



Virat Industries Ltd

Regd. Office & Factory:

A-1/2 GIDC Industrial Estate, Kabilpore

Navsari – 396 424, Gujarat. (INDIA)

Tel: (91-2637)265011, 265022, Fax (91-2637) 265712.

Email: factory@viratindustries.com

Website: viratindustries.com

CIN : L29199GJ1990PLC014514

27th September, 2024

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400001

Scrip Code:- 530521

Sub: - Newspaper Advertisement for Public Notice of Extra-Ordinary General Meeting.

Dear Sir / Madam,

Pursuant to Regulations 47 and 30 of the SEBI (LODR) Regulations, 2015, as amended from time to time please find enclosed herewith a copy of the Newspapers Advertisement related to information regarding the Extra-Ordinary General Meeting of the company to be held on Saturday, 19th October 2024 through Video-Conferencing (VC)/Other Audio Visual Means (OAVM), published in the Financial Express (English) and Financial Express (Gujarati), on 27th September 2024.

Kindly take it on your records and oblige.

Thanking You,

For **Virat Industries Limited**,

Himanshu Zinzuwadia
Company Secretary

Encl:- As Above

Corporate Head Office:

74, Bajaj Bhavan, 226, Rajani Patel Marg, Nariman Point, Mumbai 400 021 (India)

Tel Nos. (91-22)22029346/22029347, Fax No. (91-22) 22029347, E-mail: sales@viratindustries.com

Indian Bank
Aadhya Arcade, Near Santvan Hospital, VKV Road, Nadiad, Gujarat.
Email: nadiad@indianbank.co.in

Rule-8(1) POSSESSION NOTICE (for immovable property)
Notice under Sec.13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Whereas, The undersigned being the authorized officer of the Indian Bank 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15.05.2024 calling upon the borrower / Guarantor / Mortgagee / Sanjary Poultry Farm (Borrower), Mr. Tausif Yunusbai Vohotra (Proprietor, Borrower, Guarantor & Mortgagee), Mr. Yunusbai M. Vahora (Guarantor), Mr. Nihal Y. Vahora (Guarantor) to repay the amount mentioned in the notice being Rs. 30,43,512.68/- (Thirty Lakhs Forty Three Thousand Five Hundred and Twelve Rupees and Sixty Eight paise Only) 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 **Symbolic 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 24th day of September 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 Indian Bank, Anand (eAB) Branch, Anand, Dist. for an amount of Rs. 30,43,512.68/- (Thirty Lakhs Forty Three Thousand Five Hundred and Twelve Rupees and Sixty Eight paise Only) as on 15.05.2024 with further interest, cost, other charges and expenses thereon from 16.05.2024.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY
All that piece and parcel of immovable property of Floor, Shop No. 203, 204 & 205 having its area measuring 63.41 sq mtrs (Net Built up area) together with undivided share in land measuring for Shop no. 203 is 30.79 sq mtrs, for Shop No. 204 is 22.98 Sq Mtrs & for Shop No. 205 is 9.64 Sq Mtrs total 63.41 Sq Mtrs. together with common facilities and amenities in a scheme known as "Sanjari Heights" being constructed on Non agriculture land/ Commercial property bearing F.P. No. 242 and Now New Final Plot No. 243, T.P. Scheme No. 1, Shop No. 203, 204 & 205, B/h, Limbawala Complex, General Post Office Road, Ta-Dist Anand-388001 admeasuring 161.2187 sq mtrs of situated lying and being at Taluka & District Anand and registration sub district Anand and Bounded as under:
Shop No. 203 : East : T.P. Road after balcony, West : Final Plot No. 242, North : Office No. 204, South : Office No. 202 with right of common wall, Above : Terrace, Below : Office No. 103 on the 1st floor,
Shop No. 204 and 205 : East : T.P. Road after balcony, West : Final Plot No. 242, North : Passage, South : Office No. 203 with right of common wall, Above : Terrace, Below : Office No. 104 on the 1st floor

DESCRIPTION OF THE MOVABLE PROPERTY
The hypothecated assets Viz., stocks/Plant & Machinery/movables
Date : 24.09.2024
Place : Nadiad
Chief Manager/Authorized Officer
Indian Bank, Nadiad Branch

IDBI BANK
IDBI BANK LIMITED - RANDEK ROAD BRANCH
Harim Complex, Beside ICICI Bank, Adajan Patisya, Rander Road, Surat:395009

NOTICE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (THE SARFAESI ACT)

