

LORDS ISHWAR HOTELS LIMITED

CIN : L55100GJ1985PLC008264

Date: 3rd July, 2026

To,
BSE Limited
Department of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001.

Sub: Newspaper advertisement of Notice to Shareholders for special window for re-lodgement of transfer requests of physical shares.

Ref.: BSE Code - 530065

Dear Sir/Madam,

Pursuant to SEBI Circular SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated 2nd July, 2025 and SEBI/HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026 dated 30th January, 2026, we are enclosing herewith copy of newspaper advertisement of notice to shareholders about the special window opened for re-lodgement of transfer requests of physical shares published in Financial Express in English and Gujarati Edition.

The above intimation is also available on the website of the Company www.lordsishwar.com

Kindly take the same on your record.

Thanking you,

Yours faithfully,

FOR LORDS ISHWAR HOTELS LIMITED



MAHIMA JARIWALA
Company Secretary
ACS-75636



Encl.: As above

Asset Recovery Branch, Rangoli Complex,
1st Floor, Nr. VS Hospital, Ellisbridge, Ahmedabad
Email : ubin0555983@unionbankofindia.bank

Ref. No.: ARB/AHM/MDO/108/26-27 Date: 01-07-2026

[1] M/s. M.D Oil Prop: Mr. Mukendra Dashrath Modi
Shop No. 26, Parulnagar Shopping Complex, Bhuyangdev Char Rasta, Sola Road, Ahmedabad.

[2] Mr. Mukendra Dashrath Modi &
[3] Mrs. Jyotshababen Mukendrabhai Modi
144, C.P. Nagar, Part-II, Ghatlodiya, Ahmedabad 380013.

[2] Mr. Mukendra Dashrath Modi &
[3] Mrs. Jyotshababen Mukendrabhai Modi
Flat No. 28, 3rd floor, Nikanth Apartment, Chandranagar Colony, Odhav, Ahmedabad.

Dear Sir,
This is regarding disposal-off of the inventory of movables collected by the bank while taking over the physical possession of the mortgaged property at Flat No. 28, 3rd floor, Nikanth Apartment, Chandranagar Colony, Under TP Scheme No. 24, Mouje Raipur Haripur, Taluka Odhav, Ahmedabad.

In this regard, you are advised to contact the undersigned and collect your inventory movables from the bank custody immediately. In case you fail to respond this letter within seven days, the bank will be free to dispose off all the movables from its custody at its discretion and credit the sale proceeds if any in your loan account without further notice. Kindly note that you will be solely responsible for all cost and loss if any in this regard.

Sd/- Authorised Officer / BM
Asset Recovery Branch, Ahmedabad

Bank of Maharashtra
Bank of Maharashtra
Zonal office Surat: 2nd Floor, Milestone
Fiesta, LP Savani road, Adajan Surat.

[Rule - 8 (1) POSSESSION NOTICE (For Immoveable Property)]
WHEREAS, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, issued (1) Demand Notice dated 24/04/2026 calling upon the Borrowers/Guarantors 1. Mrs. Anita Raghani Prop. Of M/s. Anu Enterprises (Borrower) 2. Mrs. Anita Raghani (Borrower) and 3. Mr. Raghani Raghunath (Borrower) to repay in full the amount as mentioned below within 60 days from the date of receipt of the said Notice.

The notice was sent by Registered AD post calling upon the borrowers for payment of dues towards the bank. 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 of the said rules.

The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount hereinabove mentioned.

(DESCRIPTION OF THE IMMOVABLE PROPERTIES)

Sr. No.	Name of the Borrower/s / Guarantor/s	Amount	Date of Possession
1.	1. Mrs. Anita Raghani Prop. Of M/s. Anu Enterprises (Borrower) 2. Mrs. Anita Raghani (Borrower) and 3. Mr. Raghani Raghunath (Borrower)	A/c No. 60479532579 Ledger Balance Rs. 2611346.95 + Unapplied Interest Rs. 57419.09 + interest thereon @ 8.20% p.a. + A/c No. 60485555500 Ledger Balance of Rs. 2450230.10 + Unapplied Interest of Rs. 41487.43 + interest thereon @ 10.30% p.a. w.e.f. 25.04.2026	Symbolic Possession taken on 30/06/2026

