

Form No. INC-26
[Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014]
 Advertisement to be published in the Newspaper for the Change in the Registered Office of the Company from the State of Gujarat to the State of Uttar Pradesh.

Before the Central Government, Regional Director, North Western Region, Ahmedabad

In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of Rule 30 of the Companies (Incorporation) Rules, 2014

AND

In the matter of **UPADPRO SOFTWARE & SERVICES PRIVATE LIMITED**
 (CIN: U72200GJ2014PTC079576)
 having its Registered Office at C/o Regus Ahmedabad, 2nd Floor Privillion, East Wing, B/h Iskon Temple, S. G. Highway, Ahmedabad - 380054

..... Applicant Company / Petitioner

NOTICE is hereby given to the General Public that the company proposes to make application to the Central Government under Section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on **Thursday, 10th September, 2025** to enable the company to change its Registered Office from "State of Gujarat" to the "State of Uttar Pradesh".

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the **MCA-21 portal (www.mca.gov.in)** by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his / her interest and grounds of opposition to the Regional Director, North Western Region, ROC Bhawan, Opp. Rupal Park Society, Behind Ankur Bus Stop, Nanarupa, Ahmedabad-380013, Gujarat within fourteen (14) days from the date of publication of this notice with a copy to the Applicant Company at its Registered Office at the address mentioned below:-

Registered Office :
 C/o Regus Ahmedabad, 2nd Floor Privillion, East Wing, B/h Iskon Temple, S. G. Highway, Ahmedabad - 380054

For & on behalf of UPADPRO SOFTWARE & SERVICES PRIVATE LIMITED -
 Brijesh Kumar Upadhyay (Chairman)
 Date : 19.09.2025
 Place : Ahmedabad DIN : 06761739

पंजाब नैशनल बैंक Punjab National Bank
BO : GANDHIDHAM (019000), EMAIL : BO0190@PNB.CO.IN

A Notice is hereby given that the following Borrower/s and Guarantors **Mr. Kadarkhan Dilbajkhan Pathan (Borrower) and Mrs. Rizwanaben Kadarkhan Pathan (Co-Borrower)** have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as **Non-Performing Assets (NPA)**. The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unopened and as such they are hereby informed by way of this public notice.

S. No.	Name of the Borrower (s) / Guarantor (s) & Name of the Branch	Details of Properties / Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount Outstanding (As on the date of notice)
1.	Mr. Kadarkhan Dilbajkhan Pathan (Borrower) and Mrs. Rizwanaben Kadarkhan Pathan (Co-Borrower) BO : Gandhidham (019000)	Original : Sale Deed Dated 29.11.2017- executed by Smt. Bhartiben Navinkumar Thacker in favour of Kadarkhan Dilbajkhan Pathan in respect of Revenue Survey No. 452, Plot No. 113, situated at Sim of Village : Varsamedi, Taluka : Anjar - Kachchh, Registered before the Office of Sub-Registrar, Anjar vide Registered No. 9994 of Book No. 1, dated 30.11.2017. (a) Revenue Survey No. 452, Plot No. 113, (b) Door No. (in case of house property) N.A., (c) Extent / area including plinth built up area in case of house property : (area admeasuring 56.75 Sq. Meters), (d) Location like the name of the Place, Village, City, Registration Sub-Dist. Situated at Sim of Village : Varsamedi, Taluka : Anjar, Sub-Registration District Anjar, District - Kachchh, State of Gujarat. Boundaries : Surrounded on North by : Internal Road, Surrounded on South by : Lane & thereafter Plot No. 24, Surrounded on East by : Internal Road, Surrounded on West by : Plot No. 114. (Covered under Doc. No. 1030 dated 23.01.2018)	01.08.2025	29.07.2025	Rs. 5,00,877.49/-

The above Borrower(s) and /or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

