

Ref: OFL/BSE/2024
Date: 30.08.2024

To,
The Corporate Relations Department
Bombay Stock Exchange Limited
Department of Corporate Services
P J Towers, Dalal Street, Fort,
Mumbai - 400 001.

Re: Optimus Finance Limited
Scrip Code: 531254

Sub: Newspaper Publication – Pre-dispatch of Notice of Thirty-Third (33rd) Annual General Meeting of Optimus Finance Limited.

Ref: Intimation under Regulation 30 and 47 and all other applicable regulations, if any, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.

Dear Sir / Ma'am,

Pursuant to Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, we hereby enclose newspaper clippings of pre-dispatch of Notice published on **Friday, 30th August 2024** in the below-mentioned Newspapers in compliance with Ministry of Corporate Affairs General Circular No. 09/2023 dated September 25, 2023 and other applicable circulars if any, intimating that 33rd Annual General Meeting (AGM) of Optimus Finance Limited (**'the Company'**) will be held on **Monday, 30th day of September, 2024 at 04:00 P.M. (IST)** through Video Conferencing (VC) / Other Audio Visual Means (OAVM):

- i. Business Standard (English language newspaper) &**
- ii. Loksatta Jansatta (Vernacular language newspaper).**

Further, as per Regulation 47(1), the Company has also disseminated the above published information on the Company's website viz., www.optimusfinance.in.

Kindly take the same on your records.

Thanking you,

Yours faithfully,
For Optimus Finance Limited



Krati Gupta
Company Secretary & Compliance Officer



Encl: As above

OPTIMUS FINANCE LIMITED

Standard Chartered Bank

POSSESSION NOTICE FOR IMMOVABLE PROPERTIES

Whereas the undersigned being the Authorized Officer of the Standard Chartered Bank Under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 notices on the data mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of Standard Chartered Bank, for the amount and interest thereon as per loan agreement. 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.

