SMFG India Home Finance Co. Ltd.

(Formerly Fullerton India Home Finance Co. Ltd.)

SMFG Grihashakti

Corporate OfL : 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 | Regd. OfL : Commerzone, Park Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai – 600116, TN

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the **Public in General** and in particular to the Borrower(s) and Guarantor(s) that the below listed immovable properties ("Secured Assets") mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the **Authorised Officer** of **SMFG India Home Finance Co. Ltd.** *(Formerly Fullerton India Home Finance Co. Ltd.)* (hereinafter referred to as SMHFC) (**"Secured Creditor"**), will be sold on **"As is where is", "As is what is"** and **"Whatever there is"** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till date of realization, due to **SMHFC** Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of the Properties	Reserve Price : / Earnest Money Deposit :	Date & Time of E-Auction	Date of EMD Submission
1.	**Lan No. 600207210771578** **1. Santkumar Jagatbhai Vishvkarma**, S/W/O-Jagatbhai Vishvakarma, **2. Amrutaben Santkumar Vishvkarma,** **3. Kamal Jagatbahadur Vishvakarma,** **4. Suraj Jagatbhai Vishvakarma**	All That Piece And Parcels of Land Bearing Plot No. 232 Admeasuring About 52.12 Sq.mts., Together With Undived Proportionate Share In Road and Cop Admeasuring About 38.14 Sq.mt., (After Kip Block No. 504/232 (Admeasuring About 46.20 Sq.mts) of Vastu Puja Residency Organized On Land Bearing Revenue Survey No.,354 And Its Block No.504 (Old Block No.449) of Hakdharu Sub District Kamrej, District Surat Bouded as **North:** Adj. Vado, **South:** Society Road, **East:** Plot No. 233, **West:** Plot No.231	**Rs. 6,80,000/-** **Rs. 68,000/-**	25.02.2025 at 11.00 AM to 01.00 PM	24.02.2025

Details terms and conditions of the sale are as below and the details are also provided in our/secured creditor's website at the following link website address **(https://BidDeal.in and https://www.grihashakti.com/pdf/E-Auction.pdf)** The **Intending Bidders can also contact : Abhishek Awasthi, on his Mob. No. 9825097367, E-mail : Abhishek.Awasthi@grihashakti.com and Mr. Nikey Dey**, on his **Mob. 9920697801, E-mail : Nikey.Dey@grihashakti.com**

Place : Surat, Gujarat — **Sd/-**
Date : 04.02.2025 — **Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.**
(Formerly Fullerton India Home Finance Co. Ltd.)

सूचिबद्ध बैंक Union Bank of India

E-AUCTION NOTICE
FOR SALE OF IMMOVABLE ASSETS

Scan QR to Know More

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002

Regional Office-Baroda
Union Bank Bhavan,
2nd Floor, Nr. Kala Ghoda Circle,
Sayajiganj, Vadodara, Gujarat-390005

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical / Symbolic Possession** of which has been taken by the Authorised Officer of **Union Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is"** and **"Whatever there is"** on the date mentioned below for recovery of dues as mentioned hereunder to **Union Bank of India** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) are also mentioned hereunder :

DATE OF E-AUCTION : 28.02.2025 (Friday)
TIME OF E-AUCTION : From 12:00 PM to 05:00 PM

Branch : Bharuch-I Prithvinagar, Station Road, Bharuch, Gujarat - 392001
Shree Jayesh Chaudhary, Mobile No.: 9763575150

