

Date: December 20, 2024

To,
BSE Ltd.
P.J. Towers,
Dalal Street,
Mumbai-400001

Scrip Code: 524444

Sub:- Newspaper Advertisement - Disclosure under Regulations 30 and 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sir/Mam,

Pursuant to Regulations 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith a copy of the advertisements published in the following newspapers on December 20, 2024 for notice of Postal Ballot of the Company:

- Financial Express (English)
- Financial Express (Gujarati)

Kindly take the same on your records and oblige.

Thanking You,

Yours faithfully,

For Evexia Lifecare Limited

JAYESHBHAI R. THAKKAR
MANAGING DIRECTOR
DIN: 01631093

Union Bank of India
Notice to be given by the bank to the account holder before seizing the Vehicle / Tractor / Machinery
 Date: 21.11.2024
 Acc. No.: 56076100536776
 Shri: Badal Balirsinh Yadav
 Resident: So Balirsinh Yadav,
 5, Jaldhara Part-I Society, Nr. Bopal Gram Panchayat, Ta. Dasroi, Ahmedabad-380058 S/r.
Subject : Loan Recovery Notice
 We would like to inform you that
 1. A loan of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand only) was given to you by our branch on date 17.01.2014 for vehicle on the condition of repaying it along with interest in monthly instalments.
 2. You have not repaid the above loan as per the stipulated condition, so there is an overdue amount of Rs. 10,47,547/- In your account and the total outstanding amount is Rs. 10,47,547/- and interest is outstanding as per bank rules.
 3. We had given written/verbal/Bank recovery app notice to you to deposit the overdue amount for recovery of the loan but you have not regularize the account by depositing the overdue amount yet, therefore, through this notice, we inform you to deposit the total overdue amount in 7 days from the date of notice.
 4. If you still failed in depositing the outstanding amount within the said time, then the vehicle owned by you Loan sanctioned by bank will be seized at your cost.
 5. All the cost of seizure of vehicle and rent of godown will be debited to your account as per actual And within 15 days from the date of seizure of the vehicle, if you do not release the vehicle by depositing the overdue amount outstanding amount, then it will be sold in auction and amount of sale proceeds will be deposited in your loan account after deducting the cost of seizure, warehouse rent and auction expenses. Please note that after adjusting the sale proceeds if any remaining amount is there, the recovery of the remaining loan amount will be recovered from you and your surety and other surety through legal proceedings, for which all the accountability and responsibility will be yours.
 Branch Manager

Motilal Oswal Home Finance Limited
 CIN - U65923MH2013PLC248741
 Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025. CS : 8291889898
 Website: www.motilaloswal.com. Email: hqquery@motilaloswal.com
PUBLIC NOTICE
 Motilal Oswal Home Finance Limited ("MOHFL") (Earlier known as "Aspire Home Finance Corporation Limited") hereby gives notice to the borrowers namely NIKUNJ THAKAR and HIRAL NIKUNJBHAI THAKAR (hereinafter collectively referred to as the "Borrowers") Loan Account No. LXMORAJKOT920-210481632 to remove their personal belongings/articles from the said Secured Asset being "All that part and parcel of property situated BLOCK NO.207 PL.OT No. 8713 SUNRISE PARK PIPRIYA PAL, TALUKA, LODHIKA RAJKOT GUJARAT 360311" ("Secured Asset") within a period of 7 days, the physical possession of which is with MOHFL in due compliance of the provisions of SARFAESI Act, 2002. The Borrowers are further informed that in the event the Borrowers fail to remove their personal belongings/articles from the said Secured Asset within the stipulated time period of 7 days, MOHFL shall be entitled and well within its right to dispose of the said personal belongings/articles in accordance with law inter-alia by holding public auction or obtaining quotations from the parties interested in buying the such assets.
 Place : Gujarat For Motilal Oswal Home Finance Limited
 Date : 20.12.2024 Sd/-
 Authorised Signatory

pnb Punjab National Bank
 Circle Office, 2nd Floor, JP Sapphire Building, Race Course Ring Road, Rajkot, Gujarat - 360 001, Phone - 0281 2481401, Email - corajkot@pnb.co.in
A notice is hereby given that the following Borrowers and Guarantors Mr. Ranjankumar Bajrangbali Dubey (Borrower) and Mr. Nitin Pravin Kumar Palan (Guarantor) have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unopened and as such they are hereby informed by way of this public notice.

