



Rachana Infrastructure Ltd.

604, 6th Floor, Zion Z1, Nr. Avalon Hotel, Sindhu Bhavan Road, Bodakdev, Ahmedabad-380054
Phone : 079 - 4917 2660 E-mail : rachanainfra404@gmail.com / info@rachanainfra.com
Website : www.rachanainfra.com CIN No. : L45203GJ2001PLC039725

To,
The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra-Kurla Complex
Bandra (E), Mumbai- 400051,
Maharashtra, INDIA

Date: 05th September, 2024

Scrip Code: RILINFRA

Dear Sir/ Madam,

Sub: Notice published by way of an advertisement in respect of 23rd Annual General Meeting (AGM), to be held through Video Conferencing/Other AudioVisual Means

Ref: -Regulation 47 read with Regulation 30 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Pursuant to Regulation 30, 44 and 47 of SEBI Listing Regulations, and in compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of Companies (Management and administration) Rules, 2014 as amended please find enclosed herewith copies of newspaper advertisements published in Ahmedabad Edition of "FINANCIAL EXPRESS"(English and Gujarati Language) on 05th September, 2024 intimating about 23rd Annual General Meeting (AGM) of the Company to be held through Video Conferencing (VC)/Other Audio Visual Means (OAVM) on Thursday, 26th September, 2024 and information on related matters as required under the MCA Circulars. You are requested to take note of the same

You are requested to take note of the above and oblige.

Thanking you,

Yours faithfully,

For, Rachana Infrastructure Limited

HIMALI
MAHESHBHAI
THAKKAR

Digitally signed by HIMALI
MAHESHBHAI THAKKAR
Date: 2024.09.05 16:20:54
+05'30'

Himali M. Thakkar
Company Secretary & Compliance Officer
Membership No: A47962



Encl: As above



VISAMAN GLOBAL SALES LIMITED

CIN: U24311GJ2019PLC108862
 Regd. Office : C/O., Jain Traders, 8, Sorathia Wadi, Near Narmada,
 80 Feet Road, Rajkot-360002, Gujarat, India
 Ph: 9023730627
 Email: visamansales@gmail.com • Website: visamanglobalsales.com

NOTICE OF 05TH ANNUAL GENERAL MEETING AND BOOK CLOSURE

Notice is hereby given that:

- The Fifth (05th) Annual General Meeting of the Company will be held on **Friday, 27th September, 2024 at 11:00 a.m.** at the Registered Office of the Company situated at C/O., Jain Traders, 8, Sorathia Wadi Near Narmada, 80 Feet Road, Rajkot-360 002, Gujarat, India
- As per the MCA Circulars and SEBI Circulars, the Notice of Annual General Meeting with Annual Report of the year 2023-24 has been sent through electronic mode to the Members of the Company whose email addresses are registered with the Company/Depositories as on **23rd August, 2024** Annual Report along with the Notice is available at the website of the Company **visamanglobalsales.com** and also available at the website of Stock exchange at **www.nseindia.com**.
- The Company has set **Friday, 20th September, 2024** as the "Cut-off-Date" for taking record of the shareholders of the Company who will be eligible for casting their vote on the resolutions to be passed in the 05th Annual General Meeting. Any person, who is a member of the Company on Cut-off date, is eligible to attend and cast votes on all the resolutions set forth in the Notice of Annual General Meeting.
- Pursuant to Regulation 42 of the SEBI (Listing obligations and disclosure requirements) Regulations, 2015 and section 91 of the Companies Act, 2013 and applicable rule thereunder, the register of members and share transfer book for Equity Shares of the Company will remain closed from **Saturday 21st September, 2024, to Friday 27th September, 2024, (Both days inclusive)** for the purpose of Annual General Meeting for the financial year ended on **31st March, 2024**.

In case of any Queries, member can contact Company by sending Email at **cs@visamansales.com**.

