)
Whereas, The undersigned being the Authorised Officer of the State Bank of India under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.3 of 2002) and in exercise of the powers conferred under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 24/07/2024 calling upon the borrower Mr. Dilipbhai Jayantibhai Parmar and Mr. Jayantibhai Ratanjibhai Parmar Loan Account No.30720997068 to repay the amount mentioned in the notice being Rs. 2,57,454/- (Rupees Two Lakh Fifty Seven Thousand Four Hundred Fifty Four Only) as on 24/07/2024 and accrued interest and cost etc. 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 bor-rower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 28th of January 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 State Bank of India for an amount of Rs.2,57,454/- and further interest from 24/07/2024 (Date), costs, etc. thereon.
The borrower 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
R.S. No.: 351 Paikae Plot No. A/13, City S.No.: 3647 to 3658, Ad.: 74.11 Sq. Mtr., situated within the sim limit of village: Tarsadi, Ta.: Mangrol, Dist.: Surat. Bounded: North : 20.00 Foot Road, East: Plot No-B/14, West: Road, South : Plot No-A/24
Date: 28.01.2025
Place : Bharuch
Authorized Officer
State Bank of India (RASMECC) Bharuch

DEBTS RECOVERY TRIBUNAL-II,
Ministry of Finance, Government of India,
4th Floor, Bhilikhubhai Chambers, Near Kochrab Ashram, Paldi, Ahmedabad, Gujarat
FORM No. 22 (Earlier 62) (Regulation 35 & 36 of DRT Regulations, 2024) (See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961) Read With The Recovery Of Debts Due To Bank And Financial Institutions Act.
E-AUCTION/SALE NOTICE
THROUGH REGD. AD / DASTI / AFFIXATION / BEAT OF DRUM / PUBLICATION
RP/RC No. 227/2017
OA No. 225/2016
Certificate Holder Bank
Punjab National Bank
Vs.
Certificate Debtors
M/s. J.K. Art
To, C.D.No.1; M/s J.K. Art, A Proprietary firm Represented by its Proprietor Mr. Jitendra Ghanshyambhai Kikani, Plot No. 28 Sardar Industrial, Navagam, Kamrej, Surat, Also at Plot no. 86, Prabhu Darshan Coop. Housing Society, Punagam, Surat, Also at 3, Krishna Park-2, Simada Gam, Surat.
The aforesaid CD No. 1 has failed to pay the outstanding dues of Rs.11,09,571.53 (Rupees Eleven lakh nine thousand five hundred seventy one) including interest in terms of judgment and decree dated 17/03/2016 passed in O.A. No. 225/2016 (Less Recovery, if any) as per my order dated 08/01/2025 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through online e-auction <https://baanknet.com>

Lot No.	Description of the Property	Reserve Price (Rounded off)	EMD 10% or (Rounded off)
1	R.S. No. 69 Paiki, Block No. 102/A2, Plot No. 03, Krishna Park Society Vihag-2, beside Kuber House, Simada Gam Road, Village: Simada, Sub Dist. City (Choryasi), Dist. Surat-395006 Krishna Park Society Vihag-2, beside Kuber House, Simada Gam Road, Village: Simada, Sub Dist. City (Choryasi), Dist. Surat-395006. Area- 58.52 sq.mt. i.e. 70.00 sq. yard (as per valuation report) (Undivided 50% share of CD Mr. Jitendra Ghanshyambhai Kikani with his wife Mrs. Gitaben Jitendra Kikani)	Rs.42.30 Lakhs	Rs.4.23 Lakhs

Note: The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com>. The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:
Beneficiary Bank Name : PUNJAB NATIONAL BANK
Beneficiary Name : Sundry/NPA.SARFAESI/Auction related
Beneficiary Account No. : 832003017118A
IFSC Code : PUNB0043900
Branch: Circle SASTRIA Centre
1) The bid increase amount will be Rs. 50,000/- for single lot.
2) Prospective bidders may avail online training from service provider PSB Alliance (BAANKNET Auction Portal) (Tel Helpline No. +91 8291220220 and Mr. Kashyap Patel (Mobile No. 9327483060) Helpline E-mail ID: Support.BAANKNET@psballiance.com and for any property related queries may contact Mr.Swvapnali Sharma (Mob No. 7387087200)
3) Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
4) The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next bank working day. No request for extension will be entertained.
5) The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
6) Schedule of auction is as under:-

SCHEDULE OF AUCTION		
1	Inspection of property	17/02/2025 Between 11.00am to 2.00 pm.
2	Last date for receiving bids along with earnest money and uploading documents including proof of payment made.	10/03/2025 Up to 05.00pm
3	e-auction	11/03/2025 Between 12.00pm to 01.00pm (with auto extension Clause of the 03 minutes Till E-Auction ends)