Sr. No.	Loan Agreement No	Name of the Borrower/Co Borrower	Demand Notice date	Outstanding Amount	Date of Symbolic possession Taken	Description of the Immovable Properties
1.	52083942 and 52117464	1. Bidyarthi Shambhudayal Bhadani, 2. Suman Shambhudayal Bhadani	02.04.2024	Rs.1,06,46,060.10/-	27.08.2024	Flat No-231, Building No-H, Second Floor, Star Galaxy, Opposite Aagam Cross Road, B/H Horizon, VIP Road, Surat- 395007.
2.	53523938	1. Hitesh Parsotambhai Chhatbar, 2. Falguniben Hiteshbhai Chhatbar	28.03.2024	Rs.30,42,623.17/-	27.08.2024	1. ALL THAT TITLE AND INTEREST OVER THE PIECE AND PARCEL OF PROPERTY BEARING SHOP NO. G/5, CARPET AREA ADMEASURING 8.22 SQ. METERS ON GROUND FLOOR TOGETHER WITH COMMON RIGHTS OF "GOPAL PLAZA" AT "KUBERNAGAR CO.OP HOUSING SOCIETY LTD. VIBHAG-1" OF CONSTRUCTED ON THE LAND BEARING PLOT NO.55,56,57,58 & 59 ADMEASURING 639.65 SQ. METERS, CITY SURVEY NONDH NO. 5550/1 OF WARD KATARGAM SHEET NO.327 OF REVENUE SURVEY NO. 454 PAIKKI, T.P. SCHEME NO. 3, F.P. NO. 440/A & 440/B ADMEASURING 32918 SQ. METERS OF VILLAGE KATARGAM, TALUKA CHORYASI, DISTRICT SURAT, STANDS IN THE NAME OF FALGUNIBEN HITESHBHAI CHHATBAR. BOUNDED BY:- EAST : ADJ. BOUNDARY OF PLOT NO.54. WEST : ADJ. BOUNDARY OF PLOT NO.59/B. NORTH : COP OF PARAS SOCIETY. SOUTH : SOCIETY ROAD. 2. ALL THAT TITLE AND INTEREST OVER THE PIECE AND PARCEL OF PROPERTY BEARING SHOP NO. G/6, CARPET AREA ADMEASURING 6.74 SQ. METERS ON GROUND FLOOR TOGETHER WITH COMMON RIGHTS OF "GOPAL PLAZA" AT "KUBERNAGAR CO.OP HOUSING SOCIETY LTD. VIBHAG-1" OF CONSTRUCTED ON THE LAND BEARING PLOT NO.55,56,57,58 & 59 ADMEASURING 639.65 SQ. METERS, CITY SURVEY NONDH NO. 5550/1 OF WARD KATARGAM SHEET NO.327 OF REVENUE SURVEY NO. 454 PAIKKI, T.P. SCHEME NO. 3, F.P. NO. 440/A & 440/B ADMEASURING 32918 SQ. METERS OF VILLAGE KATARGAM, TALUKA CHORYASI, DISTRICT SURAT, STANDS IN THE NAME OF HITESHBHAI PARSOTAMBHAI CHHATBAR. BOUNDED BY:- EAST : ADJ. BOUNDARY OF PLOT NO.54. WEST : ADJ. BOUNDARY OF PLOT NO.59/B. NORTH : COP OF PARAS SOCIETY. SOUTH : SOCIETY ROAD.
3.	52295567	1. Praveenkumar Ramprabhusadas Buvana 2. Babil Buvana	22.05.2024	Rs.19,30,097.78/-	27.08.2024	1. ALL THAT TITLE AND INTEREST OVER THE PIECE AND PARCEL OF PROPERTY BEARING BUNGLOW NO. B-300 (AS PER REVISE PLAN X-300), ADMEASURING 56.39 SQ.METERS WITH CONSTRUCTED MADE TO RECON ADMEASURING 67.56 SQ. MTRS AT LABHAN BUNGLOWS OF LAXMI VILA TOWNSHIP, SITUATED ON THE LAND BEARING SUB PLOT NO. 1-H1 TO H-45, OF REVENUE SURVEY NOS 392 TO 395, 426/P, 428/P, 429 TO 433, 434/P, 435, 436/P, 438/P, 440/P, 441/P, 442 TO 458, 459/P, 460/P, 461 TO 464, 465/P, 466, 471/P, 594/P, 595/P, 615/P, 616/P, 617/P AND 619 & REVENUE SURVEY NOS. 234, 469, 470/P, 472, 478/P, 479/P, 480 TO 484, 485/P, 487/P, 488/P, 493, 498, 499/P, 501/P, 500, 503/P, 503/P AND 504 OF VILLAGE UMHER AND TALANGPUR, SUB DISTRICT CHORYASI, DISTRICT SURAT, STANDS IN THE NAME OF PRAVIKUMAR RAMPRABHUPRASAD BUVANA, AND SURROUNDED BY:- EAST : SOCIETY ROAD. WEST : ADJ. PROPERTY. NORTH : PLOT NO B-299. SOUTH : PLOT NO B-301.

Place: Surat
Date: 30/08/2024

Authorized Officer (SD)

Union Bank of India

Ankleshwar-1 Branch : Near Panchayat Bhavan, Piraman Naka, Station Road, Ankleshwar, Gujarat-393001.

[See Rule 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the Union Bank of India, (Ankleshwar-1 Branch) under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 14/09/2023 calling upon the borrower M/S Shree Sai Enterprises (Borrower) (Proprietor) Jha Dharu Kumar Dinesh, Dinesh Mahendra Jha (Guarantor), to repay the amount mentioned in the notice being Rs. 17,07,660.17 (Rupees Seventeen Lakh Seven Thousand Six Hundred Sixty and Seventeen Paise Only) as of 16.08.2023 plus interest 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 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 on this 29 day of August of the year 2024. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India for an amount Rs. 17,07,660.17 (Rupees Seventeen Lakh Seven Thousand Six Hundred Sixty and Seventeen Paise Only) as of 16.08.2023 and further interest thereon.

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

Description of Immovable Properties
Collateral Security : Residential House Property Situated at Plot No. A/3 Pustpatika Society, Village : Gadkhol, Ankleshwar and Dist : Bharuch, Gujarat- 393010. East : Adjoining Plot No. 3-B, West : Adjoining Road, North : Adjoining Plot No. 3-B, South : Adjoining Plot No. 4.