Place : Rajkot
 Date : 04-09-2024

By Order of Board
 Visaman Global Sales Limited
 Sd/- Mitulkumar S. Vasa
 Chairman & Managing Director
 DIN: 07789750



RACHANA INFRASTRUCTURE LIMITED

Regd. Office: 604, 6th Floor, Zon Z-One, Near Hotel Avalon, Off. Sindhubhavan Road, Ahmedabad Gujarat 380054 India • Phone: 079 49172660
 • Website: www.rachanainfra.com • E-mail: rachanainfra404@gmail.com

NOTICE OF 23RD ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

NOTICE is hereby given that the Twenty Third Annual General Meeting (AGM) of the Company will be held on Thursday, September 26, 2024 at 01:00 p.m. (IST) through video conferencing ("VC") or other audio-visual means ("OAVM") to transact the business, as set out in the Notice of the AGM. The Company has sent the Notice of AGM along with Annual Report for Financial Year 2023-24, only through electronic mode, to the Members whose e-mail id were registered with the Company/Depositories, in accordance with the Circulars issued by Ministry of Corporate Affairs circular no. 20/2020 read with 14/2020, 17/2020, 02/2021, 21/2021, 02/2022 and 10/2022 dated May 5, 2020 dated 08/04/2020, 13/04/2020, 13/01/2021, 14/12/2021, 05/05/2022, 28/12/2022, and General Circular No.09/2023 dated September 25, 2023 read with its SEBI circulars no. SEBI/HO/CFD/CMD2/CIR/P/2021/11, SEBI/HO/DDHS/P/CIR/2022/0063, SEBI/HO/CRD/PO-2/P/CIR/2023/4 dated 15/01/2021, 13/05/2022, 05/01/2023 and 07/10/2023.

As per Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended and Regulation 44 of the SEBI (LODR) Regulations, 2015 and Secretarial Standards on General Meetings ("SS2") issued by Institute of Company Secretaries of India, members are provided with facility to cast their vote on all the resolutions set forth in the said Notice, using electronic voting system (e-voting) provided by Central Depository Services (India) Limited. The voting rights of the Members shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on Thursday, 19th September, 2024 ("cut-off date"). The details as required pursuant to the provisions of the Companies Act, 2013 and Rules made thereunder are given below:

- The Book Closure period shall commence on 20th September, 2024 and end on 26th September, 2024 (Both Days Inclusive);
- The remote e-voting shall commence on Monday, 23rd September, 2024 at 09:00 a.m. (IST) and end on Wednesday, 25th September, 2024 at 05:00 p.m. (IST);
- Cut-off date for determining rights of entitlement of e-voting is Thursday, 19th September, 2024;
- The members will not be allowed to vote through remote e-voting beyond the period as specified above;
- Shareholder acquiring the shares of the Company and becomes Members of the Company after sending of the Notice and holding Shares as of the Cut-off date may follow steps mention in the Notice of AGM to exercise their voting rights;
- E-voting facility will be available during the AGM. Members who have cast their votes by remote e-voting on resolutions before the AGM, may remain present at the AGM through VC/OAVM but shall not be entitled to cast their vote on such resolutions again;
- The Board has appointed M/s. Mukesh H. Shah & Co., Company Secretaries as Scrutinizer to scrutinize the e-voting procedure, who shall submit the results of voting to the Chairman;
- In case shareholders have any queries regarding e-voting, they may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at **www.evotingindia.com**, under help section or send an e-mail at **helpdesk@cdsindia.com** or contact at 1800225533.

Place: Ahmedabad
 Date: - September 04th, 2024

By Order of the Board of Director
 For, Rachana Infrastructure Ltd.
 Sd/-
 Girishkumar O. Raval
 Chairman & Managing Director
 (DIN:01646747)

AMBITIOUS PLASTOMAC COMPANY LIMITED

CIN: L25200GJ1992PLC107000
 Regd. Office: Office No. 703, Seventh Floor, Royal Square, Nr. R. K. Royal Hall, Science City Road, Sola, Ahmedabad, Gujarat - 380 060, India.
 Ph. No.: +91-98980 99793, E-Mail: ambitiousplasto@gmail.com
 Website: www.ambitiousplastomac.com

