



GUJCHEM DISTILLERS INDIA LIMITED

DATE: May 18, 2024

To
BSE Limited,
P. J. Towers
Dalal Street,
Mumbai - 400 001

**SUB.: Newspaper Advertisement for completion of dispatch of Notice of Extra Ordinary General Meeting
BSE Scrip Code: 506640**

Dear Sir,

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith copies of newspaper advertisement regarding completion of dispatch of Notice of Extra Ordinary General Meeting published on May 18, 2024 in the Financial Express (Gujarati and English language).

This is for your intimation and record.

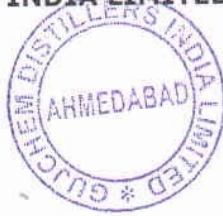
Thanking You,

Yours faithfully,

For, **GUJCHEM DISTILLERS INDIA LIMITED**



VIRAJ VARUN SHETH
WHOLE-TIME DIRECTOR
DIN: 07889459



BAJAJ HOUSING FINANCE LIMITED
 Corporate Office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014
 Branch Offices: 4th floor, RK Plaza, 405-410, R.K. Plaza, Divalipura, Vadodara-390007, Gujarat
 Branch Offices: 3rd floor, Gondal Rd, Udhyanagar Colony, Bhakti Nagar, Rajkot, Gujarat 360002

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s)/Co-Borrower(s) who have failed to discharge their liability, i.e. defaulted in the repayment of principal as well as the interest and other charges accrued thereon for Home loans (H/L) against Property advanced to them by Bajaj Housing Finance Limited, and as a consequence the loans have become Non Performing Assets. Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/Guarantor(s) & Addresses	Address of the Secured/ Mortgaged Immovable Asset/ Property to be enforced	Demand Notice Date & Amount
Branch: VADODARA LAN No. H413HL0218807 and H413HL0221711 1. AJITKUMAR SINGH (Borrower) 2. RUCHI SINGH (Co-Borrower) At: A 403, Shreenath Villa, Opp Vaikunth Wood Road, Vadodara - 390019	All that piece and parcel of the Non-agricultural Property described as: FLAT NO A-403, 4TH FLOOR, TOWER A, SHREENATH VILLA, NR VAIKUNTH CROSS ROAD, OPP AMBE SCHOOL, WAGHODIA ROAD, VADODARA, GUJARAT - 390019. East: FLAT NO A 402, West: 18 MTR ROAD, North: FLAT NO A404, South: TOWER B	11th May 2024 & Rs. 25,52,204/- (Rupees Twenty Five Lac Fifty Two Thousand Two Hundred Four Only)
Branch: RAJKOT LAN No. H416HLD1081635 and H416HLD1098716 1. JAYDEEP D. PANTHBHAI DHAMELIYA (Borrower), 2. DIPTESH JAYDEEP DHAMELIYA (Co-Borrower) At Flat No. 501, Fifth Floor Bhagwati Apartment, Manahar Plot, Street No. 10, Rajkot, Gujarat-360002	All that piece and parcel of the Non-agricultural Property described as: Flat No. 501, Fifth Floor, Bhagwati Apartment, Plot No. 48 From Rajkot Municipal Corporation's Bhaktinagar Scheme, Sheet No. 80, City Survey No. 1990, Ward No. 6, Rajkot, Gujarat - 360002. East: Open Area After South Margin, West: Others Property, North: Flat No 502, South: Road After Some Margin	11th May 2024 & Rs. 26,37,144/- (Rupees Twenty Six Lac Thirty Seven Thousand One Hundred Forty Four Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers (Guarantors) are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Place: Vadodara / Rajkot Date: 18 May 2024 Sd/- Authorized Officer, Bajaj Housing Finance Limited

BAJAJ FINANCE LIMITED
 Registered Office: Off Pune-Ahmednagar Road, Viman Nagar, Pune 411014.
 Branch: 1st to 4th Floor Touchstone Realty Opp. Baroda People Co-Operative Housing Society Besides Spencer's Mall Genda Circle Vadodara 390007