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

Dt. : 01.08.2025
Place : Gandhidham

Yours faithfully, For Punjab National Bank,
Chief Manager, Authorised Officer

IDBI BANK Retail Recovery, Rajkot

APPENDIX IV (RULE 8(1))
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas The undersigned being the Authorised officer of **IDBI Bank Limited** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **24/06/2024** calling upon the borrower **(1) Mr. Jitendrabhai K Mehta (Borrower) and (2) Mrs. Rekhaben Jitendrabhai Mehta (Co-Borrower)** to repay the amount mentioned in the notice being **Rs. 11,08,463.42 (Rupees Eleven Lakh Eight Thousand Four Hundred Sixty Three and paise Forty Two only)** together with further interest and other charges thereon with effect from 10/05/2025 to IDBI Bank within 60 days from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **symbolic possession** of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **17th day of September of the year 2025**.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **IDBI Bank Limited** for an amount of **Rs. 11,08,463.42 (Rupees Eleven Lakh Eight Thousand Four Hundred Sixty Three and paise Forty Two only)** together with further interest and other charges thereon with effect from 10/05/2025.

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 PROPERTY

The Mortgaged Assets All that piece and parcel of immovable property comprising of "A residential flat bearing No A/14, having carpet area admeasuring about 29-70 sq.mts (319-50 sq.ft) on first floor of Wing-A of residential cum commercial building named "Dishita Sankul" constructed on NA Land collectively admeasuring about 1657-16 sq.mts of plot no. 72 to 75 lying & situated at Revenue Survey No. 398/2 paiki of Rajkot, which is more identify as F.P. No. 631, O.P. No. 28 of T.P. Scheme no. 4 having city survey no. 5596 to 5599 in City Survey Ward no. 7 of Rajkot City, **bounded as under:** On the East by : Flat No. A/13, On the West by : Way to Dishita Sankul, On the South by : Space of Margin then Road. On the North by : Passage and Door.

Date: 17.09.2025
Place: Rajkot

Authorized Officer
IDBI Bank Limited (RAJKOT)

IDBI BANK Retail Recovery, Rajkot

APPENDIX IV (RULE 8(1))
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas The undersigned being the Authorised officer of **IDBI Bank Limited** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **24/06/2024** calling upon the borrower **(1) Mrs. Sonalaben Bhaveshbhai Lodhaviya (Borrower) and (2) Mr. Bhavesh Kantilal Lodhaviya (Co-Borrower)** to repay the amount mentioned in the notice being **Rs. 14,53,589.09 (Rupees Fourteen Lakh Fifty Three Thousand Five Hundred Eighty Nine and paise Nine only)** together with further interest and other charges thereon with effect from 10/04/2025 to IDBI Bank within 60 days from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **symbolic possession** of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **17th day of September of the year 2025**.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **IDBI Bank Limited** for an amount of **Rs. 14,53,589.09 (Rupees Fourteen Lakh Fifty Three Thousand Five Hundred Eighty Nine and paise Nine only)** together with further interest and other charges thereon with effect from 10/04/2025.

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 PROPERTY

The Mortgaged Assets All that piece and parcel of immovable property comprising of "Flat bearing No D-103, having built up area admeasuring about 51-53 sq.mts on first floor of building "D" of Block A of residential building named "Shree Residency" constructed on NA Land admeasuring about 6090-70 sq.mts of Plot no. 1 lying & situated at Revenue Survey No. 54 paika 3 of village Madhapar of Rajkot Tal-District, Gujarat" and **property is bounded as under:** Together with all and singular the structures and erections thereon, both present and future. On the East by : Lift, Common passage, stairs and open space of margin, On the West by : Flat No. C-101 of Building C, On the South by : Flat No. D-102 and open space of margin, On the North by : Road.

Date: 17.09.2025
Place: Rajkot

Authorized Officer
IDBI Bank Limited (RAJKOT)

यूनियन बैंक Union Bank of India

ARB Surat, Address : Tulsi Market, Ring Road, Man Darwaja, Surat - 395002, Authorised Officer : Rahul Kumar, (M) : 7859011911, Email ID : arb.surat@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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.

