

BHARAT GLOBAL DEVELOPERS LTD.

(Formerly Known as Kkrrafton Developers Ltd)

CIN: L70100GJ1992PLC017815

GST: 24AAACP9354K1Z5

Date: 20.02.2025

To
The Department of Corporate Affairs,
Bombay Stock Exchange Limited,
P J Towers, Dalal Street
Mumbai

Sub: Newspaper Advertisement- Un-Audited Standalone Financial Results for the Quarter and Nine months ended on 31st December, 2024

Ref.: Company Code No. 521238

Dear Sir,

With reference to the captioned subject, we would like to inform you that in accordance with Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has published its Un-audited Financial Results for the Quarter and Nine months ended on 31st December, 2024 in all editions of FINANCIAL EXPRESS (English) and (Gujarati) Newspapers on 20th February, 2025.


Please take into your records.


Thanking You,


Yours faithfully,


**FOR, Bharat Global Developers Limited
(Formerly known as Kkrrafton Developers Limited)**

**EXECUTIVE DIRECTOR
KEYURKUMAR PRAVINBHAI PATEL
DIN: 10822762**

 (+91)79- 49229525

 G block , Uniza Corporate Office, Premchand
Nagar Rd, opp. Krishna Complex, Satellite,
Ahmedabad, Gujarat 380015

 inquiry@bgdl.co.in

 www.bgdl.co.in

SBI STATE BANK OF INDIA

Bavla (01317)

POSSESSION NOTICE

[RULE - 8 (1)] (For immovable property)

Whereas, The Authorized Officer of the State Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the power conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 03-12-2024 under Section 13(2) of the said Act, calling upon the borrower MANUBHAI HARIBHAI BHARWAD (borrower) S/O of HARIBHAI BHARWAD to repay the amount mentioned in the aforementioned notice being Rs. 14,84,512.71 (Rupees Fourteen Lacs Eighty Four Thousand Five Hundred Twelve and seventy one Paise only) as on 02-12-2024 together with further contractual interest thereon till the date of payment and incidental expenses, costs and charges incurred; to be incurred until the date of payment within 60 (Sixty) days from the date of said notice.

The borrower / guarantors having failed to repay the amount, notice is hereby given to the borrower / guarantors and the public in general that the undersigned has taken **SYMBOLIC POSSESSION** of the property described hereinbelow 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 the **18th Day of Feb 2025**.

The borrower / guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the State Bank of India for an amount of **Rs. 14,84,512.71 (Rupees Fourteen Lacs Eighty Four Thousand Five Hundred Twelve and seventy one Paise only)** as on 02-12-2024 together with further contractual interest thereon from 03-12-2024 till the date of payment and incidental expenses, costs and charges incurred; to be incurred until the date of payment.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All Pieces and parcel of immovable Property at V.P. No 3168, 3168/1, 3168/2, 3168/3, 3168/4 of Mouje Durgi, Tal-Bavla Dist Ahmedabad

1. Boundaries of Property V.P.No-3168,3168/1,3168/2,3168/3,3168/4
East- Road, West- Plot of Haribhai, North-Plot of Kalubhai, South- Shop of Jorubhai

Date: 18.02.2025
Place: Ahmedabad

Authorized Officer
STATE BANK OF INDIA

BHARAT GLOBAL DEVELOPERS LIMITED

(Formerly known as Kkrafton Developers Limited)

CIN: L70100GJ1992PLC017815

Regd. Off.: G Block, Uniza Corporate Office, Premchand Nagar Rd, Opp. Krishna Complex, Satellite, Ahmedabad, Gujarat 380015 | Website: www.bgdl.co.in | Email: sequelerou@gmail.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2024

(₹ in Lakhs)