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Finance Limited, hereby gives the following notice to the Borrower(s)/ Co-Borrower(s) who have failed to discharge their liability, i.e. defaulted in the repayment of principal as well as the interest and other charges accrued thereon for Home loans (H/L) against Property advanced to them by Bajaj Finance Limited and as a consequence the loans have become Non Performing Assets (N.P.A's). Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/Guarantor(s) & Addresses	Address of the Secured/ Mortgaged Immovable Asset/ Property to be enforced	Demand Notice Date and Amount
Branch: Vadodara, LAN: P413PFB4026452 Borrower's/Co-Borrower's 1. Payal Jayantibhai Patel D/o Patel Jayantibhai, R/o Plot No.3 Plot No. 4 Nishad Residency 2 Tower A 102 Vadodara Gujarat 390023. Also At, R/o 36, Madhur Milan Society High Tension Road Subhanpura Vadodara 390023 Gujarat Sd/- At, R S No. 7 Paiki Tps No. 2 Fp No. 301 Flat No. A-102 1st Floor Tower-A Nishad Residency 2 Opp. Vallabh Complex Nr. Aishwarya Complex B/h Inox Cinema At Jetalpur Tal & Dist. Vadodara 390007 along with proportionate share in common areas (Area Ad measuring - 165.00 Sq Mtrs.) Boundaries: On East- Plot No.2; On West- Tower B of Nishad Residency-2; On North- H/o Odhavpura Gam; On South- Flat No.101	All the piece and parcel of R S No. 7 Paiki Tps No. 2 Fp No. 301 Flat No. A-102 1st Floor Tower-A Nishad Residency 2 Opp. Vallabh Complex Nr. Aishwarya Complex B/h Inox Cinema At Jetalpur Tal & Dist. Vadodara 390007 along with proportionate share in common areas (Area Ad measuring - 165.00 Sq Mtrs.) Boundaries: On East- Plot No.2; On West- Tower B of Nishad Residency-2; On North- H/o Odhavpura Gam; On South- Flat No.101	03.05.2024 Rs. 61,619/- (Rupees Fifty Lakhs Fifty One Thousand Six Hundred Nineteen Only) as on 03.05.2024
3. Sumit Sejwal S/o Ravinder Sejwal, R/o. 55 A Adhchini Village New Delhi Aurovindo Marg Delhi 110017		

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers (Guarantors) are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Finance Limited) further steps for taking possession of the Secured Assets/ Mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Finance Limited has the charge.