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 possession of which has been taken by the Authorized 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 the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION : 15.10.2025 (WEDNESDAY) FROM 12:00 NOON TO 05:00 PM

Branch Name, Address & Contact No.	Union Bank of India, ARB Surat, Tulsi Market, Ring Road, Man Darwaja, Surat - 395002, Authorised Officer : Mr. Rahul Kumar (Mobile No. 7859011911).
Name of the Borrower & Guarantor/s :- M/s. D M Jewels (Partnership Firm), Mr. Mehul Sumantil Shah (Guarantor), Mrs. Shilpaben Chetanbhai Butani (Guarantor)	Amount due :- Rs. 59,61,465.95/- as on 11.04.2019 with further interest, cost & expenses.
Property No. 1 :- All that piece and parcel of Plot No. 46, 47, 48 & 49, 'C' Type, Sahajanand Lake City, Nr. Swami Narayan School, Kamrej Bardoli Road, Koli Bharthana, Surat, R.S. No. 130, 131, 134 & 135, Block No. 118, 119 & 123 inclusive Block No. 118, Moje : Koli Bharthana, Sub-Dist: Kamrej, Dist. Surat.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 27,96,000/- • Earnest money to be deposited - Rs. 2,79,600/-	
Name of the Borrower & Guarantor/s :- Mr. Ashokbhai Lakhbhai Chhodvadiya, Mrs. Drashanaben Ashokbhai Chhodvadiya & Mr. Jignesh Chandubhai Vaghasiya	Amount due :- Rs. 40,21,220/- as per demand notice dated 11.04.2018 with further interest, cost & expenses.
Property No. 2 :- All that piece and parcel of the property Plot No. 72/B admeasuring 70.52 sq.mtrs. along-with undivided proportionate share each admeasuring 45.17 sq.mtrs. in the common road and COP (Aggregating admeasuring 115.69 sq.mtrs.) of housing society known as "SAKAR RESIDENCY" situated on the land bearing Block No. 286/B/2 (Old Survey Nos. 207/1, 232/2, 233/1, 233/2, 234/1, 234/2 of Moje Village Mulad, Taluka Olpad District-Surat. Bounded as:- North- Plot no. 10 and Block No. 301, South- Plot no. 8 and Plot No. 11, East-Society Road, West- Block No. 310/A.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 7,35,000/- • Earnest money to be deposited - Rs. 73,500/-	
Name of the Borrower & Guarantor/s :- Mr. Jagdish Laljbhai Kotadiya (Borrower), Mr. Vinodbhai Laljbhai Kotadiya (Co-Borrower) & Mrs. Brijesh Vinubhai Kathitia (Guarantor)	Amount due :- Rs. 23,39,765/- as per Demand Notice Dated 16.01.2018 and accrued interest plus charges thereafter.
Property No. 3 :- All that piece of parcel of: Plot No. 9, adme. area 70.76 sq. meters together with undivided proportionate share adm. area 34,244 sq. meters in the common road and COP (Aggregating admeasuring 105.00 sq. meters) of society known and named as "Kavya Residency" Vibhag-B Situated on the land bearing Revenue Block No. 302/B and Revenue Survey No. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2 of Moje Village Mulad, Taluka Olpad District-Surat. Bounded as:- North- Plot no. 10 and Block No. 301, South- Plot no. 8 and Plot No. 11, East-Society Road, West- Block No. 310/A.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 6,86,000/- • Earnest money to be deposited - Rs. 68,600/-	
Name of the Borrower & Guarantor/s :- Mr. Jignesh Chandubhai Vaghasiya (Borrower), Mrs. Shilpaben Jignesh Vaghasiya (Co-Borrower), Mr. Patoliya Sagarbhai Mathurbhai (Guarantor)	Amount due :- Rs. 36,19,450.97 as on 08.08.2017 with further interest, cost & expenses
Property No. 4 :- All that piece and parcel of Plot No. 73/B adm. Area 70.52 sq. meters of housing society known and named as 'Sakar Residency' situated on land bearing Rev. Block No. 286/B/2 (Old Survey Nos. 207/1, 212 and 213) of moje village Mulad : Taluka Olpad Dist. Surat. Bounded as under :- North : Plot No. 48/8, South : Society Road, East : Plot No. 72/A, West : Plot No. 74/B.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 7,35,000/- • Earnest money to be deposited - Rs. 73,500/-	
Name of the Borrower & Guarantor/s :- Mrs. Khakhriya Madhuben Zaverbhai (Borrower), Mr. Rahul Zaverbhai Khakhriya (Co-Borrower), Mr. Jayantibhai Baghabhai Sheliya (Guarantor)	Amount due :- Rs. 36,42,703/- as on 08.08.2017 with further interest, cost & expenses
Property No. 5 :- All that piece and parcel of Plot No. 82/B adm. Area 70.52 sq. meters of housing society known and named as 'Sakar Residency' situated on land bearing Rev. Block No. 286/B/2 (Old Survey Nos. 207/1, 212 and 213) of moje village Mulad : Taluka Olpad Dist. Surat. Bounded as under :- North : Society Road, South : Plot No. 99/B, East : Plot No. 83/B, West : Plot No. 81/B.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 7,35,000/- • Earnest money to be deposited - Rs. 73,500/-	