Sr. No.	Branch Name	Borrower Name	Property Details & Owner Name	Property Type / Possession Type	Amt Outstanding as on 31.01.2025 (in Rs. Lacs)	Reserve Price in Rs. / EMD in Rs.
1	Bharuch-I	**Sevanthaben Rajubhai Lambar (Borrower)** **Meeraben Kamesh Mogriwala (Guarantor)**	Plot No. 160, Divine Residency, R S No. 735/1, Khata No. 1117, Block No. 751, Near Divine Child International School, On Utiyadara Road, Village Hathuran, Ta. Mangrol, Dist. Surat. **(Area: 480 Sq.Ft)** **Owner Name : Sevanthaben Rajubhai Lambar**	Residential Physical	11.23 + Int.+ Expense	6,61,000.00 66,100.00
2	Bharuch-I	**Kiritbhai Manharbhai Kayasth (Borrower)** **Nalin Dilipbhai Solanki (Co-Borrower)**	Plot No.125, Divine Residency, Block No.751, R.S. No. 735/1, Hathuran, Tal: Mangrol, Dist.: Surat **(Area : 480 Sq.Ft)** **Owner Name : Kiritbhai Manharbhai Kayasth**	Residential Physical	10.47 + Int.+ Expense	5,39,000.00 53,900.00
3	Bharuch-I	**Raju Kishan Kuhikar (Borrower)** **Dinesh Suresh Ghantiwala (Guarantor)**	Plot No. 141, Divine Residency, R S No. 735/1, Khata No. 1117, Block No. 751, Near Divine Child International School, ON Utiyadara Road, Village Hathuran, Ta. Mangrol, Dist. Surat. **(Area : 480 Sq.Ft)** **Owner Name : Raju Kishan Kuhikar**	Residential Physical	12.81 + Int.+ Expense	5,88,000.00 58,800.00
4	Bharuch-I	**Rekhitaben Narsangbhai Bhosale (Borrower)** **Jitendra Swaminath Prasad (Guarantor)**	Plot No. 208, Divine Residency, Block No. 744, R.S. No. 783, Hathuran, Tal: Mangrol, Dist.: Surat **(Area : 480 Sq.Ft)** **Owner Name : Rekhitaben Narsangbhai Bhosale**	Residential Physical	11.59 + Int.+ Expense	5,88,000.00 58,800.00
5	Bharuch-I	**Pankajbhai Govindbhai Chhaya (Borrower)** **Ratilal Mavjibhai Rathod (Guarantor)**	Plot No. 239, Divine Residency, Near Divine Child International School, ON Utiyadara Road, Village Hathuran, Ta. Mangrol, Dist. Surat, Gujarat **(Area : 480 Sq.Ft)** **Owner Name : Pankajbhai Govindbhai Chhaya**	Residential Physical	11.08 + Int.+ Expense	5,50,000.00 55,000.00
6	Bharuch-I	**Raviprakash M Bhargav (Borrower)** **Roshan Lajaram (Guarantor)**	Plot No. 26, Divine Residency, R S No. 735/1, Khata No.1117, Block No. 751, Near Divine Child International School, ON Utiyadara Road, Village Hathuran, Ta. Mangrol, Dist. Surat. **(Area : 480 Sq. Ft.)** **Owner : Raviprakash M Bhargav**	Residential Physical	10.54 + Int.+ Expense	5,88,000.00 58,800.00
7	Bharuch-I	**Ajaybhai Babu Chauhan (Borrower)** **Gautam Popatbhai Gajera (Guarantor)**	Plot No. 90, Divine Residency, Near Divine Child International School, ON Utiyadara Road, Village Hathuran, Ta. Mangrol, Dist. Surat. **(Area : 480 Sq. Ft.)** **Owner : Ajaybhai Babu Chauhan**	Residential Physical	15.54 + Int.+ Expense	6,61,000.00 66,100.00
8	Bharuch-I	**Mahendra Dhansukh Nagekar (Borrower)** **Bulakhi Roshan Rana (Guarantor)**	Plot No. 112, Divine Residency, Near Divine Child International School, ON Utiyadara Road, Village Hathuran, Ta. Mangrol, Dist. Surat. **(Area : 480 Sq. Ft.)** **Owner Name : Mahendra Dhansukh Nagekar**	Residential Symbolic	11.78 + Int.+ Expense	5,50,000.00 55,000.00
9	Bharuch-I	**Ushaben Mukundbhai Soni (Borrower)** **Rajinikant Natarvarbhai Soni (Guarantor)**	Plot No. 169, Divine Residency, Near Divine Child International School, ON Utiyadara Road, Village Hathuran, Ta. Mangrol, Dist. Surat. **(Area : 480 Sq. Ft.)** **Owner Name : Ushaben Mukundbhai Soni**	Residential Symbolic	6.20 + Int.+ Expense	5,88,000.00 58,800.00
10	Bharuch-I	**Nileshbhai Premjibhai Prajapati (Borrower)** **Vimla Nilesh Prajapati (Guarantor)**	Plot No. 227, Divine Residency, Near Divine Child International School, ON Utiyadara Road, Village Hathuran, Ta. Mangrol, Dist. Surat. **(Area : 480 Sq. Ft.)** **Owner Name : Nileshbhai Premjibhai Prajapati**	Residential Symbolic	25.45 + Int.+ Expense	7,93,000.00 79,300.00