Name of the Borrower/s: Shri Vinod N Saraf Smt. Varsha Saraf
Name of the Mortgagee/s and Guarantor/s: Shri Vinod N Saraf (Borrower and Mortgagee), Smt. Varsha Saraf (Co-borrower)

Notice is hereby given to the aforesaid Borrower/s and Mortgagee that the aforesaid Borrower was sanctioned financial assistance of Rs.7,25,000/- (Rupees Seven Lakhs Twenty-Five Thousand only) by IDBI Bank Ltd. (IDBI Bank), by way of Home Loan for purchase of house. Pursuant to the sanction of the said financial assistance, necessary loan and security documents were executed by Shri Vinod N Saraf (Borrower and Mortgagee) and Smt. Varsha Saraf (Co-borrower). The said financial assistance has been secured, inter alia, by mortgage by deposit of title deeds of the properties mentioned below. As the aforesaid Borrower has defaulted in repayment of the said financial assistance in terms of the Loan Agreement dated February 04, 2017, the account of the Borrower has been classified as non-performing assets (NPA) in the books of IDBI Bank July 10, 2024 w.e.f. December 31, 2020 in terms of the guidelines issued by Reserve Bank of India (RBI) from time to time. In view of the defaults committed by the aforesaid Borrower, IDBI Bank, vide its letter bearing Ref. No. Recall-LRN1851876225116792 dated August 6, 2024 has declared the financial assistance together with interest and other moneys aggregating Rs.7,90,513.57 (Rupees Seven Lakhs Ninety Thousand Five Hundred and Thirteen and Fifty Seven paise only), to have become immediately due and payable by the Borrower. The borrower was also called upon to pay to IDBI Bank a total sum of Rs.7,96,591.57 (Rupees Seven Lakhs Ninety Six Thousand Five Hundred Ninety One and Fifty Seven paise only) as on August 9, 2024 together with further interest thereon with effect from August 10, 2024 till payment or realization, at the contractual rate as stated in the said letter.

Necessary demand notice was issued/served by IDBI Bank under section 13(2) of the SARFAESI Act at the respective addresses of the Borrower(s) and Mortgagee by "Registered post with Acknowledgement Due". However, notice sent to Shri Vinod N Saraf (Borrower and Mortgagee) and Smt. Varsha Saraf (Co-borrower) was returned un-served with postal remark "Addressee left". In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any of the Secured Assets, without prior written consent of IDBI Bank, failing which you shall be liable for an offence punishable under section 29 of the SARFAESI Act.

We invite your attention to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

In the circumstances, Borrower(s)/Guarantor(s) is, once again, requested to pay the aforesaid amount within sixty days from the date hereof failing which IDBI Bank, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFAESI Act as also under any other law as available to IDBI Bank for realising its dues.

DETAILS OF THE PROPERTY
All piece and parcel of immovable property i.e. R.S. No. 51, Block No. 48, Plot No. 108, 109 & 110, Flat No. 404, 4th floor, Sahajanand Complex, Megha Plaza Society, Mouje Palsana, Sub Dist. Palsana, Dist: Surat; Gujarat State. Bounded: East: Open Space, West: Society Road, North: Plot No.111, South: Plot No.107

Together with all and singular structures and erections thereon, both present and future.

Date: 27.09.2024 - Place: Rander Road, Surat. Authorised Officer & Deputy General Manager-IDBI Bank Ltd

Utkarsh Small Finance Bank
Aapki Ummeed Ka Khaata
(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 17th Floor, Plot No.12, Sector 18, Opp. Sanpada Rly. Station, Vashi, Navi Mumbai-400 705. Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement (Security) Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rule, 2002, the Authorised Officer issued Demand Notices on the dates mentioned against each account calling upon the borrowers to repay the amounts within 60 days from the date of receipt of the said Notices.

The borrowers having failed to repay the amounts, notices are hereby given to the under-noted borrowers and the public in general that the undersigned has taken Physical Possession of the properties described hereinbelow in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 6 of the said Rules on the dates mentioned against each account.