Description of Secured Asset (Immovable Properties) All that piece and parcel of bearing Flat No. C/4/501 admeasuring about 769 Sq. ft. i.e. 71.44 Sq. mts. Built up on 5th Floor of "C/4" Building of "STUTI RESIDENCY" together with undivided proportionate land underneath the said building, situated on land bearing Revenue Survey No. 328 i.e. Block No. 30B of village pal, Taluka Adajan, District - Surat, Gujarat P.No. 43/T.P. Scheme No. 14 (Pal).

Date: 30-06-2026
Place: Surat
Sd/- Authorized Officer,
Bank of Maharashtra

Uniphos Enterprises Limited
CIN: L24219GJ1969P.C001588
Regd. Office: 11, G.I.D.C., Vapi 396 195, Dist. Valsad, Gujarat, India.
P: +91 260 2432716 | Email: uei.investors@uniphos.com | Website: www.ueionline.com

Special Window for Transfer and Dematerialisation of Physical Securities

Pursuant to SEBI Circular No. HO/38/13/11(2)2026-MIRSD-PDD/3750/2026 dated January 30, 2026, read with Circular No. SEBI/HO/MIRSD/MIRSD-PoD1/P/CIR/2025/97 dated July 2, 2025 ("SEBI Circular"), the Securities and Exchange Board of India (SEBI) has provided a special one-time window of one year for transfer and dematerialisation of physical shares where the transfer deed was executed prior to April 1, 2019. The Special Window shall remain open from February 5, 2026 to February 4, 2027.

Investors holding transfer deeds executed prior to April 1, 2019, including fresh lodgement cases and transfer requests that were earlier rejected, returned or remained unattended owing to deficiencies, may submit or re-submit their requests for transfer and dematerialisation during the aforesaid Special Window. Eligible investors may lodge/re-lodge their requests with the Company's Registrar and Share Transfer Agent, MUGF Intime India Private Limited, along with the requisite documents prescribed under the SEBI Circular.

The securities transferred pursuant to the aforesaid facility shall be credited to the transferee only in dematerialised form and shall be subject to a lock-in period of one year from the date of registration of transfer, in accordance with the SEBI Circular. For further details, investors may refer to the SEBI Circulars or contact MUGF Intime India Private Limited, the Company's Registrar and Share Transfer Agent.

Registrar to an issue & Share Transfer Agent (RTA) Details: MUGF Intime India Private Limited, Unit: Uniphos Enterprises Limited C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai-400063, Maharashtra, India. Tel. No.: 18001020878, E-mail: investor.helpdesk@in.mpmf.com Detailed guidelines are also available on the Company's website at https://ueionline.com.

For Uniphos Enterprises Limited
Sd/-
Amit Jain
Company Secretary & Compliance Officer (ACS-37744)
Place: Mumbai
Date: July 2, 2026

POSSESSION NOTICE
(for immovable property)

Whereas,

The Authorized Officer of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 24.02.2020 calling upon the Borrowers TORQUE AUTOMOTIVE PRIVATE LIMITED, GIRABEN KISHORSINH SOLANKI ALIAS GIRABEN K SOLANKI, KUREN MANISHKUMAR AMIN ALIAS KURENBHAI MANISH BHAI AMIN DIRECTOR TORQUE AUTOMOTIVE PRIVATE LIMITED, ZANKARSINH SOLANKI ALIAS ZANKARSINH KISHORSINH SOLANKI DIRECTOR GENERAL CAPITAL AND HOLDING COMPANY PVT. LTD. and GENERAL CAPITAL AND HOLDING COMPANY PVT. LTD. to repay the amount mentioned in the Notice being Rs. 80,68,444.85 (Rupees Eighty Lakhs Sixty Eight Thousand Four Hundred Forty Four and Paise Eighty Five Only) against Loan Account No. HLAPAHE00325550 as on 20.02.2020 and interest thereon within 60 days from the date of receipt of the said Notice. Further, the IHFL has assigned all its rights, title and interest of the above loan account in favor of Indiabulls Asset Reconstruction Company Ltd. as Trustee of Indiabulls ARC-XXXI, Trust by way of an Assignment Agreement dated 21.08.2023.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 29.06.2026.