NOTICE OF 33RD ANNUAL GENERAL MEETING, BOOK CLOSURE AND E-VOTING INFORMATION

NOTICE is hereby given that the 33rd Annual General Meeting ("AGM") of members of the Ambitious Plastomac Company Limited ("Company") is scheduled to be held on **Monday, 30th September, 2024 at 11:00 a.m. (IST)** through Video Conferencing ("VC")/ Other Audio-Visual Means ("OAVM") in accordance with the applicable provisions of Companies Act, 2013 ("the Act") and in compliance with General Circular issued by Ministry of Corporate Affairs ("MCA") General Circular No. 14/2020 dated April 08, 2020, Circular No.17/2020 dated April 13, 2020 issued by the Ministry of Corporate Affairs followed by Circular No. 20/2020 dated May 05, 2020, General Circular No. 22/2020 dated June 15, 2020, General Circular No. 33/2020 dated September 28, 2020, General Circular No. 39/2020 dated December 31, 2020, Circular No. 02/2021 dated January 13, 2021, Circular No. 21/2021 dated December 14, 2021, Circular No. 02/2022 dated May 05, 2022, Circular No. 10/2022 dated December 28, 2022, Circular No. 09/2023 dated September 25, 2023 and Section VI-J of Master Circular dated July 11, 2023 issued by SEBI, SEBI Circular No. SEBI/HO/CFD/PO-2/P/CIR/2023/4 dated January 05, 2023 and Circular No. Page 1 of 2 CIRCULARSEBI/HO/CFD/CFD-PO-2/P/CIR/2023/167 October 07, 2023 (collectively referred as "Circulars"), to transact the businesses as set out in the Notice calling the AGM without physical presence of members at a common venue.

Dispatch of Annual Report through E-Mail Only:

In compliance with above mentioned Circulars, notice of 33rd AGM ("AGM Notice") and Annual Report of the Company for the FY 2023-24 ("Annual Report"), are being sent only through electronic mode to those members whose e-mail ID are registered either with depositories or with the Company. Members may note that the Notice and Annual Report are also available on the Company's website at **www.ambitiousplastomac.com** and on the website of BSE Ltd at **www.bseindia.com** and on the website of Central Depository Services India Limited (CDSL) at **www.evotingindia.com**.

Book - Closure:

Pursuant to Section 91 of the Act read with Rule 10 of the Companies (Management and Administration) Rules, 2014 ("Companies Rules"), and Regulation 42 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Register of Members and Share Transfer Book shall remain closed from **Saturday, 14th September, 2024 to Monday, 30th September, 2024 (both days inclusive)** for the purpose of AGM.

General Instructions for E-Voting:

Pursuant to Section 108 of the Act, read with Rule 20 of the Companies Rules, as amended from time to time and Regulation 44 of SEBI Listing Regulations and Secretarial Standard-2, the Company is pleased to provide its members the facility to exercise their right to vote on all the resolutions as set out in the Notice by way of electronic means i.e. through remote e-voting and e-voting during AGM. The Company have availed the facility for remote e-voting and e-voting during the AGM from NSDL. Members whose name appears as on the cut-off date i.e. **Monday, 23rd September, 2024** shall only be entitled to avail the remote e-voting and e-voting during AGM.

The remote e-voting period will commence on **Friday, 27th September, 2024 (09:00 am) and ends on Sunday, 29th September, 2024 (05:00 pm)**, whether holding shares in physical form or in dematerialized form. Remote e-voting facility shall not be allowed beyond the said date and time. During this period, the members of the Company may cast their votes electronically on the businesses as mentioned in the Notice. The remote e-voting module shall be disabled by NSDL for voting thereafter. Other instructions pertaining to remote e-voting and e-voting during the AGM are provided in the notes forming part of the Notice. The members may participate in the meeting even after exercising their right to vote through remote e-voting but shall not be allowed to vote again during the meeting.

Those persons who have acquired shares and have become members of the Company after emailing of the notice and whose names appear in the Register of Members/Statement of beneficial owners maintained by depositories as on cut-off date can exercise their voting rights through remote e-voting by following the procedure as mentioned in the Notice.

Members who need assistance before or during AGM for joining the AGM through VC or for electronic voting, you can write an email to **helpdesk.evoting@cdsindia.com** or contact at 022-23058738 and 022-2305854243.