Date : 29.08.2024 | Place : Ankleshwar | Authorised Officer, Union Bank of India

DEMAND NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LTD.
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Demand Notice Under Section 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002. ("The Act") Read With Rule 3(1) Of The Security Interest (Enforcement) Rules 2002.

The undersigned being the Authorized Officer of the Edelweiss Asset Reconstruction Company Limited ("EARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, in exercise of powers conferred under the Section 13 (12) of the Act read with rule 3 of the security interest (Enforcement) Rules, 2002, the Authorized Officer has issued a Demand Notice under section 13 (2) of The Act, calling upon the following borrower(s), to repay the amounts mentioned in the respective Demand Notice issued to them that are also given below.

In connection with above, Notice is hereby given once again, to the Borrowers to pay EARC, within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice, from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said borrower(s). As security for due repayment of the loan, the following asset have been mortgaged to EARC by the said borrower(s) respectively.

Sl No	Name Of The Borrower(s)/ Co-Borrower (s)/Loan Account Number	Demand Notice Date & Amount	Details of the Trust & Assignor
1.	1) Chaudhari Jigarkumar Govindbhai (Borrower) 2) Govindbhai Devajibhai Chaudhry 3) Kantaben Govindbhai Chaudhry LAN- 20560000417600	26-07-2024 Rs. 2,48,885/-	EARC TRUST SC 488 & Fincare Small Finance Bank Limited

Description Of Property- PROPERTY 1: All The Piece And Parcel Of The Site All That Piece And Parcel Of The Immovable Property Bearing No. Northside Gala/Plot No.3, On The Land Bearing R.Block/Sr.No.6 Pank. Construction Area 62.60 Sq.Mtr. & Margin Land 27.42 Sq.Mtr. & Total Area 90.02 Sq Mtr. Assessment Sr. No.640, Property No.2/231 Which is Situated Of Amudh Sim, Ta.Urjha Dist. Mehsana. Bounded On: Measuring East To West---- And North To South----Totally Measuring 90.02 Sq.Mr Along With Present And Future Construction Therein, And Bounded On The; East By: 12.20 Mr. Wide Road West By: Open Land After That R.S.No.3 North By: Gala No.2 South By: Gala No.4

If the said Borrowers shall fail to make payment to EARC as aforesaid, EARC shall proceed against the above secured assets under the section 13 (4) of the Act and applicable rules, entirely at the risks of the said Borrower(s) as to costs and consequences. The borrowers are prohibited under The Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of EARC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 30.08.2024
Place: Mumbai
Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited

OPTIMUS FINANCE LIMITED
CIN: L65910G1991PLC015044

Regd. Office: 504A, OZONE, Dr. Vikram Sarabhai Marg, Vadi-Vadi, Vadodra-390003, Gujarat, India.
Phone No: (0265) 232 5321 | Website: www.optimusfinance.in | Email: info@optimusfinance.in