Name of the Borrower & Guarantor/s :- Mr. Jha Dhruvkumar Dinesh (Borrower & Mortgagee) & Mr. Neeraj Dhunum (Guarantor)	Amount due :- Rs. 12,82,181.35 as per demand notice dated 14.09.2023 with further interest, cost & expenses.
Property No. 6 :- Residential Flat No. T-1, Building B-1, Jaldihara Co-Op. Housing Society, Plot No. 1201, R.S. No. 222 Paikie (Adm. Super Built-up 131 Sq. Mtr.), Jaldihara Chokdi, GIDC, Ankleshwar – 393002. Bounded by :- North : Flat No. T/2 of the Building, South : Adjoining Building No. C/1, East : Adjoining Open Space, West : Adjoining Open Space and Road.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 12,75,000/- • Earnest money to be deposited - Rs. 1,27,500/-	
Name of the Borrower & Guarantor/s :- M/s. Samrajya Builders and Steel Suppliers & Mr. Sinor Hardeepsinh Ranvirsinh (Proprietor)	Amount due :- Rs. 27,33,153.78 as per demand notice dated 11.05.2023 with further interest, cost & expenses.
Property No. 7 :- All that part of property consisting of Shop No. (s) 01 & 02 (Area 394.50 Sq. Ft.), Shop No. 03 (Area 208 Sq. Ft.), Total Area: 602.50 Sq. Ft. situated on the 1st Floor of Samrajya Complex, Dolat Bazar, Off Main Bazar, Rajpipla, Tal. Nandod, Dist. Narmada on the land bearing R.S. No. 213/B, City Survey No. 21, Paiki, in the Village- Rajpipla, Dist. Narmada. Boundary- North: Common Passage & Road; South: Property of Kapilaben Doshi; East: Adj. Property, west: Shop No. 04	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 31,76,000/- • Earnest money to be deposited - Rs. 3,17,600/-	
Property No. 8 :- All that part of property consisting of Shop No. 07 (Area 105 Sq. Ft.), situated on the 1st Floor of Samrajya Complex, Dolat Bazar, Off Main Bazar, Rajpipla, Tal. Nandod, Dist. Narmada on the land bearing R.S. No. 213/B, City Survey No. 21, Paiki, in the Village- Rajpipla, Dist. Narmada. Boundary- North: Common Passage & Road; South: Property of Kapilaben Doshi; East: Shop No. 06, west: Shop No. 04.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 5,38,000/- • Earnest money to be deposited - Rs. 53,800/-	
Name of the Borrower & Guarantor/s :- M/s. Anjani Bikes Corner (Borrower), Mr. Zarina Denish Khadawala (Proprietor and Guarantor)	Amount due :- Rs. 45,53,905.36 as on 11.11.2024 with further interest, cost & expenses.
Property No. 9 :- All that piece and parcel of the immovable property known as Shop No. 302, Adm. area 285 sq. ft. i.e. 26.48 sq. mts. and Shop No. 303/A-1 adm. 395 sq. ft. i.e. 36.70 sq. mts. total adm. about 63.18 sq. mts. (Built up area) on the third floor of the building known as "SAI COMPLEX" along with undivided proportionate shares adm. about in the land underneath the said building constructed on the land of Final Plot No 150/A and 150/B at T.P. scheme No 62 (Dindoli- Bhestan- Bhedwad) Block No 521 paiki plot no 25 (RS No 346 Hissa No 2) of Moje Dindoli Taluka City Surat District Surat in the name of Mrs. Zarina Denish Khadawala (Proprietor and Guarantor) of M/s. Anjani Bikes Corner.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 35,64,000/- • Earnest money to be deposited - Rs. 3,56,400/-	
Name of the Borrower & Guarantor/s :- SINGER IMPEX	Amount due :- Rs. 17,18,34,648.30 as on 30.09.2021 with further interest, cost & expenses (Subject to subsequent recovery)
Property No. 10 :- All that right, title and interest in Unit/Shop No. J/108, admeasuring Super Built-up area 599.00 sq. ft. i.e. 55.66 sq. mts. and Carpet area 26.01 sq. mts. on the 1st floor alongwith undivided share of the land admeasuring about 6.50 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 17,18,000/- • Earnest money to be deposited - Rs. 1,71,800/-	
Property No. 11 :- All that right, title and interest in Unit/Shop No. J/107, admeasuring Super Built-up area 655.00 sq. ft. i.e. 60.87 sq. mts. and Carpet area 26.01 sq. mts. on the 1st floor alongwith undivided share of the land admeasuring about 7.11 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Rekha Ankur Narang.	
• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None • Reserve Price - Rs. 18,80,000/- • Earnest money to be deposited - Rs. 1,88,000/-	