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 Indiabulls Asset Reconstruction Company Ltd. for an amount of Rs. 80,68,444.85 (Rupees Eighty Lakhs Sixty Eight Thousand Four Hundred Forty Four and Paise Eighty Five Only) as on 20.02.2020 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 PROPERTY (IES))

LAND BEARING OLD REVENUE SURVEY NO. 710, 711, 712, BLOCK NO. 501, VILLAGE- DASHRATH, TALUKA: VADODRA, TALUKA ADMEASURING ABOUT 16187 SQ. METER I.E. 174243 SQ. FEET, PAIKI SOUTHERN SIDE LAND ADMEASURING ABOUT 4646.17 SQ. MTRS. I.E. 50011 SQ. FT. AND BOUNDED AS UNDER:

EAST : BLOCK NO. 502
WEST : BLOCK NO. 501/PAIKI (ESSAR PETROL PUMP)
NORTH : BLOCK NO. 501/PAIKI
SOUTH : SOKHADA ROAD

Sd/-
Authorised Officer
Date : 29.06.2026
Indiabulls Asset Reconstruction Company Ltd.
Place: VADODRA
Trustee of Indiabulls ARC- XXXI Trust

POSSESSION NOTICE
(for immovable property)

Whereas,

The Authorized Officer of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 24.02.2020 calling upon the Borrowers TORQUE AUTOMOTIVE PRIVATE LIMITED, GIRABEN KISHORSINH SOLANKI ALIAS GIRABEN K SOLANKI, KUREN MANISHKUMAR AMIN ALIAS KURENBHAI MANISH BHAI AMIN DIRECTOR TORQUE AUTOMOTIVE PRIVATE LIMITED, ZANKARSINH SOLANKI ALIAS ZANKARSINH KISHORSINH SOLANKI DIRECTOR GENERAL CAPITAL AND HOLDING COMPANY PVT. LTD. and GENERAL CAPITAL AND HOLDING COMPANY PVT. LTD. to repay the amount mentioned in the Notice being Rs. 80,68,444.85 (Rupees Eighty Lakhs Sixty Eight Thousand Four Hundred Forty Four and Paise Eighty Five Only) against Loan Account No. HLAPAHE00325550 as on 20.02.2020 and interest thereon within 60 days from the date of receipt of the said Notice. Further, the IHFL has assigned all its rights, title and interest of the above loan account in favor of Indiabulls Asset Reconstruction Company Ltd. as Trustee of Indiabulls ARC-XXXI, Trust by way of an Assignment Agreement dated 21.08.2023.

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NORTH : BLOCK NO. 501/PAIKI
SOUTH : SOKHADA ROAD

Sd/-
Authorised Officer
Date : 29.06.2026
Indiabulls Asset Reconstruction Company Ltd.
Place: VADODRA
Trustee of Indiabulls ARC- XXXI Trust

SBI State Bank of India, Home Loan Centre (15355), Chandkheda, 3rd floor, Amrakunj Business Centre, Satyamev Hospital Road, Chandkheda, Ahmedabad - 382424

E-Auction SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE ASSETS
Sale of movable & immovable assets charged to the bank under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002. The undersigned as Authorized Officer of State Bank of India has taken over possession of the following properties/ies u/s 13(4) of the SARFAESI Act. Public at large is informed that E-Auction (under SARFAESI Act, 2002) of the charged property/ies in the below mentioned cases for realization of Bank's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder.