S. No.	Name of the Borrower (s) / Guarantor (s)	Detail of Properties / Address of Secured Asset to be Enforced	Date of Notice	Date of NPA	Amount Outstanding (As on the date of notice)
1.	Mr. Ranjankumar Bajrangbali Dubey (Borrower) and Mr. Nitin Pravin Kumar Palan (Guarantor)	Primary Security : N.A. Plot For Residential Purpose, bearing Plot No. 39, Revenue Survey No. 391, "Bageshree Township - II", Area of Plot About 96.00 Sq. Mtrs., Village : Varsamed, Tal. : Anjar, Dist. : Kutch, Four Boundary As Under : East : 9.14 Mtrs. Wide Road, West : 1.52 Mtrs. Gully, North : Plot No. 40, South : 6.70 Mtrs. Road. Property Owner : Ranjankumar Bajrangbali Dubey	06.11.2024	30.10.2024	Rs. 13,78,582.27

 The above Borrower(s) and for their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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.
 Date : 19.12.2024, Place : Rajkot Yours faithfully, For Punjab National Bank, Authorised Officer, Chief Manager

Union Bank of India
NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE) RULE 6 (2) & (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002
 To,
 1. Ravindra Kumar Singh
 Flat No. C-503, Shivam Residency, Gadkhol, Ankleshwar, Gujarat - 392001.
 2. Reena Kumari
 Flat No. C-504, Dharmnand Society, Shantinagar-2, Ankleshwar, Bharuch, Gujarat - 392001.
 Sir/Madam,
 Sub - Sale of Property belonging to Mr. Ravindra Kumar Singh and Ms. Reena Kumari for Realization of Amount due to Bank under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
 Union Bank of India, 1st Floor, Shree Mangalam Complex, Kasak Circle, Bharuch, Gujarat, the secured creditor, caused a demand notice dated 25.06.2024 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorized Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 03.12.2024.
 Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the below mentioned property by holding public e-auction after 30 days from the date of receipt of this notice through online mode. The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately.
 Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in sec. 13 (8) of the Act.
DESCRIPTION OF THE IMMOVABLE PROPERTY
 Flat No. C-503, 5th Floor, Shivam Residency, C/1 and C/2, S.R. No. 321/1/P (New), S.R. No. 84/3 Paiki, Moje : Gadkhol, Tal. Ankleshwar, Dist. Bharuch, Gujarat. Bounded by - East : Flat No. C-504, West : Flat No. D-503, North : Road, South : Lift and Passage.
 Date : 03.12.2024, Place : Bharuch Authorised Officer, Union Bank of India