The borrowers in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against each account hereinbelow:

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of the Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Branch	Name of the Account	Name of the Borrower/ Guarantor (Owner of the Property)	Date of Demand Notice	Date of Possession Notice	Amount Outstanding as on the date of Demand Notice
1	Surat	Mr. Kathrolya A Pareshbhai B	Mr. Kathrolya Pareshbhai B (Borrower/Mortgagee) & Mrs. Kaprolya Kajal P (Co-Borrower & Mortgagee)	18/03/2024	25/09/2024	₹ 27,24,695.58/-

Description of Property/ies: All that piece & parcel of Immovable Property Bearing Plot No 307 admeasuring 73.71 Sq Mts along with 53.19 Sq Mts undivided share in the land of Road & C.O.P. totally 126.90 Sq Mts & Plot No 308 admeasuring 41.94 Sq Mts Along with 30.26 Sq Mts undivided share in the Land of the Roads & C.O.P. Totally 72.20 Sq Mts the said Both Plots are then Consolidated and it was given New Plot No 308 admeasuring 115.65 Sq Mts (As per Site Admeasuring 58.03 Sq Mts) Along with 83.45 Sq Mts, & Built up area 112 Sq Mts along with undivided share in the Land of the Road & C.O.P. totally 199.10 Sq Mts in "RAM VATIKA PART-3" situated at Revenue Survey No 213,214,217,271, Block No 198 admeasuring 25982 Sq Mts of Moje Village Velanja, Ta-Kamrej, Dist-Surat Bounded as under: East: Soc Road West: Plot No 314-313 North: Soc Wall South: Plot No 309.

Date: 27/09/2024
Place: Surat
(Authorized Officer)
Utkarsh Small Finance Bank Ltd.

Virat Industries Ltd.
CIN - L29199GJ1990PLC014514
Regd Office - A-1/2, GIDC Industrial Estate, Kambipore, Navsari, Gujarat, India, PIN- 396424.
Tel : 02637-265011/265022, Fax: 02637-265712.
Email: factory@viratindustries.com. Website: www.viratindustries.com

NOTICE OF THE EXTRA-ORDINARY GENERAL MEETING, BOOK CLOSURE & E-VOTING

NOTICE IS HEREBY GIVEN that Extra-Ordinary General Meeting (EGM) of the Members of Virat Industries Limited (the "Company") will be held on Saturday, October 19, 2024, at 12.30 PM IST through video conference (VC) and other Audio-Visual means (OAVM), in compliance with all the applicable provisions of the Companies Act, 2013 and Listing Mandates and Securities and Exchange Board of India (Regulations and Disclosures Requirements) Regulations, 2015 read with all applicable circulars on the matter issued by the Ministry of Corporate Affairs.

The Company has already dispatched the Notice through electronic mode to the shareholders whose email addresses are registered with the company/depositories in accordance with the circulars issued by MCA and SEBI. The copy of the above documents will also be available on company's website www.viratindustries.com and on the website of the Stock Exchange, i.e., www.bseindia.com, and also on the website of link Intime India Private Limited at https://instavote.linkintime.co.in.

NOTICE IS ALSO HEREBY GIVEN that pursuant to the provisions of Section 91 of the Companies Act, 2013 read with Rule 10 of the Companies (Management and Administration) Rules, 2014 and Regulation 42 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, the Register of Members and Share Transfer Book of the Company will remain closed from Saturday, 12th October, 2024 to Friday, 18th October, 2024 (both dates included) for the purpose of Extra-Ordinary General Meeting.

Remote e-voting and e-voting during EGM

Pursuant to Section 108 of the Companies Act, 2013 and relevant Rules framed there under, as amended from time to time, and Regulation 44 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, the shareholders are provided with the facility to cast their votes on all resolutions set forth in the notice convening EGM using an electronic voting system (Remote e-voting) provided by Link Intime India Private Limited. The members who have cast their vote(s) by remote e-voting may also attend the EGM but shall not be entitled to cast their vote(s) again in EGM. The voting rights of the shareholders shall be in proportion to the equity shares held by them in the paid-up capital of the company as of Friday, 11th October 2024 (record date).

The remote e-voting shall commence on Wednesday, October 16, 2024 (9.00 AM IST); and the remote e-voting shall end on Friday, October 18, 2024 (5.00 PM IST). The facility for voting during the EGM will also be made available by the Company. Members present in the EGM through VC and who have not cast their vote on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote during the EGM through Insta Poll.

In case the shareholders have any queries or issues regarding e-Voting, you may refer the Frequently Asked Questions and Instavote e-Voting manual available at https://instavote.linkintime.co.in, under Help section or write an email to enquiries@linkintime.co.in or Call us :- Tel : 022 - 49186000.

By Order of the Board of Directors
For Virat Industries Ltd.
Himanshu Zinzuwadia
Company Secretary & Compliance Officer

Place: Navsari
Date : 26-09-2024

JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)
Regional Branch Office: Ground Floor, 208 to 213, 2nd Floor, 100 Feet Anand Nagar Road, Shyamal, Ahmedabad.