For Ambitious Plastomac Company Limited
 Sd/-
 Hina D. Patel
 Company Secretary and Compliance Officer
 Date: 04/09/2024
 Place: Ahmedabad

VILAS TRANSCORE LIMITED

CIN: L31102GJ2006PLC049469
 Registered Office & Works: Plot No 435 To 437, Nr. Galaxy Hotel, N H No 8, Village Por, Vadodra, Gujarat, India, 391243
 Vadodra Office: 201-202, 2nd Floor, Sapare Complex, Opp. Nanarai Park, Pear SMDT College, Old Pindra Road, Akota, Vadodra, Gujarat, India, 390020. Dist: Vadodra, Gujarat, India
 Ph: +91-9328036762 Website: www.vilastranscore.com

NOTICE OF THE ANNUAL GENERAL MEETING, BOOK CLOSURE & E - VOTING INFORMATION

NOTICE is hereby given that the Annual General Meeting (AGM) of Members of Vilas Transcore Limited (Company) will be held on **Saturday, 28th September, 2024 at 11:00 a.m. (IST)**. Pursuant to Circular No. 20/2020 dated 5th May, 2020 read with circulars dated 8th April, 2020, 13th April, 2020 and 13th January, 2021 read with Circular No. 2/2022 dated May 5, 2022, Circular No. 10 dated December 28, 2022 issued by the Ministry of Corporate Affairs, the AGM is being held through Video Conference (VC) / Other Audio Visual Means (OAVM) facility being provided by National Securities Depository Limited (NSDL), to transact the business as set out in the notice of AGM. The instructions for joining the AGM electronically are provided in the Notice of AGM.

Pursuant to the above-mentioned MCA Circulars and SEBI Circular dated 12th May, 2020, 22nd December, 2021 and 13th May, 2022, and 05th January, 2023 Members may kindly note that the AGM Notice is sent today electronically, only to those members whose Email ID is registered with the Company's Registrar / Depository Participant (DP). Those members who have not registered their E-mail ID may kindly register with their DP or RTA, M/s Accurate Securities & Registry Private Limited At **investor@accuratesecurities.com**. The notice of the AGM is also available at the website of the Company **www.vilastranscore.com**, at the website of Stock Exchange **www.nseindia.com** and at the website of NSDL at **www.evotingindia.com**.

The Company will provide its Members, facility of remote e-voting, through electronic voting services provided by NSDL for casting votes on all the business items as set out in the Notice of AGM. Members holding shares and recorded in register of members or in the register of beneficial owners maintained by depositories as on the cut-off date i.e. **Saturday, 21st September, 2024**, shall be entitled to e-voting. The remote e-voting shall commence on **Wednesday, 25th September, 2024, at 9:00 a.m. (IST)** and end on **Friday, 27th September, 2024 at 05:00 p.m. (IST)**. The remote e-voting will be disabled thereafter. Any person who acquires shares of the Company and becomes member after dispatch of the AGM Notice and holding shares as on cut-off date may obtain the user ID and password by sending request to **helpdesk.evoting@nsdl.co.in** or if already registered with NSDL for e-voting then existing user ID and password can be used for casting vote.

Facility for e-voting will also be provided at the AGM to only those members who attend the AGM through VCO/AVM and have not cast their vote. In case of any queries relating to e-voting, members may contact **evoting@nsdl.co.in**

In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at **www.evotingindia.com**, under help section or write an email to **evoting@nsdl.co.in** or call 022-4886 7000 and 022-2499 7000.

By Order of the Board of Directors
 For Vilas Transcore Limited
 Sd/-
 Nilesh Jitubhai Patel
 Managing Director
 Date: 05.09.2024
 Place: Vadodra



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Corporate Office : Unit No. 502, C Wing, ONE BKC, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051.
 Tel : 022 68643101
 Registered Office : 14th Floor, EROS Corporate Tower, Nehru
 Place, New Delhi - 110028
 E-mail : **acre.aro@acreindia.in** | Website : **www.acreindia.in** |
 CIN : U65993DL2002PLC115769