EVEXIA LIFECARE LIMITED
 (CIN : L23100GJ1990PLC014692)
 (Regd. Office: Tundav Anjar Road, Village Tundav, Savli, Vadodara, Gujarat, 391775) | Phone: 0265-2362200
 E-mail : info@evexialifecare.com Website: www.evexialifecare.com
NOTICE TO MEMBER - POSTAL BALLOT
 Members are hereby informed that pursuant to the provisions of Section 110 read with Section 108 of the Companies Act, 2013 ("Act"), Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules") and other applicable provisions of the Act and the Rules including General Circulars issued by the Ministry of Corporate Affairs (MCA) & SEBI, Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India, Regulation 44 of the SEBI (LODR) Regulations, 2015 ("Listing Regulations") (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), the Company has completed the process of sending Postal Ballot Notice along with the Explanatory Statement electronically on Thursday, 19th December 2024, to all the Members whose email addresses are registered with the Company / Registrar and Share Transfer Agent of the Company (RTA) / Depository Participants as on Friday, 13th December 2024 ("Cut-off Date"), for seeking approval of the Members of the Company by way of Ordinary Resolution by voting through electronic means only (remote e-voting) on the following matter:
1. TO APPOINT M/S M. A. SHAH & CO. CHARTERED ACCOUNTANTS AS A STATUTORY AUDITOR TO FILL CASUAL VACANCY CAUSED BY RESIGNATION OF PREVIOUS AUDITOR FOR THE F.Y. 2024-25
 Notice of Postal Ballot is also available on the Company's website, websites of the Stock Exchange at www.bseindia.com and on website of NSDL i.e. www.evoting.nsdl.com.
Members are hereby further informed that:
 1. The Company has engaged the services of National Securities Depository Limited ("NSDL") for providing the remote e-voting facility to its Members. The remote e-voting facility will be available during the following voting period:
 Commencement of E-Voting Friday, December 20, 2024 at 9.00 a.m. (IST)
 Conclusion of E-Voting Saturday, January 18, 2025, at 5.00 p.m. (IST)
 No voting shall be allowed beyond Saturday, January 18, 2025 (5:00 PM. (IST)) as the e-voting module shall be disabled for voting by NSDL thereafter. Once the vote on a resolution is cast by the Member, he/she shall not be allowed to change it subsequently or cast vote again.
 2. Manner of remote e-voting by the Members holding the shares in dematerialized mode, physical mode and Members who have not registered their e-mail address has been provided in the Postal Ballot Notice. The manner in which the persons who have forgotten the User ID and Password, can obtain/generate the same, has also been provided in the said Notice.
 3. The Company has appointed M/s. Brajesh Gupta & Co. Practising Company Secretary as the Scrutinizer for conducting the Postal Ballot process through remote e-voting, in a fair and transparent manner.
 4. The Members holding shares as on the cut-off date and have not received the Notice of Postal Ballot, may write to info@evexialifecare.com and obtain the same
 5. Members whose names are recorded in the Register of Members / Beneficial Owners as on the cut-off date will be entitled to vote electronically on the resolution set out in the Postal Ballot Notice. A person who becomes a Member after the cut-off date should treat this Notice for information purpose only
 6. Members who have not registered their email ID are requested to register the same in the following manner:
 a) Members holding shares in physical mode and who have not registered/ updated their email ID with the Company are requested to temporarily update their email address along with their RTA at vadodara@linkintime.co.in or to the Company info@evexialifecare.com
 b) Members holding shares in dematerialized mode are requested to register/ Update their email ID with the relevant Depositories participants with whom they maintain their demat account(s).
 7. The result of remote e-voting will be announced within the timeline of Regulatory provisions. These results will also be displayed along with Scrutinizer's report hosted on website of the Company and on the website of Stock Exchange BSE limited and website of the NSDL (evoting@nsdl.co.in)
 8. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: 022 - 4886 7000 or send a request at evoting@nsdl.com. Members are requested to carefully read all the notes set out in the Notice and in particular manner of casting vote through remote e-voting.
 Members are requested to carefully read all the notes set out in the Notice and in particular manner of casting vote through remote e-voting.
 For Evexia Lifecare Limited Sd/-
 Jayesh Raichandbhai Thakkar
 Managing Director
 Date: December 19, 2024
 Place: Vadodara

IDBI BANK
PUBLIC NOTICE ABOUT WILFUL DEFAULTER(S) DECLARED BY IDBI BANK LTD.
NAME & PHOTOGRAPH & ADDRESS (PARTNER/GUARANTOR)

 Shri Vinodchandra M. Thakkar
 (Partner of Uma Cotton Industries - Borrower)
 G-16, Sursagar Tower, Near Kallasang Shopping Hub, Ghatodia, Ahmedabad, Pin : 380061, Gujarat.

 Shri Alpeshkumar R. Thakkar
 (Partner of Uma Cotton Industries - borrower),
 5/K, Patelvas Valpara, Taluka : Kanakarez, Dist. Banaskantha, Pin: 385560, Gujarat.
 It is hereby notified to the public at large that the above mentioned Borrower (Uma Cotton Industries) / Partner / Guarantor failed and neglected to pay the instalments of principal, interest and other monies to IDBI Bank Ltd. with respect to the financial assistance granted to the Borrower. The Borrower / Partner / Guarantor are required to pay the outstanding sum of Rs. 63,85,74,171.82 (Rupees Sixty Three Crore Eighty Five Lakh Seventy Four Thousand One Hundred Seventy One and Paise Eighty Two Only) as on November 01, 2024 together with interest thereon till the date of payment in terms of various loan documents executed by them in favour of IDBI Bank Ltd. Hence, in public interest it is informed and cautioned that no person shall deal with any of the properties of the Borrower / Partner / Guarantor as huge dues are to be recoverable from them.
 Date : 20.12.2024 Sd/-, Authorised Signatory
 Place : Ahmedabad IDBI Bank Ltd., NPA Management Group (NMG)