Place: Vadodara, Date: 18.05.2024 Sd/- Authorized Officer, Bajaj Finance Limited

POSSESSION NOTICE

Whereas, the authorized officer of Jana Small Finance Bank Limited (Formerly known as Janalakshmi Financial Services 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 (2) of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s)/Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	33369610000361	1) Shah Jaimil Mukeshkumar, 2) Shah Rajalben	26/12/2023, Rs.31,50,129.00 (Rupees Thirty One Lakhs Fifty Thousands One Hundred and Twenty Nine Only) as of 19/12/2023	Date: 15/05/2024 Time: 12:05 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of Freehold immovable Property being Plot No.E/3, having Sured Plot Area measuring 800 Sq.yds., i.e. 501.67 Sq.mtrs., together with construction erected to erected standing thereon in the Scheme known as "GREENLAND THE ECO VILLAGE", Situated and Lying on Non-agricultural land bearing Survey No.482 Paik 6 of Mouje Zamp, Taluka Sanand in the District Ahmedabad and Resgion Sub District Sanand within the State of Gujarat. Boundaries by: East: Sub Plot No.E/2, West: Road, North: Sub Plot No.E/2, South: Sub Plot No.E/4.				
2	33369610000447	1) Shah Manankumar, 2) Shah Forumben Manankumar	25/01/2024, Rs.31,42,354.00 (Rupees Thirty One Lakhs Forty Two Thousands Three Hundred and Fifty Four Only) as of 19/01/2024	Date: 15/05/2024 Time: 12:18 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of freehold immovable Property being Plot No.E/10 (As per Approved Plan Plot No.8) having Sured Plot Area measuring 600 Sq.yds., i.e. 507.37 Sq.mtrs., together with construction erected to erected standing thereon in the scheme known as "THE ECO VILLAGE", situated and lying on non-agricultural land bearing Survey No.482 paik 6 of Mouje Zamp, Taluka Sanand in the District Ahmedabad. Boundaries by: East: Road, West: Sub Plot No.E/11, North: Road, South: Sub Plot No.E/9.				
3	45178640001485	1) M/s. Radhika Selection, Represented by its Proprietor Kishor Parmad Panjivani, 2) Kishor Parmad Panjivani, 3) Panjivani Jeetu, 4) Jyotiben Parmad Panjivani	02/03/2024, Rs.58,81,799.43 (Rupees Fifty Eight Lakhs Eighty One Thousands Seven Hundred Ninety Nine and Forty Three Paise Only) as of 27/02/2024	Date: 15/05/2024 Time: 03:50 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of the immovable Commercial property bearing Shop No.34 on Ground Floor, in The Scheme known as "HARIOM MARKET", Situated on City Survey No.1894/A/5 Sub Plot No.D, Mouje Railwaypura, Taluka City, District & Sub District Ahmedabad (admeasuring about 118 Sq.ft.). Boundaries: East: Shop No.35, South: Passage, West: Shop No.33, North: Shop 31.				
4	45248640000822	1) M/s. Calcutta Jewelers, Represented by its Proprietor Karmkar Shushant Gurupad, 2) Mr. Karmkar Shushant Gurupad, Proprietor M/s. Calcutta Jewelers, 3) Renu Shushant Karmkar	09/01/2024, Rs.83,79,296.55 (Eighty Three Lacs Seventy Nine Thousand Two Hundred Ninety Six Rupees Fifty Five Paise) as of 04/01/2024	Date: 15/05/2024 Time: 05:50 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of the immovable property bearing as per Passing Plan Row House Plot No.53 admeasuring 184.32 Sq.mts. in "ANAND RISE HOUSE & APARTMENTS" situate at Revenue Survey No.196/2/1 & 198, T.P Scheme No.12(Ajadan), Final Plot No.96 admeasuring 2483 Sq.mts., of Mouje Adajan, City of Surat. Actual at Site Boundaries: On the North: by Entry and Road, South: by Adj. Property, East by: Plot No.48, West by: Plot No.54.				
5	45248640000621 & 45249660001133	1) M/s. Vardhan Silk Mills, Represented by its Proprietor Rathi Amit, 2) Mr. Rathi Amit, 3) Giridhar Gopal Rathi, 4) Sumandevi Rathi	02/03/2024, Rs.57,87,478.00 (Rupees Fifty Seven Lakhs Eighty Seven Thousands Four Hundred and Seventy Eight Only) as of 27/02/2024	Date: 15/05/2024 Time: 05:00 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of the immovable property bearing Flat No.801 admeasuring about 2090 Sq.ft. Situated on the 6th floor of Building No.A of "AMRUTKUNJ COMPLEX" constructed on land bearing final Plot No.195 admeasuring about 6889 Sq.mt. of T.P Scheme No.9 of Majura within District Surat.				
6	31479630000237 & 32109630000127	1) Mehulkumar Mahendrabhai Patel, 2) Arpitaben Mehulkumar Patel	02/03/2024, Rs.50,09,487.56 (Rupees Fifty Lakhs Nine Thousand Four Hundred Eighty Seven and Fifty Six Paise Only) as of 26/02/2024	Date: 15/05/2024 Time: 11:22 AM Symbolic Possession
Description of Secured Asset: N.A. immovable Commercial bearing Third Floor Shop No.21 out of R.S. No.41 paik 1/paik 2 paik, admeasuring 25.13.04 in "Mashruvala Complex" situated at Sandesarpai Sim Ta. & Dist. Patan. North by Third Floor Shop No.20, East by Living a margin of our shop wall, West by 1.22 mtr. Common passage in his side our shop shatal are open.				
7	31479630000237 & 32109630000127	1) Mehulkumar Mahendrabhai Patel, 2) Arpitaben Mehulkumar Patel	02/03/2024, Rs.50,09,487.56 (Rupees Fifty Lakhs Nine Thousand Four Hundred Eighty Seven and Fifty Six Paise Only) as of 26/02/2024	Date: 15/05/2024 Time: 11:23 AM Symbolic Possession
Description of Secured Asset: All the piece and parcel of immovable Commercial Property being Shop No.22 of Third Floor of "MASHRUVALA COMPLEX" which is situated in Block/ Survey No.41P1/P2P of Sandesarpai Sim, Ta. & Dist. Patan, North Gujarat.				
8	45248640000997 & 45249660000590, 45249660000169 & 45249660000818	1) M/s. Ramkrishna Textiles, Represented by its Proprietor Dipakkumar Ratilal Intwala, 2) Mr. Dipakkumar Ratilal Intwala, Proprietor Ramkrishna Textiles, 3) Dakshshaben Intwala, 4) Nikunj Intwala, 5) Revaben Intwala	09/01/2024, Rs.1,42,23,024.90 (One Crore Forty Two Lakh Twenty Three Thousand Twenty Four Rupees and Ninety Paise) as of 04/01/2024	Date: 14/05/2024 Time: 05:00 PM Symbolic Possession
Description of Secured Asset: Property-1: All that piece and parcels of land bearing Plot No.89 admeasuring about 103 Sq.mt. organized on land bearing Revenue Survey No.15/1A, 15/2/A, 16/1 and it Block No.19 admeasuring about 32072 Sq.mt. of Unn within District Surat. Property-2: All that piece and parcels of land bearing Plot No.90 admeasuring about 103 Sq.mt. organized on land bearing Revenue Survey No.15/1A, 15/2/A, 16/1 and it Block No.19 admeasuring about 32072 Sq.mt. of Unn within District Surat. Property-3: All that piece and parcels of land bearing Plot No.91 admeasuring about 103 Sq.mt. organized on land bearing Revenue Survey No.15/1A, 15/2/A, 16/1 and it Block No.19 admeasuring about 32072 Sq.mt. of Unn within District Surat. Property-4: All that piece and parcels of land bearing Plot No.114 admeasuring about 103 Sq.mt. organized on land bearing Revenue Survey No.15/1A, 15/2/A, 16/1 and it Block No.19 admeasuring about 32072 Sq.mt. of Unn within District Surat. Property-5: All that piece and parcels of land bearing Plot No.115 admeasuring about 103 Sq.mt. organized on land bearing Revenue Survey No.15/1A, 15/2/A, 16/1 and it Block No.19 admeasuring about 32072 Sq.mt. of Unn within District Surat. Property-6: All that piece and parcels of land bearing Plot No.116 admeasuring about 103 Sq.mt. organized on land bearing Revenue Survey No.15/1A, 15/2/A, 16/1 and it Block No.19 admeasuring about 32072 Sq.mt. of Unn within District Surat.				