Sl No.	Particulars	Quarter Ended			Year Till date		
		31.12.2024 (Un-audited)	30.09.2024 (Un-audited)	31.12.2023 (Un-audited)	31.12.2024 (Un-audited)	31.12.2023 (Un-audited)	31.03.2024 (Audited)
1	Total income from operations (net)	27,602.66	21,635.07	105.00	54,642.86	105.00	2,575.71
2	Net Profit / (Loss) for the period (Before tax, Exceptional and /or Extraordinary items)	187.37	1,364.14	63.51	1,894.43	64.08	466.85
3	Net Profit / (Loss) for the period before tax (after Exceptional and /or Extraordinary items)	187.37	1,364.14	63.51	1,894.43	64.08	466.85
4	Net Profit / (Loss) for the period after tax (after Exceptional and /or Extraordinary items)	139.27	1,010.96	47.63	1,404.03	47.95	333.24
5	Total Comprehensive Income for the period [(comprising profit or (loss) for the period (after tax) and other Comprehensive income (share tax)]	10,125.96	10,125.96	55.96	10,125.96	55.96	9,775.96
6	Equity Share Capital	8,709.46	8,709.46	43.28	8,709.46	43.28	328.31
7	Reserves(excluding revaluation reserve)	1,416.50	1,416.50	12.23	1,416.50	12.23	1,447.65
8	Earnings per share (Basic and Diluted) (of Rs. 10/- each) (not annualised for the quarters)	0.14	1.03	8.51	1.44	8.57	5.00

Notes:
1. The above financial results have been reviewed by the Audit Committee and approved and taken on record by the Board of Directors at their respective meeting held on 18th February, 2025.
2. The above is an extract of the detailed format of Financial Results filed with the stock exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulation, 2015.
3. The full format of the quarterly results Financial Results are available on the website of the stock exchange at www.bseindia.com and also on Company's website www.bgdl.co.in
4. Previous period figures have been regrouped /rearranged wherever considered necessary.

For and on Behalf of
Bharat Global Developers Limited (Formerly known as Kkrafton Developers Limited)
Sd/-
Keyurkumar Pravinbhai Patel
Executive Director
DIN: 10822762

Date: 18.02.2025
Place: Ahmedabad

HFS Hiranandani Financial Services

HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED

Regd. Office : 514, Dalamal Towers, 211 Free Press Journal Marg, Nariman Point, Mumbai- 400021.
Corporate Office: 9th Floor, Sigma Towers, Hiranandani Business Park, Technology Street, Powai, Mumbai - 400076.
Email: wecare@hfs.in • Tel.No.: 022-25763623 • CIN No.: U65999MH2017PTC291060

POSSESSION NOTICE

Under Rule 8(1) (For Immovable Property) Appendix IV

Whereas, the undersigned being the Authorized Officer of Hiranandani Financial Services Pvt. Ltd. (hereinafter referred to as "HFS") 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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(s)/Guarantor(s) 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 Section 13(4) of the said Act read with Rule 8 of the said rules, 2002. 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. The borrower 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 HFS for an amount as mentioned herein under with interest thereon.

Sl. No.	Loan Account No. & Name of the Borrower / Co-Borrowers / Address	Description of Secured Assets / Mortgage Property	Demand Notice & Amt.	Date of Possession
1	Loan Exposure Under Customer ID : 44874 LAN : HFS LAN-437502210103577 1) Iqbalbhai Ayubkhai Motiwala (Co-Borrower) 2) Farjana Iqbalbhai Motiwala (Co-Borrower) 3) Motiwala Nurjahan (Co-Borrower) Add. 1 : 398/1, Nava Vas, Danapith, Gollima, Ahmedabad, Gujarat, (India)-380 001.	Residential Property bearing Municipal Census No. 398 paiki (Total admeasuring about 52.67.71 Sq. Mtrs. i.e. 63 Sq. Yards. paiki Only First Floor to Sky with UDS of Land), situated at City Survey No. 727 paiki, Mouje Jamalpur Ward-2, Taluka : City, Dist. & Sub District Ahmedabad. (398, Nava Vas, Danapith, Gollima, Ahmedabad, 380 001, Gujarat) Four Boundary - East : Add. 1 : 398/1, Nava Vas, Danapith, Gollima, Ahmedabad, Gujarat, (India)-380 001.	13.12.2024 ₹ 21,06,310/- (Rs. Twenty One Lacs Six Thousand Three Hundred & Ten Only)	18.02.2025