Canara Bank
Motikhavdi Branch, Meghar :
 Post Padana, Near Reliance Medical Gate, Motikhavdi, Taluka & District : Jamnagar-361280
SYMBOLIC POSSESSION NOTICE
 Whereas The undersigned being the Authorized Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 27.09.2024 calling upon the Borrower Mr. Jadedja Atrirajsinh (Borrower) and Mr. Mahendrasinh Lalubha Jadedja (Co-Borrower) to repay the amount mentioned in the notice, being Rs. 6,10,323.89 (Rupees Six Lakh Ten Thousand Three Hundred Twenty Three and Paise Eighty Nine Only) in the Education Loan Account as on 25.09.2024, within 60 days from the date of receipt of the said notice.
 The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general, that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him / her under section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on this 19-Dec-2024.
 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 the Canara Bank, Motikhavdi Branch for an amount of Rs. 6,10,323.89 (Rupees Six Lakh Ten Thousand Three Hundred Twenty Three and Paise Eighty Nine Only) in the Education Loan Account as on 25.09.2024 and interest thereon.
 The Borrower's attention is invited to provisions of Section 13(8) of the Act, in respect of time available, to redeem the secured assets.
Description of the Immovable Property :
 All the Piece and Parcel of Property situated at Saru section Road R. S. No. 122. T. P. Scheme No. 1, Final Plot No. 74, 77, 78, Non-Agricultural Plot No. 10, City Survey Sheet No. 231, Survey No. 714/1, Sub Plot No. 10/3 admeasuring 139.83 Sq. Mtr. Construction, Atn Residency Flat No. 101 at First Floor Super Built Up Area 170.66 Sq. Mtr. The Plot is Bounded By :
 North : Sub Plot No. 10/4 East : Public Road
 South : Public Road West : Sub Plot No. 10/2
 Date : 19.12.2024, Authorised Officer,
 Place : Moti Khavdi Canara Bank

IDFC FIRST Bank Limited
 (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
 CIN : L65110TN2014PLC097792
 Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. TEL : +91 44 4564 4000 | FAX : +91 44 4564 4022.
APPENDIX IV [Rule 8(1)]
POSSESSION NOTICE (For immovable property)
 Whereas the undersigned being the Authorized Officer of the IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC 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 a demand notice dated 25.07.2024 calling upon the borrower, co-borrowers and guarantors 1. KANKUBEN LAKHABHAI RABARI (IN THE CAPACITY OF AVAILABLE LEGAL HEIR OF LATE LAKHABHAI RABARI) 2. KANKUBEN LAKHABHAI RABARI, to repay the amount mentioned in the notice being Rs. 3,13,189.07/- (Rupees Three Lac Thirteen Thousand One Hundred Eighty Nine And Seven Paise Only) as on 25.07.2024 within 60 days from the date of receipt of the said Demand Notice.
 The borrowers 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 under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 12th day of DEC 2024.
 The borrowers 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 IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of Rs. 3,13,189.07/- (Rupees Three Lac Thirteen Thousand One Hundred Eighty Nine And Seven Paise Only) and interest thereon.
 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.
Description of the Immovable properties
 All That Piece And Parcel Of Mouje: Khedavada Property No. 20 Situated At Khedavada Within The Limits Of Khedavada Group Gram Panchayat, Tal. - Himatnagar, District- Sabarkantha, Gujarat-383220. Admeasuring 50 X 17 Sq. Ft. And Bounded As : East : Damar Road West: Vanghu, North : House Of Rabari Maheshbhai Lakhbhai, South : Damar Road
 Date : 12-12-2024 Sd/-
 Place : GUJARAT Authorised Officer
 Loan Account No : 22881123 (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Bank of Baroda
Regional Office Bhavnagar : Dena Bhavan, Lokhand Bazar, Khargate, Bhavnagar-364001. E-Mail : recovery.bhavnagar@bankofbaroda.com
AUCTION OF SEIZED VEHICLE
 Following Vehicles are sized and to be sold on "As is where is" and "As is What is" and "Without Recourse" basis. Conditions for Realization of the secured debts due to Bank of Baroda, Kaliabid Branch, Bhavnagar. The Sale will be done by the undersigned through E-Auction Platform provided at the website https://bob.auctiontiger.net
Auction Date 06.01.2025, Auction Time : 2.00 PM to 5.00 PM
Vehicle Inspection Date : 30.12.2024 & Time : 11.00 AM to 4.00 PM