APPENDIX IV-A

Sale Notice for sale of Immovable Property

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) 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 described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN : U65993DL2002PLC115769] ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **08.10.2024 from 09.00 PM to 05.00 P.M.** for recovery of Rs. 1,26,73,329/- (Rupees One Crore Twenty Six Lakh Seventy Three Thousand Three Hundred Twenty Nine only) i.e. Rs. 1,04,75,301/- (Rupees One Crore Four Lakh Seventy Five Thousand Three Hundred Fifty Three) pending towards Loan Account No. **S1100XXIII** (Old Loan Account No. **HLAPSUR00369832**). Rs. 18,38,500/- (Rupees Eighteen Lakh Thirty Eight Thousand Five Hundred only) pending towards Loan Account No. **S11190XXIII-01** (Old Loan Account No. **HLAPSUR00054402**); and Rs. 3,59,528/- (Rupees Three Lakh Fifty Nine Thousand Five Hundred Twenty Eight only) pending towards Loan Account No. **S11190XXIII-02** (Old Loan Account No. **HLAPSUR00052801**); by way of outstanding principal, arrears (including accrued late charges) and interest till **27.08.2024** with applicable future interest in terms of the Loan Agreement and other related loan documents(s) w.e.f. **28.08.2024** along with legal expenses and other charges due to the Secured Creditor from **SPARSH SILK MILLS PVT. LTD., SUDESHMOHAN KISHANMOHAN SADH, VARUN SUDESHMOHAN SADH and SHILA SUDESHMOHAN SADH**. The old Loan Accounts bearing Nos. **HLAPSUR00369832, HLAPSUR00054402 and HLAPSUR00052801**, along with all rights, title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Property, had been assigned by **Sannaman Capital Limited ("SCL")** (formerly known as Indiabulls Housing Finance Ltd.) to Indiabulls Asset Reconstruction Co. Ltd. ("IARCL") vide Assignment Agreement dated **31.12.2021**, and the same had been renounced by IARCL and bears new Loan Account Nos. **S1100XXIII, S11190XXIII-01 and S11190XXIII-02** respectively. The said Loan Accounts have been further assigned by IARCL to and in favour of the Secured Creditor, acting as a Trustee of **ACRE-102-Trust** vide Assignment Agreement dated **29.06.2022**.

The Reserve Price for the Immovable Property will be **Rs. 97,00,000/- (Rupees Ninety Seven Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 8,70,000/- (Rupees Nine Lakh Seventy Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY BEARING FLAT NO. 705 ON THE 7TH FLOOR, ADMEASURING 223.94 SQ. METERS ALONG WITH 60.88 SQ. METERS UNDIVIDED SHARE IN THE LAND OF TOWER NO. "C" OF "SURYADARSHAN" OF "PURSHOTTAM CO-OP HO. SOC. LTD." SITUATED AT REVENUE SURVEY NO. 77 & 781 PAKI, TOWN PLANNING SCHEME NO. 36 (ALTHAN), ORIGINAL BLOCK NO. 36 PAKI, PLOT NO. 12, 91 & 104 MOJE ALTHAN, CITY OF SURAT - 395009, GUJARAT.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. **www.acreindia.in**; Contact No : 0124-6910910, +91 7065451024; E-mail id: **auctionhelpline@saannamancapital.com**. For bidding, log on to **www.auctionfocus.in**.

Authorized Officer
 Date : 02.09.2024
 Place : SURAT
 For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No. : 011-66115609, Email : **complaint@acreindia.in**. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at **https://www.acreindia.in/compliance**.

THE BARODA RAYON CORPORATION LIMITED

CIN - L45100GJ1958PLC000892
 Reg. Office: P.O. Baroda Rayon, Fatehnagar, Udhna, Dist. Surat-394220
 (T) 0261-2899555 | Email Id: **admin@brcl.in** | **brcsurat@gmail.com** | Website-**www.brcl.in**

NOTICE OF 64th AGM

NOTICE is hereby given that 64th ANNUAL GENERAL MEETING of the Company will be held on Saturday, the 28th September, 2024 at 09.00 a.m. at Patidar Bhavan, Kadodara, Surat - 394327 to transact the business as set out in the Notice of the 64th AGM.