Place: Ahmedabad
Date : 18.02.2025

For Hiranandani Financial Services Private Limited

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L6510TN2014PLC097792
Registered Office - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax : +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	104406974	Loan Against Property	1. Samirkumar Shashikant Thakkar 2. Matri Samirkumar Thakkar	07.02.2025	INR 4,63,420.26/-

Property Address : All That Piece And Parcel Of Property Of Residential Flat No. H-114 On 1st Floor, Having A Carpet Area 30.00 Sq. Mtrs., In The Building Namedly "H" Three Laxman Township Constructed On The Land Bearing Sew Reserved Plot Situated At Rajkot Revenue Survey No. 194F, TPS No. 28 (Mavdi), PP No. 12/A Under The Pradhan Mantri Aavas Yojana For The Ltg & Financially Weaker People By (Gujarat Rural Urban Housing Scheme) In Sub District & Regi. District: Rajkot In The State Of Gujarat-360004-360004, And Bounded As:- East: Flat No. 115, West: Flat No. 113, North: Open Space, South: Passage And Door

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC First Bank Limited
Date : 20.02.2025
Place : Gujarat

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

REGIONAL OFFICE JAMNAGAR : 1st Floor, M. P. House, Saru Section Road, Jamnagar - 361005, Ph. : 0288-2675172, E-mail : recovery.jamjuna@bankofbaroda.com

SALE NOTICE FOR SALE OF IMMMOVABLE PROPERTIES

APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 6 (2) & 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), Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower(s)/Mortgagor(s)/Guarantor(s)/Secured Asset/s/Dues/Reserve Price/E-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr/ Lot No.	Name of Branch	Name of Borrowers	Give short description of the Immovable Properties with known encumbrances, if any	Demand Notice Dt & Amount	Date & Time of E-Auction	Reserve Price EMD, Bid Increase Amount (In Rs.)	Possession (Symbolic /Physical)	Property Inspection Date & Time & Branch Contact Details
1	N.M. Road Branch, Porbandar	M/s Kanak Sea Food Partners : 1. Narendra Velji Hodar, 2. Harish Velji Hodar, 3. Ramesh Velji Hodar, 4. Rajendra Velji Hodar	Owner : Narendra Velji Hodar Open Plot at Revenue Survey No. 29.30.60 & 61 (Non Agriculture Land) Paiki Plot No. - Bh. Hodar Export Pvt. Ltd., Neemak Nagar Area, Zaver Main Road, Porbandar	24.12.2018 Rs. 55,13,665.15 plus interest thereon	07.03.2025 2.00 PM to 6.00 PM	Reserve Price : Rs. 35,51,100 EMD : Rs. 3,55,110 Bid Increment Amount : Rs. 5,000	Physical	22.02.2025 11.00 AM to 1.00 PM M. 98316 85048

Last date of submission of EMD : 07.03.2025 upto 6:00 PM

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://baanknet.com> Also, prospective bidders may contact the Authorized Officer on above mentioned contact number.
Date : 20.02.2025, Place : Jamnagar

Authorized Officer, Bank of Baroda

UNITY SMALL FINANCE BANK LIMITED

Registered Office: Basant Lok Vasant Vihar, New Delhi-110057 (FOR IMMOVABLE PROPERTIES SEE RULE 6(1))
Corporate Office: Centrum House, Vidyanagar Marg, Kalina, Santacruz (E), Mumbai - 400 098

SYMBOLIC POSSESSION NOTICE

Whereas, the undersigned being Authorized Officer of Unity Small Finance 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 Demand Notice dated mentioned hereunder calling upon the following Borrower/Co-Borrowers/ Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The following Borrower/Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the following Borrower/Co-Borrowers/ Guarantors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 20/02/2025.

The Borrower/Co-Borrowers/ Guarantors in particular and the public in general is hereby cautioned not to deal with the properties described herein below and any dealing with the said properties shall be subject to the charge of Unity Small Finance Bank Limited for the amount mentioned herein below and interest thereon.

The Borrower's/Co-Borrower's/ Guarantor'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.