Name of the Borrower(s)	Details of property/Vehicle	1. Outstanding amount as per Demand Notice	Date & Time of E-Auction	2. Reserve Price (EMD) 10% of Reserve Price. 3. Bid Increment amount.		Date and time of Inspection
				1. Rs. 9,25,000/-	2. Rs. 92,500/-	
Mr. Ashish Amulbhai Purohit	HYUNDAI VERNA 1.5 TURBO GDI DCT SX(D), STARRY NIGHT COLOUR, Reg No. GJ01, WN1403 Reg Date: 04.09.2023	Rs. 12,77,000/- + Arrear amount + accrued interest + penal charges + law charges and others from NPA date 28.02.2026.	From Date: 11/07/2026 11:00 am to Date: 11/07/2026, 05:00 pm	1. Rs. 9,25,000/- 2. Rs. 92,500/- 3. Rs. 5,000/-	From Date: 03/07/2026, 11:00 am to Date: 11/07/2026, 02:00 pm with prior appointment	

Authorized officer/ Contact Person and contact no: Chief Manager Shri Animesh Kumar Ojha Mob: -9724305187 Email id: sbi.15355@sbi.co.in Manager NPA Recovery Shri Supriya Gupta Mo. 9427261271

GENERAL TERMS & CONDITIONS FOR E-AUCTION:
(1.) The e-auction will be conducted "online" through baanknet portal viz: https://baanknet.com (2.) The intending purchasers/bidders are required to register themselves on the auction portal https://baanknet.com (3.) The sale shall be subject to rules/conditions prescribed under the securitization and reconstruction of financial assets and enforcement of security interest Act 2002. (4.) The authorized officers reserve the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of auction at any time without assigning reason whatsoever and his decision in this regard shall be final.

Date : 03.07.2026
Place : Ahmedabad (Gujarat)

Sd/- Authorised Officer,
State Bank of India

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029) (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 25.04.2023 calling upon the Borrower(s) MALATIBEN HASAMUKH VAJAJR (CO-BORROWER, WIFE AS WELL AS LEGAL HEIR OF LATE HASMUKHLAL VAJAJR) and CHIRAG H VAJAJR (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE HASMUKHLAL VAJAJR) to repay the amount mentioned in the Notice being Rs. 23,75,447.87 (Rupees Twenty Three Lakhs Seventy Five Thousand Four Hundred Forty Seven and Paise Eighty Seven Only) against Loan Account No. HHLRAJ00298660 as on 31.03.2023 and interest thereon within 60 days from the date of receipt of the said Notice.

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 described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 27.06.2026.

The Borrower(s) 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 SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 23,75,447.87 (Rupees Twenty Three Lakhs Seventy Five Thousand Four Hundred Forty Seven and Paise Eighty Seven Only) as on 31.03.2023 and interest thereon.

The Borrowers' 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 PROPERTY)

SCHEDULE-A

IMMOVABLE PROPERTY SITUATED ON REVENUE SURVEY NO. 51, PAIKI 2/ PAIKI 2, LAND ADMEASURING ACRE 2-00 GUNTHA, FOR RESIDENTIAL PURPOSE OF NON-AGRICULTURAL LAND BEING PLOT NO. 1 (SINGLE UNIT), LAND ADMEASURING 4369.81 SQ. MTS., SITUATED THEREON AND KNOWN AS "JASANI RESIDENCY", WING "A TO I", THE SAID WHOLE BUILDING IS BOUNDED AS UNDER

EAST : LAND OF R.S. 52 WEST : 18 MTS. ROAD
NORTH : LAND OF R.S. 51 SOUTH : RESERVED LAND OF TP.

SCHEDULE-B

IN THE ABOVE SAID BUILDING KNOWN AS "JASANI RESIDENCY", IN WING -H, ON SECOND FLOOR, FLAT NO. H-203, HAVING CARPET AREA 45.54 SQ. MTS., VILLAGE-RONKI AND DISTRICT RAJKOT, GUJARAT WHICH IS BOUNDED AS UNDER

EAST : ENTRY GATE OF FLAT AND PASSAGE AND AFTER THAT FLAT NO H-202.
WEST : MARGINAL SPACE
NORTH : FLAT NO 204 OF WING H
SOUTH : AFTER MARGINAL SPACE WING-I

SCHEDULE-C

IN THE COMMON AMENITIES OF THE FLATS SOLD, INCLUDES OPEN SPACE AT GROUND FLOOR, PARKING SPACE, UNDER WATER TANK, STAIRS, TERRACE, COMMON WALL, TERRACE ABOVE AND UNDER, PLUMBING LINE, ELECTRIC MOTOR FOR TAKING WATER, DEEP WELL AND ITS FITTING ETC. ALL THE FLAT OWNERS SHOULD USE THIS FACILITIES AS PER RULES.