Whereas, the Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of Jana Small Finance Bank Limited has taken possession of the properties/ secured assets described herein above in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of Jana Small Finance Bank Limited.

Place: Ahmedabad Sd/- Authorized Officer For. Jana Small Finance Bank Limited Date: 18.05.2023

JANA SMALL FINANCE BANK
 (A scheduled commercial bank)
 Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.
 Regional Branch Office: 208 to 213, 2nd Floor, Shangrila Arcade, Above Saraswat Bank, 100 Feet Anand Nagar Road, Shyamal, Ahmedabad, Gujarat-380015

BAJAJ HOUSING FINANCE LIMITED
 Corporate Office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014
 Branch Office: AKSHAR MALL SECOND FLOOR, Near ANAND chokdi above Bhayrati Mat Borsad, Talorsad, Di (anand) 388540

POSSESSION NOTICE

Under Regulation 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Rule 8(1) of the Security Interest (Enforcement) Rules 2002 (Appendix-IV) Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s)/ Co-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(s)/ Co-Borrower(s)/ Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8(1) of the said rules. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s)/Guarantor(s) (LAN No. Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
Branch: ANAND LAN: H431RLP0450542 Borrower's/ Co-borrower's: 1. AKASH CHIMANBHAI PATEL (Borrower), 2. SEJAL BEN AKASHBHAI PATEL (Co-Borrower) At 3281-1, Moti Golvad, Old Milk Dairy, Borsad, Gujarat-388540	All that piece and parcel of the Non-agricultural Property described as: All that right, title and interest of property Mouje Borsad Paiki City Survey No 1140, Paiki Akami No 3/140/1-2, Moti Golvad, Paiki total admeasuring 62-70-97 sq mtrs Paiki total construction admeasuring 30 sq mtrs Ta Borsad Dist Anand, East - House of Shubhashbhai Patel, West - Moti Golvad Road, North - House of Sureshbhai Rana, South - House of Bharatbhai Rana	28.02.2024 Rs. 6,92,436/- (Rupees Six Lac Ninety Two Thousand Four Hundred Thirty Eight Only)	14-05-24