INFORMATION REGARDING 33RD ANNUAL GENERAL MEETING THROUGH VC / OAVM AND E-VOTING

- Shareholders may note that the 33rd Annual General Meeting (AGM) of Optimus Finance Limited (the "Company") will be held through Video Conferencing (VC)/ Other Audio-Visual Means (OAVM) on **Monday, 30th September, 2024 at 04:00 P.M. (IST)**, in compliance with all the applicable provisions of the Companies Act, 2013 (the "Act") and the relevant Rules made there under and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), as amended from time to time, read with General Circular No. 09/2023 dated September 25, 2023 and other applicable circulars if any, issued by the Ministry of Corporate Affairs ("MCA") from time to time and SEBI vide its circular No. SEBI/HO/CFD/CFD-POD-2/PICIR/2023/167 dated October 07, 2023 (hereinafter collectively referred to as the "Circulars"), to transact the ordinary and special business set out in the Notice calling the 33rd AGM ("Notice of the AGM").
- In compliance with the aforesaid circulars, Notice of the AGM along with the Annual Report for the Financial Year 2023-24, will be sent only through electronic mode to those Members whose email addresses are registered with the Company/Depositories. Members holding shares in dematerialized mode, who have not registered/updated their email addresses with the Depositories, are requested to register/update their email addresses and mobile numbers with their relevant depositories through Depository Participants with whom they maintain their demat accounts. Members holding shares in physical mode, who have not registered/updated their email addresses with the Company, are requested to register/update the same with the Company's Registrar and Share Transfer Agent M/s. Link Intime India Private Limited, at vadodara@linkintime.co.in. Alternatively, Members can update their e-mail address, Mobile No., PAN and Bank Details on the link: https://www.linkintime.co.in/EmailReg/Email_Register.html
- The Notice of the AGM and Annual Report for the Financial Year 2023-24 will also be available on the Company's website at www.optimusfinance.in, website of the Stock Exchange i.e. BSE Limited (BSE) at www.bseindia.com and on the website of Central Depository Services (India) Limited (CDSL), an agency appointed for conducting remote e-voting, e-voting during the process of AGM and VC, at www.evotingindia.com.
- E-voting and AGM through VC/OAVM Instructions:**
 - Member can attend and participate in the AGM ONLY through VC/OAVM facility, the details of which will be provided by the Company in Notice of the AGM. Accordingly, no provision has been made for Member to attend and participate in the 33rd AGM of the Company, in person. Members attending the meeting through VC/OAVM shall be counted for the purpose of reckoning the quorum under the applicable provisions of the applicable laws.
 - Members will have an opportunity to cast their votes on all the business as set out in the Notice of the AGM through electronic voting system (e-voting) facility provided by CDSL.
 - The manner of voting remotely (remote e-voting) by members holding shares in dematerialized mode, physical mode and for members who have not registered their email addresses has been provided in the Notice of the AGM. The details will also be available on the website of the Company, BSE and CDSL.
 - The facility of e-voting will also be made available at the AGM. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not cast their vote on the business set out in the Notice of the AGM through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system available during the AGM.

By Order of the Board
For Optimus Finance Limited
Kraft Gupta
Company Secretary

Place : Vadodara
Date : 29.08.2024

HDFC BANK

E-AUCTION SALE NOTICE
HDFC Bank Ltd.

HDFC House, Nr. Mithakhali Six Road, Navrangpura, Ahmedabad. Phone : (079) 66307000

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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorized Officer of HDFC Bank Ltd. (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) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of power conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued Demand Notices under Section 13(2) of the Act calling upon the Borrower(s)/Mortgagor(s), Legal Heir(s) and Legal Representative(s) as the case may be, whose names have been indicated in column (A) below, to pay the outstanding amount indicated in column (B) written against each of them within 60 days from the date of receipt of the said notice or within 90 days from date of publication of the demand notices in newspapers, as applicable.

However, upon the Borrower(s)/Mortgagor(s), Legal Heir(s) and Legal Representative(s) as the case may be having failed to repay the amount and/or discharge the loan liability in full, the Authorized Officer of HDFC has taken over possession and control of the respective immovable properties/ secured assets mortgaged with HDFC described in column (C) herein below, to recover the said outstanding amount, in exercise of powers conferred on the Authorized Officer under Section 13(4) of the Act.

Further, Notice is hereby given to you all i.e.1 Borrower(s)/Mortgagor(s), Legal Heir(s) and Legal Representative(s) as the case may be, under Rule 8 (6) of the Rules that the Authorized Officer shall now proceed to sell the immovable properties/ secured assets mentioned below by adopting any of the methods mentioned in Rule 8(5) of the Rules. Further, if the sale proceeds of such sale are not sufficient to cover the entire outstanding dues of HDFC then (you all) the Borrower(s)/Mortgagor(s), Legal Heir(s) and Legal Representative(s) as the case may be shall be jointly and severally liable to pay the amount that falls short of the total dues in the respective loan account(s) to HDFC.

Now, Borrower(s)/Mortgagor(s), Legal Heir(s) and Legal Representative(s) as the case may be mentioned herein below in column (A) in particular and the public in general are hereby also informed that the said immovable properties/secured assets would be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date specified in column (G) and on the time and venue as mentioned herein by inviting offers from the public vide e-auctions facility.