Date : 27.06.2026
Place : RAJKOT
Sd/-
Authorised Officer
SAMMAAN CAPITAL LIMITED
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

POSSESSION NOTICE
(for immovable property)

Whereas,

The Authorized Officer of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 24.02.2020 calling upon the Borrowers TORQUE AUTOMOTIVE PRIVATE LIMITED, GIRABEN KISHORSINH SOLANKI ALIAS GIRABEN K SOLANKI, KUREN MANISHKUMAR AMIN ALIAS KURENBHAI MANISH BHAI AMIN DIRECTOR TORQUE AUTOMOTIVE PRIVATE LIMITED, ZANKARSINH SOLANKI ALIAS ZANKARSINH KISHORSINH SOLANKI DIRECTOR GENERAL CAPITAL AND HOLDING COMPANY PVT. LTD. and GENERAL CAPITAL AND HOLDING COMPANY PVT. LTD. to repay the amount mentioned in the Notice being Rs. 80,68,444.85 (Rupees Eighty Lakhs Sixty Eight Thousand Four Hundred Forty Four and Paise Eighty Five Only) against Loan Account No. HLAPAHE00325550 as on 20.02.2020 and interest thereon within 60 days from the date of receipt of the said Notice. Further, the IHFL has assigned all its rights, title and interest of the above loan account in favor of Indiabulls Asset Reconstruction Company Ltd. as Trustee of Indiabulls ARC-XXXI, Trust by way of an Assignment Agreement dated 21.08.2023.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 29.06.2026.

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 Indiabulls Asset Reconstruction Company Ltd. for an amount of Rs. 80,68,444.85 (Rupees Eighty Lakhs Sixty Eight Thousand Four Hundred Forty Four and Paise Eighty Five Only) as on 20.02.2020 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.

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EAST : BLOCK NO. 502
WEST : BLOCK NO. 501/PAIKI (ESSAR PETROL PUMP)
NORTH : BLOCK NO. 501/PAIKI
SOUTH : SOKHADA ROAD

Sd/-
Authorised Officer
Date : 29.06.2026
Indiabulls Asset Reconstruction Company Ltd.
Place: VADODRA
Trustee of Indiabulls ARC- XXXI Trust

GRIHUM HOUSING FINANCE LIMITED
Registered Office:- 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 /
Branch Office Unit :- S/6, 2nd floor, Sigma Oases Complex, Near HDFC Bank, Mehana - Ahmedabad Highway, Mehana - 384001/
Office No. 505, 5th Floor, Anant the Workspace - 2, Near ICICI Bank, Kalavad Road, Rajkot - 360005/

E-AUCTION - SALE NOTICE
(Sale of secured immovable asset under SARFAESI Act)

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagee (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (hereinafter referred to as the "Secured Creditor" or per the Act), the possession of which has been taken by the Authorized Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 20-07-2026 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankauctions.com. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihumhousing.com