S. No.	Branch	Name of Borrower	Vehicle Details	Outstangs Due Amt.	Reserve Price EMD Bid Increase Amt.	EMD Collection A/c. No.	IFSC CODE	Contact Name & No.
1	Kaliabid Branch, Plot CM 450 B, Virani Circle, Sardar Patel School Road, Kaliabid, Bhavnagar -364001	Sh. Chandubhai Girdharbhai Makvana	Ashok Leyland Truck Model Year : 2023 Registration Year : 2023 Reg. No. : GJ-04-AW-8171	Rs. 21,55,258 + Interest	Rs. 16,75,000 Rs. 1,67,500 Rs. 10,000	4140001 5181219	BARBO KALIAB	Kunal Gaurav M. 84694 43852

 (1) For Detailed Terms and Conditions of the Sale, please refer to the Link provided in Bank of Baroda, Secured Creditor's Website i.e. www.bankofbaroda.com/webast.htm. (2) The Auction-Cum-Sale shall be conducted through E-Auction mode only, through the official portal of https://bob.auctiontiger.net. (3) The intending bidders are advised to go through the portal https://bob.auctiontiger.net for detailed Terms and Conditions for E-Auction Sale before submitting their bids and taking part in the E-Auction Sale proceedings and contact the respective Authorised Officer for the concerned Vehicle as mentioned above.
 Date : 20.12.2024, Place : Kaliabid, Bhavnagar Authorized Officer, Bank of Baroda

Union Bank of India
 Alkapuri Branch : 14-15, National Plaza, R.C. Dutt Road, Alkapuri, Vadodara-390005.
Notice under Sec.13 (2) read with Sec.13 (3) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
 To,
 1. Mr. Chudasama Ravirajsinh Vanrajsinh (Borrower)
 2. Mr. Chudasama Vanrajsinh Ghansyambhai (Co-borrower)
 A/302, Tower - A, Third Floor, Park Avenue, Near Aryan Party Plot, Subhanpura, Vadodara, Gujarat -390023.
 Dear Sir/Madam,
 Notice Date : 28/11/2024 issued to you u/s 13(2) of The Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 by me, the Authorized Officer, was sent to you calling upon to repay the dues in your loan account's with us at your last known address could not be served. Therefore, the contents of the said demand notice are being published in this newspaper.
 The Credit Facilities / Loan Facilities availed by you have been classified as NPA on 24/11/2024. You have executed loan documents while availing the facilities and created security interest in favor of the Bank. The details the credit Facilities and secured assets are as under:
 Credit Facilities of nature Housing Loan availed with outstanding amount as on 24.11.2024 of Rs. 42,82,476.06 (Rupees Forty Two Lakhs Eighty Two Thousand Four Hundred Seventy Six and Paise Six Only)
Secured Assets :- All that pieces or parcels of Non-agricultural land bearing R.S. No. 62,62/1, T.P. No. 187, land admeasuring 2618 sq.mtrs., out of total 2711 sq.mtrs. standing thereon in the Registration, Sub-District of Vadodara of Mouje - Village - Subhanpura wherein scheme namely "Park Avenue" is constructed and out of that Flat No. A/302 on Third Floor in Tower - A having built up area admeasuring 97.263 sq.mtrs. with undivided and proportionate share of land admeasuring 52.169 sq.mtrs. Bounded by - East : Passage and Staircase, West : Internal Road, North : Tower - B, South : Flat no. A/301.
 Therefore, you, No.1 as borrower & No.2 as co-borrower, in terms of the aforesaid notice have been called upon to pay the aforesaid sum of Rs. 42,82,476.06 (Rupees Forty Two Lakhs Eighty Two Thousand Four Hundred Seventy Six and Paise Six Only) together with future interest and charges thereon within 60 days from the date of this publication. That on your failure to comply therewith, we, the secured creditor, shall be entitled to exercise all or any of the rights under Section 13(4) of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. In terms of Section 13(13) of the Act you shall not transfer the secured assets aforesaid from the date of receipt of the notice without Bank's prior consent. Please take note of the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.
 Date : 19.12.2024, Place : Vadodara Authorised Officer, Union Bank of India