Name of the Borrower/Co-Borrowers & Loan Account Number	Description of the Properties Mortgaged/ Secured Asset(s)	Date and Amount of Demand Notice and Outstanding Amount
1. JOGRAJIYA MUKESHBHAI SAVJIBHAI (BORROWER & MORTGAGOR) 2. JOGRAJIYA VANITABEN MUKESHBHAI (CO-BORROWER) Loan Account Number : - USFBSURLAN000005014719	All That Piece And Parcel Of Immovable Property Of House Land Admeasuring 211.50 Sq. Mt. Bearing Korda Gram Panchayat Akami Patrak Anukram No:112 And Mikat No:1026, Situated At Gamtal Land Of Village Korda, Ta: Chuda, Dist: Surendranagar Within The Panchayat Limits Of Korda Gram Panchayat And Belonging To Mukeshbhai Savjibhai Jograjia And Being Bounded As Under: Boundaries (As Per Mortgage Document): East: This Side Property Of Trimbakani Kalajibhai, West: This Side Talav Pal, North: This Side Property Of Jeshabhai Liljibhai, South: This Side Bazaar Other Charges.	Demand Notice Dated 09.12.2024 for Amounting to Rs. 14,11,824.16/- (Rupees Fourteen Lakh Eleven Thousand Eight Hundred Twenty-four And Paise Sixteen Only) As On 09/12/2024 Plus Applicable Interest and Other Charges.

Date: 20/02/2025
Place: GUJARAT

Sd/-
Authorized Officer,
Unity Small Finance Bank Limited

यूनियन बैंक ऑफ इंडिया Union Bank of India

भारत सरकार का उद्यम A Government of India Undertaking
Regional Office, Mumbai (South) : Union Bank Building, 6th Floor, 66/80, Mumbai Samachar Marg, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 DAYS 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 PROVISION TO RULE 8 (6) / RULE 9 (1) 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), that the below described immovable property mortgaged / charged to the Secured Creditor, the 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", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 27.03.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 27.03.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com>
Date & Time of Auction : 27.03.2025 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) M/s. Dirgh Diamond Pvt. Ltd. b) Opera House Branch c) All the piece and parcel of the immovable property admeasuring 965.13 sq.mts. alongwith common rights and construction or to made thereon bearing City Sy. Noudh No. 5794/A of Ward: Katargam of the land bearing Final Plot No. 92; T.P. Scheme No. 4; Revenue Survey No. 383 Paiki of Moje; Katargam; Near Umriya Mata Mandir and Lok Samarthan Press Building, Kabinwadi area of Navagam, Ashwin Kumar Road Taluk; City (Choryasi); District: Surat	a) ₹ 11,64,41,500.00 b) ₹ 1,16,44,150.00	Rs. 22,61,10,236.63 (Rupees Twenty Two Crore Sixty One Lakh Ten Thousand Two Hundred Thirty Six Rupee and Paise Sixty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable rate of interest, cost and charges till date. Mr. Devanshu Khandelwal - Mobile No. 9137531880	Not Known Symbolic Possession
2	a) M/s. Dirgh Diamond Pvt. Ltd. b) Opera House Branch c) Flat No. 101 admeasuring Built up area 141.47 sq. Mtrs. On the 1st Floor of Building No. 'B' of 'Marvel Luxuria' B/s Earth Residency, Opp. Shaligram Status, alongwith proportional undivided share on the land underneath the said building constructed on the land bearing Final Plot No. 24; T.P. Scheme No. 27 (Utran-Utran); Block No. 120; Revenue Survey No. 194/2/3A of Moje: Utran; City: Surat Taluk: City: District: Surat	a) ₹ 1,07,37,625.00 b) ₹ 10,73,762.50	Rs. 22,61,10,236.63 (Rupees Twenty Two Crore Sixty One Lakh Ten Thousand Two Hundred Thirty Six Rupee and Paise Sixty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable rate of interest, cost and charges till date. Mr. Devanshu Khandelwal - Mobile No. 9137531880	Not Known Symbolic Possession
3	a) M/s. Dirgh Diamond Pvt. Ltd. b) Opera House Branch c) Flat No. 103 admeasuring Built up area 141.27 sq.mts. on the 1st Floor of Building No. 'B' of 'Marvel Luxuria' B/s Earth Residency, Opp. Shaligram Status, alongwith proportional undivided share on the land underneath the said building constructed on the land bearing Final Plot No. 24; T.P. Scheme No. 27 (Utran-Utran); Block No. 120; Revenue Survey No. 194/2/3A of Moje: Utran; City: Surat Taluk: City: District: Surat	a) ₹ 1,07,37,625.00 b) ₹ 10,73,762.50	Rs. 22,61,10,236.63 (Rupees Twenty Two Crore Sixty One Lakh Ten Thousand Two Hundred Thirty Six Rupee and Paise Sixty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable rate of interest, cost and charges till date. Mr. Devanshu Khandelwal - Mobile No. 9137531880	Not Known Symbolic Possession
4	a) M/s. Dirgh Diamond Pvt. Ltd. b) Opera House Branch c) All the piece and parcel of the land bearing (1) Re-Survey Block No. 196 admeasuring area Hec. Area 0-01-30 sq. Mtrs and (2) Re-Survey Block No. 195 admeasuring area Hec. Area 0-21-38 sq. Mtrs of Khata No. 566; old Block No. 7; Revenue Sy. No. 6 of Moje; Village: Valan; Taluk; Kamrej District; Surat	a) ₹ 2,22,10,500.00 b) ₹ 22,21,050.00	Rs. 22,61,10,236.63 (Rupees Twenty Two Crore Sixty One Lakh Ten Thousand Two Hundred Thirty Six Rupee and Paise Sixty Three Only) as on 31.12.2024 plus further interest thereon w.e.f 01.01.2025 at applicable rate of interest, cost and charges till date. Mr. Devanshu Khandelwal - Mobile No. 9137531880	Not Known Symbolic Possession