Notice of Intention to Sell under R/W Section 13

Whereas you the below mentioned Borrower's, Co-Borrower's, Guarantor's of Jana Small Finance Bank Limited, by mortgaging your immovable properties has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited in exercise of the powers conferred under section 13(2) of the said Act, issued Demand notice calling upon the Borrower's/Co-Borrower's/Guarantor's to repay the amount mentioned in the notice with further interest thereon within 60 days of the Borrower/Co-borrower/Guarantor's Mortgagee in repaying the said amount. As the Borrower/Co-borrower/Guarantor has defaulted in repaying the amount of the said financial assistance in terms of the Loan Agreement dated 12.09.2018, the account of the Borrower/Co-borrower/Guarantor has been classified as non-performing assets (NPA) in the books of Jana Small Finance Bank Limited as on 11.09.2024. In view of the defaults committed by the Borrower/Co-borrower/Guarantor, Jana Small Finance Bank Limited, vide its letter bearing Ref. No. Recall-LRN1851876225116792 dated August 6, 2024 has declared the financial assistance together with interest and other moneys aggregating Rs.7,90,513.57 (Rupees Seven Lakhs Ninety Thousand Five Hundred and Thirteen and Fifty Seven paise only), to have become immediately due and payable by the Borrower. The borrower was also called upon to pay to IDBI Bank a total sum of Rs.7,96,591.57 (Rupees Seven Lakhs Ninety Six Thousand Five Hundred Ninety One and Fifty Seven paise only) as on August 9, 2024 together with further interest thereon with effect from August 10, 2024 till payment or realization, at the contractual rate as stated in the said letter.

Necessary demand notice was issued/served by IDBI Bank under section 13(2) of the SARFAESI Act at the respective addresses of the Borrower(s) and Mortgagee by "Registered post with Acknowledgement Due". However, notice sent to Shri Vinod N Saraf (Borrower and Mortgagee) and Smt. Varsha Saraf (Co-borrower) was returned un-served with postal remark "Addressee left". In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any of the Secured Assets, without prior written consent of IDBI Bank, failing which you shall be liable for an offence punishable under section 29 of the SARFAESI Act.

We invite your attention to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

In the circumstances, Borrower(s)/Guarantor(s) is, once again, requested to pay the aforesaid amount within sixty days from the date hereof failing which IDBI Bank, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFAESI Act as also under any other law as available to IDBI Bank for realising its dues.

DETAILS OF THE PROPERTY
All piece and parcel of immovable property i.e. R.S. No. 51, Block No. 48, Plot No. 108, 109 & 110, Flat No. 404, 4th floor, Sahajanand Complex, Megha Plaza Society, Mouje Palsana, Sub Dist. Palsana, Dist: Surat; Gujarat State. Bounded: East: Open Space, West: Society Road, North: Plot No.111, South: Plot No.107

Together with all and singular structures and erections thereon, both present and future.

Date: 27.09.2024 - Place: Rander Road, Surat. Authorised Officer & Deputy General Manager-IDBI Bank Ltd

ELECTRONICA FINANCE LIMITED
Audumbar, Plot No.101/1, Erandwane, Dr Kulkar Road, Pune 411004, Maharashtra, India

DEMAND NOTICE

Demand Notice Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Electronica Finance Limited (EFL) under the Act and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Rules already issued Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/ Guarantor(s) (all singularly or together referred to as "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amount mentioned in the respective Demand Notice, as on the date of receipt of the said Demand Notice, as per details given below. Copies of the said Notices are served by Registered Post and are available for inspection at the office of the undersigned during normal office hours.

The borrowers having failed to repay the amounts, notices are hereby given to the under-noted borrowers and the public in general that the undersigned has taken Physical Possession of the properties described hereinbelow in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 6 of the said Rules on the dates mentioned against each account.

The borrowers in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of **ELECTRONICA FINANCE LIMITED** for the amounts and interests thereon mentioned against each account hereinbelow:

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of the Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Branch	Name of the Account	Name of the Borrower/ Guarantor (Owner of the Property)	Date of Demand Notice	Date of Possession Notice	Amount Outstanding as on the date of Demand Notice
1	Surat	Mr. Kathrolya A Pareshbhai B	Mr. Kathrolya Pareshbhai B (Borrower/Mortgagee) & Mrs. Kaprolya Kajal P (Co-Borrower & Mortgagee)	18/03/2024	25/09/2024	₹ 27,24,695.58/-