Sr. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances / Court cases if any (K)
1.	Loan No. HL004891000000050 21089 Arvindbhai Velshibhai Patadiya (Borrower) Parth Arvindbhai Patadiya (Co-Borrower) Madhuben Arvindbhai Patadiya	Notice date: 11-11-2025 Total Dues: Rs. 1543061/- (Rupees Fifteen Lakh Fourty Three Thousand Sixty One Only) payable as on 11-11-2025 along with interest @13.85% p.a. till the realization.	Physical	All The Piece Or Parcel Of Land Along With Structure Standing There On Being The Residential Plot Out Of The Non Agriculture R.S.No.1064 (Old R.S.No.493), Block- Hg#, Fourth Floor, Flat (House) No.G/13, Having Construction Area Admeasuring 45.45 Sq.Mtrs. (54.00 Sq.Yards.) & Ground Floor Margin Area Admeasuring 9.10 Sq.Mtrs. And Undivided Share In Respect To Common Plot And Internal Road Admeasuring 16.05 Sq.Mtrs., Constructed In The Scheme Known As oShrinath Tower", Situated On Freehold Non-Agricultural Land Bearing R.S.No.1064 (Old R.S.No.493), Of Mouje Kundal, Ta.Kadi, Dist.Mehana And Registration Subdistrict Of Kadi Within The State Of Gujarat. And Boundaries Of The Plot: North-Internal Road. South-Open Space Of Passage & Flat (House) No.G/16pen Space Of Passage & Flat (House) No.G/16. East-Flat (House) No.G/14. West-Open Space.	Rs.1300000/- (Rupees Thirteen Lacs Only)	Rs. 1300000/- (Rupees One Lacs Thirty Thousand Only)	17-07-2026 Before 5 PM	10,000/-	07-07-2026 (11AM - 4PM)	20-07-2026 (11 AM - 2PM)	NIL
2.	Loan No. HL0067010000000503 1312 Shallesh Narshibhai Garodhara (Borrower) Garodhara Preetibhen Shalleshbhai (Co Borrower)	Notice date: 11-12-2025 Total Dues: Rs. 1813431/- (Rupees Eighteen Lakh Thirteen Thousand Four Hundred Thirty One Only) payable as on 11-12-2025 along with interest @13.35% p.a. till the realization.	Physical	All That Piece And Parcel Of Residential Flat No. 1103 On 11th Floor Of Wing-B Of Pacific Star Lying And Being On Total Land Adms 3044-914 Sq. Mtr. Of Plot No. (1 To 109)/40+41+42+100/1 And Plot No. (1 To 109)/99 And Common Plot Final Plot No. 31/1 And 31/2 Of T.P. Scheme No. 23 (Rajkot) Of Rajkot Revenue Survey No. 608/2 Paiki 8 Of Rajkot City Survey Ward No. 18, City Survey No. 35/1/41/1 And 35/1/100 (Built Up Area 61-88 Sq. Mtr.) Together With All Movables & Receivables, All Existing Buildings And Structures Thereon And Buildings And Structures As May Be Erected/ Constructed/ There Upon Any Time From/After The Date Of Respective Mortgages And All Additions Thereto And All Fixtures And Furniture's Attached To The Earth Or Permanently Fastened To Anything Attached To The Earth, Both Present And Future And Bounded As Under: North-Flat No. B/1105, Stairs, Passage South-Margin Space And Flat No. B-1102 East-Main Door, Passage And Flat No. 8-1101 West-Margin Space	Rs.1865000/- (Rupees Eighteen Lacs Sixty Five Thousand Only)	Rs. 1865000/- (Rupees One Lacs Eighty Six Thousand Five Hundred Only)	17-07-2026 Before 5 PM	10,000/-	07-07-2026 (11AM - 4PM)	20-07-2026 (11 AM - 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/inself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT. LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email Id - Support@bankauctions.com. Contact Person - Dharni P, E-mail id: dharani.p@c1india.com, Contact No.9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of bank of NEFT/RTGS /DD in the Account name - GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C, Account no. - 091551000028, IFSC code - ICICI000915, Branch Address - ICICI Bank Ltd, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014/ drawn on any nationalized or scheduled Bank on or before 17-07-2026 and register their name at https://www.bankauctions.com and get user ID and password free of cost and get training on e-auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address- S/6, 2nd floor, Sigma Oases Complex, Near HDFC Bank, Mehana - Ahmedabad Highway, Mehana - 384001/ Office No. 505, 5th Floor, Anant the Workspace - 2, Near ICICI Bank, Kalavad Road, Rajkot - 360005 Mobile no. +91 8281138143 e-mail ID p.adith@grihumhousing.com For further details on terms and conditions please visit https://www.bankauctions.com & www.grihumhousing.com to take part in e-auction.