Bidders are requested to visit the Bank's website <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> Portal.

The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002
This may also be taken as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> or <https://baanknet.com>

Date : 20.02.2025
Place : Mumbai

Sd/-
Authorized Officer, Union Bank of India

Ahmedabad

I choose substance over sensation.
Inform your opinion with credible journalism.

The Indian Express.
For the Indian Intelligent.

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

Demand Notice Under Section 13(2) of Securitisation Act of 2002

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagors have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Section 13(2)	Description of Mortgaged property
Prem Singh (Applicant), Kalandree (Co Borrower) HL000000015123	15-Jan-25/ Rs.489034/- as on 8-Jan-25 with further interest and charges thereon	Flat No 305, 3rd Floor, Vedant Place, Plot no 213 to 215, Gokuldham Residency, Block No.284, R.S.No.359/1, 360, 360/1B, D.P. No 36, Moje- Tantiyhaiya, Tal- Palsana, Dist-Surat, Gujarat-394310, Area 29.40 Sq Mtr. North- Flat no.304, South - Open Space , East - Soc Road, West- Passage & Stair
Surbhi Gaurav Samar (Applicant), Gaurav Govardhan Samar (Co Borrower) LP000000142010	11-Jan-25/ Rs.1815918/- as on 8-Jan-25 with further interest and charges thereon	Unit No. 506, 5th Floor, Aviraj Pinnacle, Fp. No. 39/1, R.s. No. - 588, T.p.s. No. - 80, O.p. No. - 39/1, S.p. No. - 1, Mouje - Vatva, Taluka - Vavta, District, Ahmedabad, Ahmadabad City, Vatva, Ahmedabad, Gujarat, 382405, Area admeasuring 27.59 Sq.Mtrs. (Built-up) alongwith undivided share in land adms 12.41 Sq.Mtrs.. North-Office No. 505, South - Passage then Office No. 507, East - Passage then Office No. 502, West-Margin
Surbhi Gaurav Samar (Applicant), Gaurav Govardhan Samar (Co Borrower) LP000000145102	11-Jan-25/ Rs.2205353/- as on 8-Jan-25 with further interest and charges thereon	Unit No. 507, 5th Floor, Aviraj Pinnacle, Fp. No. 39/1, R.s. No. - 588, T.p.s. No. - 80, O.p. No. - 39/1, S.p. No. - 1, Mouje - Vatva, Taluka - Vavta, District, Ahmedabad, Ahmadabad City, Vatva, Ahmedabad, Gujarat, 382405, Area admeasuring 32.93 Sq.Mtrs. (Built-up) alongwith undivided share in land adms 14.82 Sq.Mtrs.. North-Passage then Office No. 606, South - Margin, East - Unit No. 501, West-Lift & Stairs
Nirmala Devi Dineshkumar Mishra (Applicant), Dineshkumar Jagdishprasad Mishra (Co Borrower), Jay Kumar Mishra (Guarantor) HL000000002309	15-Jan-25/ Rs.619606/- as on 8-Jan-25 with further interest and charges thereon	Flat No A-107, Uma Vihar Residency plot No.148 to 163 on land bearing R.S. No.: 25, Block No.:31 Uma Vihar Bunglows B/s. Rahe Krishna Soc., Nr. Dastan Railway Fatka Kadodra Bardoli Road Dastan Palsana Gujarat 394327 31.41 sq.mtr built up, Super Built up 53.90 Sq.mtr. North- Flat No. 108., South - Flat No. 106., East - Soc Road, West-Passage