For detailed terms and conditions of the sale, please refer to the link provided in HDFC Secured Creditor's website i.e. www.hdfc.com

Sr. No.	Name/s of Borrower(s)/ Mortgagor(s)/ Guarantor(s)/ Legal Heirs and Legal Representative(s) (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	Wife/Son/Husband/Daughter of MR. VIPAN KUMAR [Since Deceased] And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MR. VIPAN KUMAR [Since Deceased] (Borrower) MRS. RASHMI SHARMA (Co-Borrower)	Rs. 35,191/- And Rs. 8,34,472/- Respectively as on 31st Aug., 2023*	All that piece and parcel of immovable property being Residential Flat No.-04 in Block No. 1-3 in the scheme Type-"A", on Ground Floor having Carpet Area admeasuring 31.22 Sq. Mtrs. along with proportionate undivided share in land to the extent of 21.96 Sq. Mtrs. in the Scheme called "OM SHANTI NAGAR-2", Phase-1, The said Residential scheme which has been organized and constructed on Non-Agricultural Land bearing Sub Plot No.-2 admeasuring 8336.02 Sq. Mtrs. having Final Plot No.-15 (1 + 2)/2, admeasuring 15392 Sq. Mtrs. on Draft TP Scheme No.-58 of Revenue Survey No. 479/K, Village-Vatva, Mouje-Vatva, Taluka-Aslali, Vibhag City East Registration District-Ahmedabad and Sub-Registration District-Ahmedabad-11 (Aslali).	Physical Possession	Rs. 10,00,000/-	Rs. 1,00,000/-	08 Oct, 2024 11:00 AM to 12:30 PM
2	MR. RAJKUMAR MADHAVPRASAD JAISWAL (Borrower)	Rs. 10,94,648/- And Rs. 5,85,165/- Respectively as on 30th Sep., 2023*	All that piece and parcel of immovable property being Plot No.-74 admeasuring 98 Sq. Mtrs. along with the construction standing thereon present or future situated lying being and developed on Survey No. 193/1, in the Scheme called "GAJANAND PARK", Village-Meghpur-Borchli, Taluka-Anjar, Registration and Sub-Registration District-Anjar.	Physical Possession	Rs. 15,00,000/-	Rs. 1,50,000/-	08 Oct, 2024 11:00 AM to 12:30 PM
3	MR. SAMBHAJI P. MAHAJAN (Borrower) MRS. SADHANA SAMBHAJI MAHAJAN (Co-Borrower)	Rs. 8,17,500/- as on 31st Aug., 2023*	All that piece and parcel of immovable property being Residential Flat No.-406 on 4th Floor, admeasuring 42.50 Sq. Mtrs. of area in the Scheme called "PADMAVATI RESIDENCY", Situate lying and being Developed on Revenue Survey No. 23/4, TP Scheme No.-1, FP No.-49, admeasuring 244 Sq. Mtrs., and Revenue Survey No. 23/1, TP Scheme No.-1 and FP No.-50, admeasuring 382 Sq. Mtrs. Totally admeasuring 626 Sq. Mtrs. on which the afore-mentioned scheme is Developed Mouje-Bavla, Village-Bavla, Registration District-Ahmedabad and Sub-Registration District-Bavla.	Physical Possession	Rs. 8,50,000/-	Rs. 85,000/-	08 Oct, 2024 11:00 AM to 12:30 PM
4	MR. MUKESH RAJIV (Co-Borrower)	Rs. 5,730/- And Rs. 14,30,004/- Respectively as on 31st Aug., 2023*	All that piece and parcel of immovable property being Residential Flat No.-K-302, on 4th Floor (As per the plan approved by AMC on 3rd Floor), admeasuring 49.96 Sq. Mtrs. of Built Up Area along with proportionate undivided share in land to the extent of 24. 58 Sq. Mtrs. in the Scheme called "SANGANI PLATINUM", Situated lying and being Developed on Survey No. 575, 576 and 579, TP Scheme No.-58, Final Plot No.-57, 56/2 and 58/1, Sub Plot No.-2, Taluka-Vatva, Mouje-Village-Vatva, Registration District Ahmedabad and Sub-Registration District-Ahmedabad-11 (Aslali).	Physical Possession	Rs. 19,00,000/-	Rs. 1,90,000/-	08 Oct, 2024 11:00 AM to 12:30 PM
5	MR. HARSHAD PUJARA (Borrower) MRS. MANISHA PUJARA (Co-Borrower)	Rs. 5,48,658/-, Rs. 63,012/- And Rs. 39,819/- Respectively as on 31st May., 2022*	All that piece and parcel of immovable being Residential Plot No.-553, admeasuring 58.53 Sq. Mtrs. on which the property is constructed admeasuring 38.60 sq. Mtrs. or there above in the Scheme know as "RAVECHI NAGAR", Situate, lying and being Developed on Non- Agricultural Land having it's Revenue Survey No. 18 within the boundaries of Village-Meghpur-Kumbardi, Registration District-Kachchh, and Sub Registration District-Anjar.	Physical Possession	Rs. 3,50,000/-	Rs. 35,000/-	08 Oct, 2024 11:00 AM to 12:30 PM