Branch : Dahej, Maruti Complex, RSY No. 687, Paiki, IPCL Crossing, At PO. Dahej, Dist. Bharuch - 392130. Branch Contact : Shri Rahul Devda, Mo.: 8839634268

Sr. No.	Branch Name	Borrower Name	Property Details & Owner Name	Property Type / Possession Type	Amt Outstanding as on 31.01.2025 (in Rs. Lacs)	Reserve Price in Rs. / EMD in Rs.
11	Dahej	**Bhavik Vrajlal Patel** **Asha Bhavik Patel**	All the Piece and Parcel of Revenue Survey No 13/1 In Which Plot No.105, Having Admeasuring 50.30 Sq. Meter in The Scheme "Santosha Residency", Near Sumicot Limited, Opp. Kukdo Chemical, Industrial Estate Road, At Village- Vadadla, Taluka- Vagra, District-Bharuch. **(Area : 541.23 Sq Ft)** **Owner Name : Bhavik Vrajlal Patel, Asha Bhavik Patel**	Residential Symbolic	10.68 + Int.+ Expense	12,68,000.00 1,26,800.00

Branch : MG Road, Samal Bechar's Pole, Mandvi, M G Road, Post Bag No. 9, Dist. Baroda - 390001. Branch Contact : Shri Puneet Garg, Mobile : 9981078166

Sr. No.	Branch Name	Borrower Name	Property Details & Owner Name	Property Type / Possession Type	Amt Outstanding as on 31.01.2025 (in Rs. Lacs)	Reserve Price in Rs. / EMD in Rs.
12	M G Road	**Barshedali Ashrafali Shaikh** **Jeshmin Khatun Barshedali Shaikh**	Flat No. 104, 1st Floor, "Hamza Appartment", B/h. Jamnabai Hospital, Panigate Road, Vadodara- 390017 **(Area : SBUA-442.00 Sq Ft)** **Owner Name : Barshedali Ashrafali Shaikh, Jeshmin Khatun Barshedali Shaikh**	Residential Physical	12.81 + Int.+ Expense	11,63,000.00 1,16,300.00

Details of Encumbrances over the property as known to the bank : NIL

Contact Details : Shri Anuj Kumar Singh, Mobile No.: 9540440347

This may also be treated as statutory 30/15 Days sale notice u/r 8(6)/9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) & guarantor(s) of the above said loan(s), about the holding of E-Auction Sale on the above mentioned date.

Date & Time for Inspection of Properties :
from 12.02.2025 to 27.02.2025 between 11:00 AM to 04:00PM

For Detailed Terms & Conditions of the sale, please refer to the link provided in
https://www.unionbankofindia.co.in & for Registration and Login and bidding rules visit
https://baanknet.com
Note : Last Date to Deposit Earnest Money (EMD) is on or before 28.02.2025.

Date : 10.02.2025, Place : Vadodara — **Authorised Officer, Union Bank of India**

DICABS DIAMOND POWER INFRASTRUCTURE LIMITED

EXTRACT OF THE UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

(all amount in Rs. Lakhs, except otherwise stated)

Sr. No.	Particulars	Quarter Ended 31-12-2024 Un-audited	Quarter Ended 31-12-2023 Un-audited	Nine Months Ended 31-12-2024 Un-audited	Year Ended 31-03-2024 Audited
1	Total Income from Operations	30,751.01	6,001.73	78,190.32	34,412.00
2	Net Profit / (Loss) before Tax and exceptional items	625.21	(378.89)	2,676.58	1,720.61
3	Net Profit / (Loss) before Tax after exceptional items	625.21	(527.82)	2,676.58	1,690.37
4	Net Profit / (Loss) after Tax after exceptional items	627.43	(527.82)	2,683.35	1,702.50
5	Total Comprehensive income for the period (comprising profit / (loss) for the period after tax and other comprehensive income after tax)	627.43	(527.82)	2,683.35	1,702.50
6	Paid-up Equity Share Capital (Face Value of Re.1/- per share)	5,269.71	5,269.71	5,269.71	5,269.71
7	Other Equity (excluding Revaluation Reserve)				(1,02,604.15)
8	Earning per share (of Re. 1/- each) (not annualised)				
	a) Basic (in Rs.)	0.12	(0.10)	0.51	0.32
	b) Diluted (in Rs.)	0.12	(0.10)	0.51	0.32