(ANUBHA DUBEY)
RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL -II AHMEDABAD

SBI Home Loan Centre Valsad (Code 64147),
Ground Floor, Sai Leela Mall, Dhamrapur Road,
VALSAD-396 001. Email: sbi.64147@sbi.co.in

POSSESSION NOTICE (For immovable Property)
Whereas, The undersigned being the Authorised Officer of the State Bank of India RACPC, VALSAD (64147) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 26/11/2024 calling upon the Borrower Mrs. Bulsara Vandana Manishkumar & Manish V. Bulsara to repay the amount mentioned in the notice being Rs.37,67,830/- (Rupees Thirty Seven Lakh Sixty Seven Thousand Eight Hundred Thirty Only) and interest from 26/11/2024 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/Guarantor and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 28th day of January of the year 2025.
The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India for an amount of Rs.37,67,830/- (Rupees Thirty Seven Lakh Sixty Seven Thousand Eight Hundred Thirty Only) and further interest from 26/11/2024 costs, etc. thereon.
The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Property
Property owned by: Mrs. Bulsara Vandana Manishkumar & Manish V. Bulsara. All that piece and parcel of survey No. 5415, old survey no.75/P7, Plot no.41, Sub Plot no.41/3, Gram panchayat house no. 5961, SHANTI NAGAR, Opp. Gujarat Housing Board, behind Neopolitan Plaza, Tithal Road, Moje Bhagwadwada, Valsad-396001. Standing in the name of Mrs. Bulsara Vandana Manishkumar & Manish V. Bulsara. Bounded: On the North by property of plot no.41/A, On the South by property of Plot no.41/1& 41/2, On the East by property of plot no.42, On the West by Interior Road.
Date : 28/01/2025
Place : Valsad
Manoj Kumar
(Chief Manager & Authorized Officer)

Indian Bank Adajan Branch UC-1, Sanghvi Tower, Adajan Hazira Road, Surat, Ph. 7905867925
Email : adajan@indianbank.co.in

Place : Surat
Date : 13/01/2025
DEMAND NOTICE
Notice under Sec. 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

To,
1. Mrs. Santoshidevi Mohansingh Rajput (Borrower/Mortgagor),
2. Mr. Mohansingh Birdhasingh Rajput (Borrower/Mortgagor),
3. Mr. Prabhushingh Mohansingh Rajput (Borrower/Mortgagor)
Add-1 - Plot No. 116, Ganesh Nagar-2, Godadara Mahār Road, Godadara, Dist. Surat-395010.
Add-2 - B' type Plot No. 138 "Nikanth Park" Village Saniya-Kande, Taluka Choryasi, Dist. Surat-394150.
4. Mr. Ashok Radheshyam Shukla (Guarantor)
Add-1 - Plot No. 117, "Nikanth Park" Village Saniya-Kande, Taluka Choryasi, Dist. Surat-394150.
Sir/Madam,
Sub : Your loan account - Mrs. Santoshidevi Mohansingh Rajput; Mr. Mohansingh Birdhasingh Rajput and Mr. Prabhushingh Mohansingh Rajput (A/c No. 6701070911) with Indian Bank Adajan Branch - reg.
The first of you is an individual. The 2nd to 3rd of you are Co-Borrower(s) now or at all material times. The 4th of you is Guarantor to the loan accounts availed by the first to third of you. The 1st to 3rd of you are the mortgagor(s) having offered their assets as security to the loan accounts availed by the first to third of you.
At the request of the first to third of you, in the course of banking business, the following facilities were sanctioned and were availed by first to third of you.

Sr. Nature of No/facility	Limit	Balance as on 12/01/2025		Present Rate of Interest (Rs.)	
		Balance	MOI Total Dues		
1 IBHL 6701070911	22,00,000/-	20,00,604.47	66,170.45	20,66,774.92	9.15%
Total Dues	22,00,000/-	20,00,604.47	66,170.45	20,66,774.92	

The 1st to 3rd of you have executed the following documents for the facilities:
Sr. Loan Account No
Nature of Documents
1. IBHL 6701070911
1. Sanction Acknowledgement letter dated 01.12.2018.
2. D-2 - Joint and Several Demand Promissory Note dated 03.12.2018.
3. D-128 - Term Loan Agreement for Home Loan dated 03.11.2018.
4. D-32 - Letter from Party to Bank confirming the Creation of Equitable Mortgage dated 20.12.2