BOOK CLOSURE NOTICE AND E-VOTING

All the shareholders of the company are informed that the member's register of the company will be closed from Sunday, 22nd September, 2024 to Saturday 28th September, 2024 (both days inclusive) for the purpose of AGM. The Cut-off date for providing E-voting is Saturday, 21st September, 2024. All the members are hereby informed that:

- Electronic copies of the Notice of AGM have been sent to all the members whose email IDs are registered with the Company/ Depository Participant(s). The same is available on Company's website **www.brcl.in**. The dispatches of Notice of AGM have been completed.
- Members holding shares either in physical form or in dematerialized form, as on the cut-off date of Saturday, 21st September, 2024, may cast their vote electronically on the business set out in the Notice of AGM through electronic voting system of NSDL from a place other than the venue of AGM ("remote e-voting"). All the members are informed that:
 - The Businesses as set out in the Notice of AGM may be transacted through voting by electronic means;
 - The remote e-voting shall commence on Wednesday, 25th September, 2024 at 09.00 a.m. (IST);
 - The remote e-voting shall end on Friday, 27th September, 2024 at 05.00 p.m. (IST);
 - The cut-off date for determining the eligibility to vote by electronic means at the AGM is Saturday, 21st September, 2024.
- Any person, who acquires shares of the company and become member of the company after the dispatch of the notice of AGM and holding shares as of the cut-off date i.e. Saturday, 21st September, 2024 may obtain the login ID and password by sending a request at **evoting@nsdl.co.in**. However, if a person is already registered with NSDL for e-voting then existing user ID and password can be used for casting vote;
- Members may note that: (a) the remote e-voting module shall be disabled by NSDL after the aforesaid date and time for voting and once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently; (b) the facility for voting through ballot paper shall be made available at the AGM; (c) the members who have cast their vote by remote e-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again; and (d) a person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date shall only be entitled to avail the facility of e-voting as well as voting at the AGM through ballot paper;
- In case of any queries or issue regarding e-voting, you can write an email to **evoting@nsdl.co.in** or call at toll free no.: 1800 1020 990 and 1800 224 430

For The Baroda Rayon Corporation Limited
 Sd/-
 Kunjal Desai
 Company Secretary
 Place : Surat.
 Date : 04-09-2024

Corporate Office: 27 A, Developed Industrial Estate, Guindy, Chennai - 600032
 Registered Office: Plot No. C-21, Tower C (1-3 floors), G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
 Website: **www.hindujaleylandfinance.com** | CIN: U65993MH2008PLC384221

PUBLIC AUCTION SALE NOTICE CUM TENDER FOR SALE OF SECURED ASSET UNDER Rule 8 (6) and 9 (1)

Pursuant to possession taken hereunder by Authorized Officer of the below mentioned secured asset in exercise of the power conferred upon him under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of secured debts of **Hinduja Leyland Finance Ltd.**, for the outstanding amount mentioned here in below in **Column No. D** and further interest thereon along with cost and charges due from borrowers / co-borrowers. OFFERS are invited by the undersigned in sealed covers for purchase of purchase of immovable property, as described hereunder, which is in the physical possession, as on 'AS IS WHERE IS BASIS', 'AS IS What is Basis' and 'Whatever is There is Basis, as per the brief Particulars of which are given below: -

Borrower(s) / Co-Borrower(s) / Guarantors (A) : Borrower: M/s Deep Kamal,
Co-Borrower: 1) Mr. Amrutbhai Chhotubhai Patel, 2) Mr. Pareshbhai Hasmukhbhai Patel,
 3) Mrs. Varshaben Pareshbhai Patel, 4) M/s. Shree Lap Multiverse. Pvt. Ltd.,
 5) M/s. Shree Lap Multiverse. Pvt. Ltd., 6) Mrs. Subhendu (Gaurantor)