SBFC
SBFC Finance Limited
 (Erstwhile SBFC Finance Private Limited)
 Registered Office- Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri-Kurla Road, Andheri (East), Mumbai-400059.
DEMAND NOTICE
 Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from Dewan Housing Finance Corporation Limited, (DHFL). Pursuant to the Deed of Assignment dated 14th June 2019, DHFL transferred and assigned the financial assets and other rights in favour of the Securitisation Trust. Subsequently, the Securitisation Trust appointed SBFC Finance Limited to all such acts including enforcement of underlying securities. We state that despite having availed the financial assistance, the borrowers/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder, as per guidelines of Reserve Bank of India, consequent to the Authorized Officer under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices.
 The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

Sl. No.	Name of the Borrower / Address & Name of Trust	Date Of Demand Notice & NPA	Loan And Outstanding Amount	Description Of Secured Assets
1.	1. DADUBHAI HEMANTISINGH CHAUHAN 2. KARANSINH DADUBHAI CHAUHAN, 3. TARABA DADUBHA CHAUHAN They all are having address at : 2985, Caspara, Sanand, Meni, AHMEDABAD, GUJARAT - 382110. "SBFC LAP Trust June 2019" ("Securitisation Trust").	Date of Notice : 10th October 2024 NPA Date : 2nd August 2022	Loan Agreement Number 03100013559DH (PR00681347) Loan Amount : Rs. 1481306/- (Rupees Fourteen Lakh) Eighty One Thousand Three Hundred Sixty (81) Only Outstanding Amount : Rs. 20,07,703/- (Rupees Twenty Lakh) Seven Thousand Seven Hundred Three Only as on 18th September 2024	All the piece and parcel of property bearing Property bearing Shop No 1 (Nagarपाली No 3126/12/7) admeasuring 11.51 sq meters on 1st Floor and Shop no 2 (Nagarपाली No 3126/2/12) admeasuring 15 sq meters on 1st floor in the Scheme known as "NAVJURGA SHOPPING CENTRE" situated at land bearing city Survey No 4112 parcel of Category "C" of mouje village SANAND Talika Sanand in the District of Ahmedabad and Registration of Sub District of Sanand.

 In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers, to pay the outstanding dues as mentioned above along with future interest and applicable charges 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 along with the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of the SARFAESI Act and the applicable Rules thereunder. Please note that under Section 13 (13) of the SARFAESI Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.
 Date: 20th December 2024
 Place: GUJARAT Sd/- Authorized Officer
 SBFC Finance Limited

India Shelter INDIA SHELTER FINANCE CORPORATION LTD. DEMAND NOTICE
 Regd. Off: 6th Floor, Plot 15, Sector-44, Institutional Area, Gurgaon, Haryana-122002
 Branch Office: 3rd floor 304 silver road, Opp. Dab group school, Vadodra part road, nikhil Ahmedabad 382350
NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. NOTICE is hereby given that the following borrower(s) who have availed loan from India Shelter Finance Corporation Ltd. (ISFCL) have failed to pay Equated Monthly Instalments (EMIs) of their loan to ISFCL and their loan Account has been classified as Non-Performing Asset as per the guidelines issued by National Housing Bank. The borrower(s) have provided security of the immovable properties to ISFCL, the details of which are described herein below. The details of the Loan and the amounts outstanding and payable by the borrowers to ISFCL as on date are also indicated here below. The borrower(s) as well as the public in general are hereby informed that the undersigned being the Authorized Officer of ISFCL, the secured creditor has initiated action against the following borrower(s) under the provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and issued notice under this Act details mentioned below. If the following borrower(s) fail to repay the outstanding dues indicated against their names within 60(Sixty) days of the notice, the undersigned will exercise any one or more of the powers conferred on the secured creditor under sub-section (4) of the section 13 of the SARFAESI Act, including the power to take the possession and sell the same. The public in general is advised not to deal with properties described herein below.