Notes:

1. Key Standalone Financial Information:

Sr. No.	Particulars	Quarter Ended 31-12-2024 Un-audited	Quarter Ended 31-12-2023 Un-audited	Nine Months Ended 31-12-2024 Un-audited	Year Ended 31-03-2024 Audited
1	Total Income from operations	30,758.21	6,001.73	78,197.52	34,412.00
2	Earnings Before Interest, Tax, Depreciation and Amortization (EBITDA)	1,617.53	157.43	5,348.95	4,317.86
3	Net Profit before tax and exceptional item	639.98	-378.89	2,691.36	1,720.61
4	Net Profit after tax	642.20	-527.82	2,698.13	1,702.50

2. The above financial results of the Company have been reviewed by the Audit Committee and approved by the Board of Directors of the Company, in their respective meetings held on February 10, 2025.
3. During the current quarter ended December 31,2024, Board of Company has approved the sub-division/ stock split of existing 1(one) Equity Share of Company having face value of Rs 10 each fully paid up into 10 (ten) equity share of face value of Re. 1/- each fully paid up. The member of the Company in Extra General Meeting held on November 15,2024 has also approved the same. The Board of Company has fixed December 3,2024 as record date for determining the entitlement for issuing equity share upon split.
4. The above is an extract of the detailed format of Unaudited Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015. The full format of the Unaudited Financial Results are available on the Stock Exchanges website, www.nseindia.com and www.bseindia.com and on the Company's website https://dicabs.com/investor/quarterly-results/

By order of Board of Directors
For **Diamond Power Infrastructure Limited**
Vinod Jain
Chief Financial Officer & Whole-time Director
DIN: 08204721

Ahmedabad
10th February, 2025

Regd. Office: Phase-II, Village Vadadala, Taluka - Savli, Vadodara - 391520
E-mail: cs@dicabs.com | www.dicabs.com | CIN: L31300GJ1992PLC018198

---

indianexpress.com
The Indian EXPRESS
JOURNALISM OF COURAGE
I get the inside information and get inside the information.
Inform your opinion with investigative journalism.
The Indian Express.
For the Indian Intelligent.

SHALBY LIMITED

•Passion••Compassion••Innovation•

SHALBY LIMITED

CIN: L85110GJ2004PLC044667

Registered Office: Shalby Multi-Specialty Hospitals, Opp. Karnavati Club, S. G. Road, Ahmedabad 380 015, Gujarat.
Corporate Office: B-301 & 302, Mondeal Heights, Opp. Karnavati Club, S. G. Road, Ahmedabad 380015, Gujarat.
Tel: 91 79 4020 3000. • Website: www.shalby.org, E-mail: companysecretary@shalby.in

POSTAL BALLOT NOTICE

NOTICE is hereby given to the Members of Shalby Limited ("the Company") pursuant to Section 108 and 110 of the Companies Act, 2013 ("Act") and other applicable provisions, if any of the Companies Act, 2013 read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 read with the General Circular No. 09/2024 dated September 19, 2024 read with General Circulars No. 20/2020 dated May 5, 2020, No. 14/2020 dated April 08, 2020, No. 17/2020 dated April 13, 2020, No. 02/2021 dated January 13, 2021, No. 19/2021 dated December 8, 2021, No. 21/2021 dated December 14, 2021, No. 11/2022 dated December 28, 2022 and No. 09/2023 dated September 25, 2023 issued by the Ministry of Corporate Affairs (hereinafter collectively referred to as "MCA Circulars"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") as amended from time to time, Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including any statutory modification or re-enactment thereof for the time being in force and as amended from time to time), the following Ordinary Resolution is being proposed to be passed through Postal Ballot by way of voting through electronic means ("remote e-voting") only.

Sr.	Type of resolution	Particular
1	Ordinary	Re-appointment of Dr. Vikram Indrajit Shah (DIN-00011653) as Chairman and Managing Director of the Company for further period of consecutive 5 years w.e.f. March 27, 2025

In compliance with Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended and pursuant to the provisions of section 108 and 110 of the Companies Act, 2013 read with the Rules and MCA Circulars, the company has dispatched the Postal Ballot Notice dated February 3, 2025 only through electronic mode on Monday, February 10, 2025 to those members whose names appear on Register of Members/List of Beneficial Owners received from National Securities Depository Limited ("NSDL") and Central Depository Services India Limited ("CDSL") as on Friday, February 7, 2025 (cut-off date) through email, whose email IDs are registered and has extended remote e-voting facility for all the members to enable them to cast their votes electronically. Pursuant to exemption provided by MCA circulars, the hard copy of Postal Ballot Notice, Postal Ballot Form and pre-paid envelop have not been sent to the members for this postal ballot. The instructions for remote e-voting are appended in postal ballot notice, which have been sent to the members.