*together with further interest @18% p.a. as applicable, incidental expenses, costs charges etc. incurred up to date of payment and/or realization.

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 abovementioned immovable properties/secured assets before submitting bids. Statutory dues like property taxes/costs 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) @1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal or greater than INR 50,00,000/- and deposit the same with appropriate authority u/s 194 IA of Income Tax Act, 1961.

Disclosure of Encumbrances:
To the best of the knowledge and information of the Authorized Officer of HDFC there are no encumbrances in respect of the above immovable properties/ secured assets.

Most Important Terms and Conditions:
> Secured Asset is available for inspection on 12th September, 2024 between 10:00 AM to 5:00 PM.
> Minimum bid increment amount is Rs.15,000/- for Serial No. 1, 2 and 4 and Rs. 10,000/- for Serial No. 3 and 5.
> 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 with our authorized Service Provider: Ms. NoXen Solutions Private Limited, through their Centralized Help Desk: +91 81301 79833, +91 83100 29933, +91 98100 29928, Tel. No. +91 124 4 233 933, e-mail ID: CSD@disposalhub.com.
> The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is 7th October, 2024.

Detailed Terms And Conditions
For detailed terms and conditions of the sale, please refer to the link provided in HDFC Secured Creditor's website i.e. www.hdfc.com

Date : 29-08-2024
Place : Ahmedabad

For, HDFC Bank Ltd.
Sd/-
Authorised Officer

Regd. Office : HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013.
CIN : L65920MH1994PLC080618, Website : www.hdfcbank.com

Union Bank of India

Bhavnagar Branch-531375 :
Sopan, Waghawadi, Opp. Takhteshwar Post Office, Bhavnagar, Gujarat - 364 002
Date : 18.07.2024

Notice Under Section 13(2) of Act 54 of 2002 for Enforcement of Security Interest

To,
The Borrower / Guarantor :
1. Shree Baba Enterprise - Partnership Firm
Partner No. 1 - Mr. Keyur Trivedi, No. 2 - Mr. Hardasbhai Manshankarbhai Trivedi (Borrower)
Address : B-1, Devarya Flat, Near Meghani Circle, Ambwadi, Bhavnagar - 364002
2. Mr. Keyur Trivedi (Partner & Guarantor)
Address : Plot No. 29, Shradhdhar Township, Airport Road, Bhavnagar - 364 002
3. Mr. Hardasbhai Manshankarbhai Trivedi (Partner & Guarantor)
Address : B-1, Devarya Apartment, Ambwadi, Ghogha Circle, Bhavnagar - 364001
4. Mr. Rashmikant Gajananbhai Rawal (Guarantor)
Address : A/7 Flats Flath, Opposite Gopal Nursing Home, Ami Apartment, Atabhai Chowk, Bhavnagar - 364 002
5. Ashokbhai Vajeramabhai Pandya (Guarantor)
Address : Plot No. 256, Mohan Tirth, Sidsar Road, Bhavnagar - 364 002
Sir/Madam,
Sub : Enforcement of Security Interest Action Notice - 13 (2) in connection with the Credit Facilities enjoyed by you with us - Classified as NPA