Details of Secured Asset (B) (SCHEDULE OF THE PROPERTY UNIT)	
All That Part and parcel of immovable Commercial property bearing Shop No.207, 208, & 209, 2nd Floor admeasuring 460.08sq. Mtrs. Carpet Area along With undivided Share In the Land of "Deep Kamal Commercial Hub" Situated at R.S. No.44, Block No.72, T.P.S. No.38/ Surat Nana varachcha Original Plot. No.34/A, F.P.No.34/A, Moje Nana Varachcha, City of Surat. Owned By Mr. Amrutbhai Chhotubhai Patel and boundaries as under. North by : O.T.S. South by : O.T.S. East by : O.T.S. West by : Passage	
Amount Outstanding (in Rupees) (D)	Rs.3,81,32,473/- Rupees Three Crore - Eighty-One Lakhs Thirty-Two Thousand Four Hundred Seventy-Three Only)
Reserve Price (RP) (E)	Shop No.207 RP Price Rs.82,54,769/- (Rupees Eighty-Two Lakh Fifty-Four Thousand Seven Hundred Sixty-Nine Only) Shop No.208 RP price Rs.1,98,42,449/- (Rupees One Crore Ninety-Eight Lakh Forty-Two Thousand Four Hundred Forty-Nine Only) Shop No.209 RP Price Rs.75,57,182/- (Rupees Seventy-Five lakh Fifty-Seven Thousand One Hundred Eighty-Two Only)
Earmest Money Deposit (EMD) (10% of RP) (F)	Shop No.207 EMD Price Rs.8,25,477/- (Rupees Eight Lakh Twenty-Five Thousand Four Hundred Seventy-Seven Only) Shop No.208 EMD Price Rs.19,84,245/- Rupees Nineteen Lakh Eighty-Four Thousand Two Hundred Forty-Five Only Shop No.209 EMD Price Rs.7,55,718/- (Rupees Seven Lakh Fifty Five Thousand Seven Hundred Eighteen only)
Date of Property Inspection and Time (H)	20th September 2024 between 12:00 PM to 04:00 PM.
Auction Date & Time of opening Tenders (I)	23th September 2024 at 5 PM

AND WHEREAS the Authorized Officer of the Secured Creditor - Hinduja Leyland Finance Limited has decided to dispose off the said secured asset. This notice of sale is published today that the secured asset detailed above will be sold 23th September 2024 at 5 PM the above prescribed time and schedule at **Hinduja Leyland Finance Limited, 3rd Floor, IFFCO Bhavan, Behind Pintoo Apparels, Near Shivrangani Cross Road, Satellite, Ahmedabad-380015**. The Mortgagor /Notice in particular and the public in general is hereby cautioned and restrained not to deal with the Secured Assets in any manner in terms of Section 13(13) of the said Act and any dealing with the same will be subject to the charge of Hinduja Leyland Finance Limited for the amounts and further interests thereon. The Mortgagors/ Notice are given last chance to pay the total dues with further interest till 21th September 2024 at 12 PM failing which, the secured asset will be sold as per schedule.

The particulars in respect of the secured asset specified herein above in column no. (C) have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offeror(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above-mentioned secured asset before submitting the tenders.

The Tenderer(s) / Offeror(s) / Prospective Bidder(s) / Purchaser(s) must submit their offer alongwith KYC and aforesaid earnest money deposit (EMD) in a sealed envelope super scribed "offer for purchase of property", so as to reach the branch office at **Hinduja Leyland Finance Limited, Office No. 3rd Floor, IFFCO Bhavan, Behind Pintoo Apparels, Near Shivrangani Cross Road, Satellite, Ahmedabad-380015** of which as mentioned above, on or before **23th September 2024 before 2 PM**. EMD by way of DD / PO should be from a Nationalised / Scheduled Commercial Bank favouring "**Hinduja Leyland Finance Limited**" payable at **Ahmedabad**. For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact **Mr. Dipankar Bid 9049002276 / Waman Kadam on Mobile no. 9619566002**. The tenders which are acknowledged by the company official and registered before the cut off time with complete details shall only be considered for auction. The Authorised Officer reserves the right to reject any or all the bids without furnishing any reasons therefor.

Above mentioned cases wherein Sale Notice is issued/published second time therefore, the Borrower(s)/Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette if India notification dated 03/11/2016) to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Hinduja Leyland Finance Limited, in full before the date of sale, auction is liable to be stopped.

The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law. The sale certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear the stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.

Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd., (Rs.50.00 Lacs and above property)

The Authorised Officer reserves the right to reject any or all the bids without furnishing any reasons therefore. This sale notice is also uploaded / published on website (**www.hindujaleylandfinance.com**)