Place: Borsad Date: 18 May 2024 Sd/- Authorized Officer, Bajaj Housing Finance Limited

ULTRACAB (INDIA) LIMITED
 Survey No. 262, B/h. Galaxy Bearings Ltd., Shapur (Veraval) - 380024 Dist. - Rajkot Gujarat
 Tel No. : +91 2827 - 253122 / 23 Fax : +91 2827 - 252725 E-mail : cs@ultracab.in web : www.ultracabwires.com
 CIN: L31300GJ2007PLC052394

EXTRACT OF STANDALONE AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31st MARCH, 2024

(Amt Rs. in Lakhs)

Sr. No.	Particular	QUARTER ENDED		YEAR ENDED		
		31.03.2024 AUDITED	31.12.2023 UNAUDITED	31.03.2023 AUDITED	31.03.2024 AUDITED	31.03.2023 AUDITED
1	Total Income from Operations	4456.21	2204.98	2482.64	12405.56	10735.98
2	Profit before Extra Ordinary and Exceptional Items	301.38	214.02	209.85	853.26	780.98
3	Profit before Extra Ordinary Items and Tax	291.07	213.73	208.53	843.45	777.13
4	Net Profit after Tax	177.06	164.34	172.30	597.83	581.70
5	Total Comprehensive Income for the period (Net of Tax)	177.06	164.34	172.30	597.83	581.70
6	Paid-up Equity Share Capital	1908.45	1908.45	1908.45	1908.45	1908.45
7	Other Equity / Reserves (excluding Revaluation Reserve)	-	-	-	1887.75	1289.91
8	Earning per Share (Face Value Rs. 02 per share)					
	a) Basic (Rs.)	0.19	0.17	0.18	0.63	0.61
	b) Diluted (Rs.)	0.19	0.17	0.18	0.63	0.61

1. The above is an extract of the detailed format of Audited Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligation and Other Disclosures Requirements) Regulations, 2015. The full format of the Audited Financial Results is available on the stock exchange website (www.bseindia.com) and Company's website (www.ultracabwires.com)
 2. The above results are reviewed by the Audit Committee and were approved by the Board of Directors at its meeting held on 17.05.2024.

For and on behalf of Board of Directors of **ULTRACAB (INDIA) LIMITED**
 Sd/- Mr. Nitesh P. Vaghaisiya Chairman & Managing Director DIN: 01899455 Place: Rajkot Date: 17.05.2024

EDELWEISS ASSET RECONSTRUCTION CO. LTD.
 CIN - U67100MH2007PLC174759
 Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai 400098 +91 22 4088 6090 / 6620 3149

APPENDIX IV-A [See proviso to rule 8(6) r/w proviso to rule 9(1)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for sale of immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") with provision to Rule 8(6) and proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower(s) and Guarantor(s) in particular that the below described immovable properties mortgaged to Edelweiss Asset Reconstruction Company Limited acting in its capacity as Trustee of EARC TRUST SC-444 ("EARC"), the symbolic possession of Lot no.1 & 2 which has been taken by the Authorized Officer ("AO") of EARC on February 01, 2023, and physical possession of Lot No. 3 to Lot No.24 as been taken by AO of EARC on May 19, 2023 will be sold by way of e-auction through e-auction agency, M/s e-Procurement Technologies Limited (Auction Tiger) on their website/portal, <https://edelweissarc.auctiontiger.net> on June 21, 2024 at 10:00 am to 11:00 am with unlimited extension of 5 minutes each, if a bid is made before close of e-auction, on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of Rs. 57,24,96,064/- (Rupees Fifty Seven Crores Twenty-Four Lakhs Ninety-Six Thousand and Sixty-Four only) due on June 30, 2022 together with further interest, charges & costs thereon till the date of actual payment/realization (after adjustment of all subsequent payments/recoveries) being due to EARC viz. Secured Creditor from M/s Takhshahia Heights India Private Limited (hereinafter referred to as "Borrower").