We have to inform you that account is the name of M/s Shree Baba Enterprise 313705040078032, 31370699000097 has been classified as NPA account as on 09.07.2024 pursuant to your default in making repayment of dues / installment / interest. As on 17.07.2024 a sum of Rs. 67,82,997.32/- (Rupees Sixty Seven Lacs Eighty Two Thousand Ninety Seven and Thirty Two Paise Only) + interest and other charges thereafter is outstanding in your account/ accounts as shown below :

Facility / Loan	Limits	NPA Date	Outstanding as on 17.07.2024
CCUTR (Cash Credit)	65,00,000.00	09.07.2024	66,52,296.00
UGECL (Term Loan)	13,00,000.00	09.07.2024	1,29,801.32
Total			67,82,097.32

Rate of Interest		Classified of Outstanding Amount as on 17.07.2024	
At the time of action	At present	Principal	Interest
12.45	10.75	65,83,497	68,799
7.50	7.50	1,27,047.32	2,754

In spite of our repeated demands you have not paid any amount towards the amount outstanding in your account / accounts / you have not discharged your liabilities. We do hereby call upon you in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to pay a sum of Rs. 67,82,997.32/- (Rupees Sixty Seven Lacs Eighty Two Thousand Ninety Seven and Thirty Two Paise Only) as on 17.07.2024 together with interest accrued and thereafter at the contractual rate of interest with monthly rest / as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice. failing which, we shall be constrained to enforce the following securities created by you and in favor of the bank by exercising any or all of the rights given under the said Act.

Description of the Secured Asset

- All that Piece and Parcel of Residential Immovable Property being Flat No. B-1, Ground Floor, Admeasuring Area 88.28 Sq. Mtr., At "Devarya", Flat Constructed on Plot No. 1193, Admeasuring 1568 Sq. Mtr., Situated at Ambwadi, Recorded in the Office of the City Survey, at Ward No. 6, Sheet No. 229, City Survey No. 2155, Bhavnagar - 364 002, Tal. & District : Bhavnagar, Gujarat, in the name of Mr. Hardasbhai Trivedi which is Bounded as under : On or towards North : Entrance to the Flat, On or towards South : Open Space and Private Property, On or towards East : Parking Place, On or towards West : Dacdar and Passage
- All that Piece and Parcel of Residential Immovable Property being Flat No. A-7, Admeasuring Carpet Area 67.07 Sq. Mtr., Ami Apartment, constructed by Amidhara Co-Operative Society, on a 99 years lease hold right, Plot No. 1871, recorded in the Office of the City Survey, at Ward No. 6, Sheet No. 276, City Survey No. 3096-3097, Near Rupani Circle, Atabhai Road, Bhavnagar - 364 002, Tal. & District : Bhavnagar, Gujarat, in the name of Mr. Rashmikant Gajanan Rawal which is Bounded as under : On or towards North : Open Plot of the Society, On or towards South : Wing, On or towards East : Common Chial of the Society, On or towards West : B/No. A/8
- All that Piece and Parcel of Residential Plot No. 256 Admeasuring 89.07 Sq. Mtr., At Mohan Tirth, At Adhewada, Revenue Survey No. 31 paiki 33/1 and 34, Adhewada, Bhavnagar - 364 002, Tal. & District : Bhavnagar, Gujarat, in the name of Mr. Ashokbhai Vajeramabhai Pandya which is Bounded as under : On or towards North : Adjoining Road, On or towards South : Plot No. 266/A, On or towards East : Plot No. 255, On or towards West : Adjoining Road

- Please note that if you fail to remit the dues within 60 days and if Bank exercises all its rights under this act and if the dues are not fully satisfied with the sale of proceeds of the secured assets, we shall be constrained to take appropriate legal action against you in a court of law / Debt Recovery Tribunal for recovery of the balance amount from you.
- You are requested to note that as per section 13(13) of the Act, on receipt of this notice you are restrained / prevented from disposing of or dealing with the above securities except in the usual course of business without the consent of the Bank. Please note any violation of this Section entails serious consequences.
- Your kind attention is invited to provisions of Sub-Section (8) of Section 13 of the SARFESI in respect of time available, to redeem the secured assets.

Yours faithfully, Authorised Officer, Union Bank of India