Members are hereby informed that:-

1. Postal Ballot Notice has been sent to the members whose names appear in the Register of Members / Register of Beneficial Owners recorded in the records of Depositories as on Friday, February 7, 2025 and the voting rights of the members are reckoned as on that date. A person who is not a member as on the cut-off date should treat this Notice for information purposes only.
2. Pursuant to MCA circulars, the Company has completed dispatch of Postal Ballot Notice through e-mail on February 10, 2025. The members, who have not received the said notice, may download it from the website of the Company www.shalby.org or websites of stock exchanges, where company's shares are listed i.e. www.nseindia.com and www.bseindia.com.
3. Members who have not registered their e-mail addresses either with the Company's RTA or their Depository Participant ("DP") are requested to follow the process specified in the Postal Ballot Notice, for procuring user ID and password for e-voting for the resolution set out in this Postal Ballot notice.
4. Members facing any technical issue in login can contact
   a. NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022 - 4886 7000
   b. CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800-21-09911
5. The e-voting period

Commencement date & time of remote e-voting	Thursday, February 13, 2025 (9:00 a.m. IST)
End date & time of remote e-voting	Friday, March 14, 2025 (5:00 p.m. IST)
Web link to access the remote e-voting	https://evoting.nsdl.com
E-voting event number (EVEN)	132936

6. The remote e-voting shall be disabled after 5:00 p.m. on March 14, 2025.
7. The proposed special resolutions, if approved, shall be deemed to have been passed on the last date of e-voting i.e. March 14, 2025.
8. The Board of Directors of the Company has appointed Mr. Chintan Patel, Proprietor, M/s. Chintan I Patel & Associates, Practicing Company Secretaries (CP no. 20103) as Scrutinizer for conducting Postal Ballot e-voting process in a fair and transparent manner.
9. The results of postal ballot shall be declared within 48 hours from the close of the e-voting. The results of the postal ballot will also be displayed on the Company's website: www.shalby.org and on the website of NSDL at https://evoting.nsdl.com/ besides being communicated to the Stock Exchanges where the Company's shares are listed.

For, Shalby Limited
Tushar Shah
AVP & Company Secretary
Mem. No. F7216

Place : Ahmedabad
Date : February 10, 2025

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.

POSSESSION NOTICE [RULES 8 (1)] (For Immovable Property)

Whereas, the Authorised Officer of the **Jana Small Finance Bank Ltd.** (herein after referred as **"Jana Bank"**) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under section 13(12) read with rule 3 of Security Interest (Enforcement) Rule, 2002 issued **demand Notice dated 25/01/2024** calling upon the Borrower(s)/ Co-Borrower(s)/ Mortgagor(s): Guarantor(s) **1) Gopal, 2) Krishna Bai,** to repay the amount mentioned in the notice being **Rs.13,80,661/- (Rupees Thirteen Lakhs Eighty Thousand Six Hundred Sixty One Only)** outstanding as on **19/01/2024** together with further interest at the contractual rate and costs, charges and expenses incurred thereon w.e.f. **20/01/2024** within **60 days** from the date of receipt of the said notice.

Jana Bank has assigned all its rights, title & interest of the entire outstanding debt of above loan account along with securities in favour of **Pegasus Assets Reconstruction Pvt. Ltd.,** (herein after referred as **"Pegasus") acting in its capacity as Trust of Pegasus 2023 Trust-10**, vide assignment agreement dated 28/03/2024 under the provision of SARFAESI Act.

The Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantor(s) having failed to repay the amount, an application was filed under Section 14 of SARFAESI Act before the Hon'ble 3rd Addl. Chief Judicial Magistrate, Morbi. Further, vide orders dated 08/10/2024, the learned Hon'ble 3rd Addl. Chief Judical Magistrate, Morbi, directed Court Commissioner to **take physical possession** of the property mentioned below and handover the same to the Authorized officer of **Pegasus.**

In compliance with the above direction, possession of the below mentioned properties is taken and handed over the same to the Authorized Officer of **Pegasus** on **09/02/2025.**

The Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantor(s), having failed to repay the amount, notice is hereby given to the borrower 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 Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on **09/02/2025.**

The Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantor(s), 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 **Pegasus** for an amount of **Rs.16,14,203/- (Rupees Sixteen Lakhs Fourteen Thousand Two Hundred Three Only)** as of **05/02/2025** together with further interest at contractual rate applicable from **06/02/2025** together with costs, charges and expenses incurred, thereon.

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

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece & parcel of immovable residential property of the Plot No.12 Paiki and 13 Paiki total land admeasuring 43.68 sq.mtrs. with building Block No.H-3, known as "Manas Dham-2", of Revenue Survey No.2/1 area Village Pipli of Morbi. **Bounded by: East:** Block No.N-6, **West:** Road, **North:** Block No.H-4, **South:** Block No.H-2.

Date: 11.02.2025 — **Sd/- (Pramod Jadhav) Authorised Officer**
Place: Pipli, Morbi, Gujarat — **Pegasus Assets Reconstruction Private Limited (Acting in its capacity as the Trustee of Pegasus 2023 Trust -10)**

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.

POSSESSION NOTICE [RULES 8 (1)] (For Immovable Property)

Whereas, The Authorised Officer of the **Jana Small Finance Bank Ltd.** (herein after referred as **"Jana Bank"**) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under section 13(12) read with rule 3 of Security Interest (Enforcement) Rule, 2002 issued **demand Notice dated 12/02/2024** calling upon the Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantor(s) **1) Dave Nitinkumar Maganlal, 2) Dave Minaben Nitinkumar,** to repay the amount mentioned in the notice being **Rs.13,61,790/- (Rupees Thirteen Lakhs Sixty One Thousand Seven Hundred Ninety Only)** as of **06/02/2024** together with further interest at the contractual rate and costs, charges and expenses incurred thereon w.e.f. **07/02/2024** within **60 days** from the date of receipt of the said notice.

Jana Bank has assigned all its rights, title & interest of the entire outstanding debt of above loan account along with securities in favour of **Pegasus Assets Reconstruction Pvt. Ltd.,** (herein after referred as **"Pegasus") acting in its capacity as Trust of Pegasus 2023 Trust-10**, vide assignment agreement dated 28/03/2024 under the provision of SARFAESI Act.

The Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantor(s) having failed to repay the amount, an application was filed under Section 14 of SARFAESI Act before the Hon'ble Chief Judicial Magistrate, Junagadh. Further, vide orders dated 04/12/2024, the learned Hon'ble Chief Judicial Magistrate,Junagadh, directed Court Commissioner to **take physical possession** of the property mentioned below and handover the same to the Authorized officer of **Pegasus.**

In compliance with the above direction, possession of the below mentioned properties is taken and handed over the same to the Authorized Officer of **Pegasus** on **09/02/2025.**

The Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantor(s), having failed to repay the amount, notice is hereby given to the borrower 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 Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on **09/02/2025.**

The Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantor(s), 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 **Pegasus** for an amount of **Rs.16,87,315.41 (Rupees Sixteen Lakhs Eighty Seven Thousand Three Hundred Fifteen and Paisa Forty One Only)** as of **05/02/2025** together with further interest at contractual rate applicable from **06/02/2025** together with costs, charges and expenses incurred, thereon.

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

DESCRIPTION OF IMMOVABLE PROPERTY

All the piece and parcel of immovable property residential house construction on the land of Plot No.201/Paiki land admeasuring 61-18-77 sqmtrs. (known as Block No.C/1), Chandan Park, of R.S. No.14/1 land admeasuring Ac. 14-00 Guthas of Dharagadh, Near Girnar Darwaja, located within the limits of Junagadh Municipal Corporation **Bounded as under: Bounded by: East:** Adj. Internal Road, **West:** Adj. Property of Plot No.201/paiki, **North:** Adj. Property of Plot No.201/paiki, **South:** Adj. Property of Plot No.201/paiki.

Date: 11.02.2025 — **Sd/- (Pramod Jadhav) Authorised Officer**
Place: Junagadh — **Pegasus Assets Reconstruction Private Limited (Acting in its capacity as the Trustee of Pegasus 2023 Trust -10)**