Description of the Properties, its Reserve Price and Earnest Money Deposit described below shall be as follows:
 Project Takhshahia Elegna (Commercial) - Ellisbridge Town Planning Scheme No.3 varied (as per revenue records Town Planning Scheme No. 3/5) both situated at Village/Mouje - Chhadavad, Taluka Sabarmati (Formerly City Taluka) District Ahmedabad and Sub-District Ahmedabad - 3 (Memnagar) Gujarat

Lot Nos.	Unit No.	Tower	Type	Floor	Saleable Area (Sq. Ft.)	Reserve Price (Amount in Rs.)	EMD (Amount in Rs.)
1.	A-1	Tower A	Commercial	Ground	1,204	3,37,60,331	33,76,033
2.	A-2	Tower A	Commercial	Ground	1,253	3,51,34,298	35,13,430
3.	A-3	Tower A	Commercial	Ground	1,338	3,75,17,710	37,51,771
4.	A-4	Tower A	Commercial	Ground	1,540	4,31,81,818	43,18,182
5.	A-5	Tower A	Commercial	Ground	1,441	4,04,05,844	40,40,584
6.	A-101	Tower A	Commercial	1st	3,158	5,68,69,378	56,86,938
7.	A-102	Tower A	Commercial	1st	1,043	1,87,82,382	18,78,238
8.	A-103	Tower A	Commercial	1st	1,177	2,11,95,458	21,19,546
9.	A-104	Tower A	Commercial	1st	1,295	2,33,20,407	23,32,041
10.	A-105	Tower A	Commercial	1st	1,540	2,77,32,376	27,73,238
11.	A-201	Tower A	Commercial	2nd	3,158	3,15,68,465	31,56,847
12.	A-202	Tower A	Commercial	2nd	1,043	1,04,26,190	10,42,619
13.	A-203	Tower A	Commercial	2nd	1,177	1,17,65,701	11,76,570
14.	A-204	Tower A	Commercial	2nd	1,295	1,29,45,270	12,94,527
15.	A-205	Tower A	Commercial	2nd	1,540	1,53,94,375	15,39,438
16.	A-301	Tower A	Commercial	3rd	3,158	2,83,95,025	28,39,503
17.	A-302	Tower A	Commercial	3rd	1,043	93,78,091	9,37,809
18.	A-303	Tower A	Commercial	3rd	1,177	1,05,82,946	10,58,295
19.	A-304	Tower A	Commercial	3rd	1,295	1,16,43,938	11,64,394
20.	Combined Lot Nos. 1 to 5 (Ground floor as whole)				6,776	19,00,00,000	1,90,00,000
21.	Combined Lot Nos. 6 to 10 (First floor as whole)				8,213	14,79,00,000	1,47,90,000
22.	Combined Lot Nos. 11 to 15 (Second floor as whole)				8,213	8,21,00,000	82,10,000
23.	Combined Lot Nos. 16 to 19 (Third floor as whole)				6,673	6,00,00,000	60,00,000

24. Project Takhshahia Air - Flat No. A/2402 at 24th Floor, Town Planning Scheme No. 3/5, within the Village limits of Chhadavad, Taluka: Sabarmati and District and Registration District: Ahmedabad, Gujarat; together with the proportionate share in the said project land.

Floor Break up	Type	Total Area in Sq. Ft.	Reserve Price (Amount in Rs.)	EMD (Amount in Rs.)
Flat No. A/2402 at 24th Floor	Residential	5,010	3,61,00,000	36,10,000

Increment in Bidding:- Rs.1,00,000/- (Rupees One Lakh Only for each property)

Date of Inspection of Secured Assets: 27th May, 2024 at 10:00 AM to 3:00 PM (for Lot no. 3 to Lot No. 24)

Last Date of Submission of Bid:- Before 4.00 PM on 20th June 2024

e-Auction Portal / Helpdesk:- <https://edelweissarc.auctiontiger.net/> / 099785 91888 / 092655 62818

Date & time of e-Auction:- 21st June 2024 at 10.00 AM to 11:00 AM with unlimited extensions of 5 minutes each

For detailed terms and conditions of the Auction Sale, please refer to the link provided in the Secured Creditor's website i.e. www.edelweissarc.in/Propertiesale