Description of Property/ies: All that piece & parcel of Immovable Property Bearing Plot No 307 admeasuring 73.71 Sq Mts along with 53.19 Sq Mts undivided share in the land of Road & C.O.P. totally 126.90 Sq Mts & Plot No 308 admeasuring 41.94 Sq Mts Along with 30.26 Sq Mts undivided share in the Land of the Roads & C.O.P. Totally 72.20 Sq Mts the said Both Plots are then Consolidated and it was given New Plot No 308 admeasuring 115.65 Sq Mts (As per Site Admeasuring 58.03 Sq Mts) Along with 83.45 Sq Mts, & Built up area 112 Sq Mts along with undivided share in the Land of the Road & C.O.P. totally 199.10 Sq Mts in "RAM VATIKA PART-3" situated at Revenue Survey No 213,214,217,271, Block No 198 admeasuring 25982 Sq Mts of Moje Village Velanja, Ta-Kamrej, Dist-Surat Bounded as under: East: Soc Road West: Plot No 314-313 North: Soc Wall South: Plot No 309.

Date: 27/09/2024
Place: Surat
(Authorized Officer)
Utkarsh Small Finance Bank Ltd.

IDFC First Bank Limited
(Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpat, Chennai-600031, Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] 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) & 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), Co-Borrower(s) and Guarantor(s) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is what is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower(s) and Co-Borrower(s) as per column (i).

For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

S. NO	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Reserve Price Amount	(v) EMD Amount	(vi) Date and Time of Auction	(vii) Date and Time of EMD Auction	(viii) Date and Time of Inspection	(ix) Authorized Officer Name & Contact Number
1	INR 1510607.15/- Demand Notice dated: 18-Nov-2023	45509051	Uday Kumar & Sanju Devi	INR 2403500.00/-	INR 2403500.00/-	29-Oct-2024 11.00 AM to 1.00 PM	28-Oct-2024 10.00 AM to 5.00 PM	23-Oct-2024 10:00 AM to 4:00 PM	Name- Abhishek Gauswami Contact Number- 8200328389 Name- Chinmay Acharya Contact Number- 9574448844

(iv) MORTGAGED PROPERTY ADDRESS: All That Piece And Parcel Of An Immovable Property Bearing Plot No. 168/B As Per 7/12 Admeasuring 104.36 Sq. Mts., As Per Plan Admeasuring 104.36 Sq. Mts., In "Mahavir Nagar Residency", Situated At Revenue Survey No. 50, 51, 62, Block No. 67 & Revenue Survey No. 59, Block No. 68, New Block No. 67 Of Moje Village Kareli, Ta. Palsana, Dist: Surat, Gujarat. -394310, And Bounded As: East: Society Road, West: Plot No. 104, North: Block No. 69 & South: Plot No. 167

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Sd/- Authorised Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)

Date : 27.09.2024

Details of Property: All The Piece And Parcel of Freehold Immovable Property Bein Gaamtal, As Per Tax Paid Receipt, Book No- 1, Receipt No. 33, House of 647, (Milkat No 647) Residential House, Area Admeasuring 83-64 Sq.Mts 900.00 Sq.Fts (100 Sq.Yd) Situated in Villae Bagathala, Tal- Morbi of Registration District Morbi And Sub District of Morbi Within The State of Gujarat. Surrounded By Boundaries: - East - House of Kantil Naran is Situated, North - House of Ramesh Mohan is Situated West - Raod is Situated, South - Karashan Raghavi Plot is Situated

Sr. No.	Name of the Branch	Name of the Account	Name of the Borrower/ Guarantor (Owner of the Property)	Date of Demand Notice	Date of Possession Notice	Amount Outstanding as on the date of Demand Notice
1	Surat	Mr. Kathrolya A Pareshbhai B	Mr. Kathrolya Pareshbhai B (Borrower/Mortgagee) & Mrs. Kaprolya Kajal P (Co-Borrower & Mortgagee)	18/03/2024	25/09/2024	₹ 27,24,695.58/-

Details of Property: All The Piece And Parcel of Immovable Property Bearing Survey No. 138, Open Plot No. 6p., Area Admeasuring 453-12 Sq.Ft. i.e. 42-096 Sq.Mt, Situated in Village Jodhpur (Nadi), Ta. Morbi of Registration District of Morbi And Sub District of Morbi Within The State of Gujarat Surrounded By Boundaries: - East - N. A. Land Road is Situated, North - Land of Plot No. 6P is Situated, West - Land of Plot No. 6P is Situated, South - Land of Plot No. 6P is Situated

*with further interest, additional Interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to EFL as aforesaid, then EFL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences. The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of EFL. 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: 27.09.2024, Place : Gujarat
Sd/- Authorised Officer
Electronica Finance Limited