Sajjibhai Rajakhai Modan (Applicant), Khatijaben Sajjibhai Modan (Co Borrower) HL000000089912	15-Jan-25/ Rs.971103/- as on 8-Jan-25 with further interest and charges thereon	RS no 963 P Plot no 32 P (South Side) Gujarati Wadi Jetpur Rajkot Gujarat 360370 Sq. Mts. 47.12, Sq. Yards 56.35, North- Property of Plot No. 32 Paikae, South - Property of Plot No. 31, East - Road, West- Property of Plot No. 43.
Jigarkumar Jayantibhai Patel (Applicant), Patel Jayanti P (Co Borrower), Lilaben Jayantibhai Patel (Co Borrower) LP000000007742 & LP000000021303	15-Jan-25/ Rs.734983/- & Rs.252753/- as on 8-Jan-25 with further interest and charges thereon	Property No. 1723, Laximpurakampa, Nandoi Road, Nr. Primary School, Nandoi, Ahmedabad Dehgam Gujarat 382305 admeasuring 684 sq ft. North- House of Hirabhai, South - House of Navinchandra Prabhudas, East- Road, West-House of Shankarabai Dahyabhai
Govindbhai Bharabhai Panchiya (Applicant), Jayaben Govindbhai Panchiya (Co Borrower), Bharatbhai Hatibhai Bharwad (Co Borrower), Dipak Bhimjibhai Sindhav (Guarantor) HL0000000071845	31-Jan-25/ Rs.1000155/- as on 31-Jan-25 with further interest and charges thereon	Rs No 2019, Paikae Plot no 34, Paikae Northern side House no 4 Opp. Area of New S P School On no 34 FP No 54 Paikae Tps No. 2, Wadhwan, Surendra Nagar Gujarat-363001 Total Plot area 54.90 Sq Mts. North-Mt 15.00 This side plot no. - 33, South - Mt 15.00 This side plot no - 34, Paiki House no -3, East - Mt 03.66 This side Common Plot, West-Mt 03.66 This Side 6.00 Mt wide road
Govindbhai Bharabhai Panchiya (Applicant), Jayaben Govindbhai Panchiya (Co Borrower), Bharatbhai Hatibhai Bharwad (Co Borrower), Dipak Bhimjibhai Sindhav (Guarantor) HL0000000060799	31-Jan-25/ Rs.2129769/- as on 31-Jan-25 with further interest and charges thereon	Wadhwan Sadanah Park Dalmil Road Dudhrej RS No 547, Paiki Plot no 31 P East Side Paikae west side Surendra Nagar Gujarat- 363001 Land Admeasuring 83.92 sq mtrs. North-Mt 06.39 This Side 6.00 Mt wide road, South - Mt 06.39 This Side Lagu R.S.No 548, East - Mt 13.18 This Side Plot No.31 Paiki Property, West-Mt 13.13 This Side Plot No.31 Paiki Property

The steps are being taken for substituted service of notice. The above borrowers, co- borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.

Date : 20.02.2025
Place : Surat, Ahmedabad, Surendranagar, Rajkot, Palsana

Authorized Officer,
VASTU HOUSING FINANCE CORPORATION LTD