Name of the Borrower(s) / Guarantor/legal heir/legal representative, Loan account no.	NPA Date / Demand Notice Date	Demand Notice Date and Amount	Description of secured Asset(s) (immovable properties)
Mr./M/s. Pinal Joshi Mr./M/s. Legal Heir Of Kaushik Kumar Joshi Loan Id- HL38CHLONS00005041192/ AP-100818878 LA38CLLONS00005042165 AP-10091799	10-11-2024 10-12-2024	Rs. 419949/- Rupees Four Lakh Nineteen Thousand Nine Hundred Thirty Nine due as on 10.12.2024 together with interest from 11.12.2024 and other charges and cost till the date of the payment	All Piece And Parcel Of Residential Property bearing Flat No. B/401 of block no B, Admeasuring about 80 Sq.yards 66.88 Sq.Mtrs. Constructed area and undivided Share in the land of 23.58 Sq.Mtrs in the scheme known as Vinayak Residency Near Nirant cross road, Village. Vastrapal, Ta. City/Dist. Ahmedabad, Gujarat - 382419 Boundary - East-Flat No. B-402, West-Marginali space, North-Flat No. B-401, South-Common passage

 Place: Gujarat / Date: 20-12-2024 (AUTHORIZED OFFICER) INDIA SHELTER FINANCE CORPORATION LTD

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
 Registered Office: 507, Dalamal House, Jammalal Bajaj Road, Nariman Point, Mumbai-400021.
 Branch Office: 56-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Notice of Intention to Sell under Rule 8(5) & (6) of Security Interest Enforcement rules R/W Section 13 (8) of SARFAESI Act, 2002.
 Whereas you the below mentioned Borrower's, Co-Borrower's, Guarantors and Mortgagors at Column No.2 have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower's/ Co-Borrower's/ Guarantors/ Mortgagors as mentioned in column No.3 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of service of notice. That the below described secured assets being immovable property mortgaged/ charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust-10 ("Pegasus"), having been assigned the financial asset pertaining to the below mentioned Borrower along with underlying security interest by Jana Small Finance Bank Limited Hereinafter referred to as ("Jana Bank") for short, wide Assignment Agreement dated 28th March, 2024 under the provisions of the SARFAESI Act, 2002, and thereby the assigned Pegasus herein has stepped into the shoes of the assignor, Jana Bank. The undersigned authorised officer Pegasus Assets Reconstruction Pvt. Ltd. (Acting in its Capacity as Trustee of Pegasus 2023 Trust 10) mentioned in below by exercising of powers conferred under section 13(4) of the SARFAESI Act. The Borrower/ Co-Borrower/ Guarantor/ Mortgagor in particular are informed and called upon to repay the outstanding balance as mentioned in Column No.5 within 30 days from the date of this notice.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Current Outstanding balance as on 18.12.2024
1	34269420001218	1) Piyushkumar Girishbhai Parmar, 2) Parmar Sonalben	12/06/2023	05/11/2023	Rs.22,44,459.20 (Rupees Twenty Two Lakh Forty Four Thousand Four Hundred Fifty Nine and Twenty Paise Only)

Details of Secured Asset: All that piece and parcel of the immovable Property bearing Residency Flat No.502, in Block No.P, on Fifth Floor, admeasuring 111 Sq.yards Super Built-up area i.e. 92.80 Sq.mtrs., Carpet area admeasuring 53 Sq.mtrs., together with undivided land admeasuring 52.83 Sq.yards i.e. 44.17 Sq.mtrs., in the scheme "SHREE THAKORNATH RESIDENCY", Constructed by Balaji Associates, a Partnership Firm, situated on Non Agricultural land bearing Old Block No.583, New Block Survey No.560 admeasuring 4790 Sq.Mtrs., PaikHissa No.D, New Survey No.308 admeasuring 20761 Sq.mtrs., situate, being and lying at Mouje Nandol, Taluka Dahegam, in the Registration District Gandhinagar and Sub-District Dahegam.
 Please note Borrower/ Co-Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses within 30 days from the date of Publication of this notice, failing which the above secured assets will be brought for sale by the authorised officer by exercising the powers conferred under Rule 8(6) & Rule 9 of the Security Interest Enforcement Rules 2002.
 Date: 20-12-2024 Authorised Officer, Pegasus Assets Reconstruction Pvt. Ltd.
 Place: Dahegam (Acting in its Capacity as Trustee of Pegasus 2023 Trust 10)