This notice should also be considered as 15 DAYS (Fifteen) notice to Borrower / Co-Borrower/ Mortgagee (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Note: In any case if there is any difference between the contents of local language publication and English newspaper publication, the Content, of the English newspaper language published in Financial Express shall be prevail.

Date: 03-07-2026, Place: Gujarat
Sd/- Authorised Officer, Grihum Housing Finance Limited

TATA CAPITAL LIMITED
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: Office No. 501/502/503/504, 5th Floor, Reegus Business Center, New City Light Road, Surat - 395007.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NOS. TCFLA0216000011661435 And TCFLA0216000011773486: SHREE RAJ RAJSHWARI SILK MILLS

This is to inform that Tata Capital Ltd. (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 and a branch office amongst other places at Surat, Gujarat ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/ Co-Borrower that the below described immovable property mortgaged to Tata Capital Limited (Secured Creditor/TCL), the possession of which has been taken by the Authorized Officer of Tata Capital Ltd. (Secured Creditor), will be sold on 28th Day of July, 2026 "As is where is basis" & "As is what is and whatever there is & without recourse basis".

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was a due of a sum Rs. 80,42,325/- (Rupees Eighty Lakh(s) Forty Two Thousand Three Hundred Twenty Five Only) i.e. Rs. 49,31,053/- in Loan Account No. TCFLA0216000011661435 and Rs. 31,11,272/- in Loan Account No. TCFLA0216000011773486 as on 29-Jun-2026 from Borrowers/Co-Borrowers, i.e., (1) Shree Raj Rajshwari Silk Mills Through its Proprietor Bharat Kumar Lavjibhai Solanki; (2) Bharat Kumar Lavjibhai Solanki; (3) Ashban B Solanki, all having address at A - 1204, Shreya Heights, Kodadara Road, Near Paradise English Academy, Saroli, Surat, Gujarat - 395010; Also add: H-No- 3/2885 - C, Maliniwadi, Salabatpura, Plot No.30, Surat, Gujarat - 395003; Also add: UG - 603 & 604, Avadh Rituraj Textile Hub, Godadara, Surat, Gujarat - 395010.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E-Auction at 2.00 PM on the said 28th Day of July, 2026 by TCL, having its branch office at Office No. 501/502/503/504, 5th Floor, Reegus Business Center, New City Light Road, Surat - 395007.

The sealed E-Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL LIMITED till 5.00 PM on the said 27th Day of July, 2026.

Description of Secured Assets	Type of Possession Constructive/ Physical	Reserve Price (Rs.)	Earnest Money EMD (Rs)
1. Property registered as "Shop No. UG-603" situated on the 1st floor of the building "Awadh Rituraj Textile Hub" situated on the land/property mentioned in Annexure-1 above, having carpet area of about 49.10 sq.mtr (Built up area approx. 50.60 sq.mtr. and unallocated portion area 14.80 sq.mtr.) being at Godadara, Surat - 395010. It is a property with commercial construction including unallocated portion of land under the building.	Physical	Rs. 27,50,000/- (Rupees Twenty Seven Lakh(s) Fifty Thousand Only)	Rs. 2,75,000/- (Rupees Two Lakh(s) Seventy Five Thousand Only)
2. Property registered as "Shop No. UG-604" situated on the 1st floor of the building "Awadh Rituraj Textile Hub" situated on the land/property mentioned in Annexure-1 above, having carpet area of about 49.10 sq.mtr (Built up area approx. 50.60 sq.mtr. and unallocated portion area 14.80 sq.mtr.) Godadara, Surat - 395010. It is a property with commercial construction including unallocated portion of land under the building.	Physical	Rs. 27,50,000/- (Rupees Twenty Seven Lakh(s) Fifty Thousand Only)	Rs. 2,75,000/- (Rupees Two Lakh(s) Seventy Five Thousand Only)

The description of the property that will be put up for sale in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the "Authorized Officer" or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly by, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal https://BidDeal on 28th Day of July, 2026 between 2.00 PM to 3.00 PM with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL LIMITED" payable at Surat. Inspection of the property may be done on 18th Day of July, 2026 between 11.00 AM to 5.00 PM.

Note: The intending bidders may contact to Tata Capital