DATE AND TIME OF E-AUCTION : 15.10.2025 (WEDNESDAY) FROM 12:00 NOON TO 05:00 PM

This may also be treated as notice u/r 8(6)/(9)(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.

Date : 15.09.2025
Place : Surat (Gujarat)

For detailed terms and condition of the sale, please refer to the link provided in [https:// www.unionbankofindia.co.in](https://www.unionbankofindia.co.in).
 For Registration and Login and Bidding Rules visit <https://ebkgray.in> (PSB Alliance Pvt. Ltd.)

Sd/-
Authorised Officer,
Union Bank of India

Property No. 12 :- All that right, title and interest in Unit/Shop No. J/106, admeasuring Super Built-up area 1104.00 sq. ft. i.e. 102.60 sq.mts. and Carpet area 751.00 sq.ft. i.e. 69.79 sq.mts. on the 1st floor alongwith undivided share of the land admeasuring about 12.00 sq.mts. in underneath land of building known as Japan Market of Silver Plaza Complex, constructed and situated on the land bearing City Survey Nondh No. 4824/A of Ward No. 7 at opp. Linear Bus stand, Delhi Gate, City Surat, Taluka City (Choryasi), Dist. Surat, owned by Mrs. Neeru Deepak Narang.

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 31,68,000/- • Earnest money to be deposited - Rs. 3,16,800/-

Name of the Borrower & Guarantor/s :- M/s. MBC Infra Space Pvt. Ltd., Mr. Manoj Prafulla Baruah (Also the proprietor of M/s. P. B. Associates & M/s. M. B. Corporation), Mr. Manoj Prafulla Baruah (HUF), Mrs. Bobby Manoj Baruah, Mr. Lalit Gunvant Pardeva

Amount due :- Rs. 6,38,83,881.06 as per demand notice dated 30.06.2021 with further interest, cost & expenses.

Property No. 13 :- All that piece and parcel of **Property No. 202**, Second Floor (House No. 4654) admeasuring 49.72 SQ. Mtrs (535.00 SQ. Feets) Super Built Up Area, of the building known as "CENTER POINT" constructed on the land bearing Survey No- 552/1-2-6-7/8 P1, with common undivided share of land area 3.00 SQ. Mtrs situated at Village: Vapi, Tal: Vapi, Dist: Valsad in the name of M/s. M.B. Corporation (Prop: Mr. Manoj Prafulla Baruah).

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 16,38,000/- • Earnest money to be deposited - Rs. 1,63,800/-

Property No. 14 :- All that piece and parcel of residential flat as under: Flat No./Wing - 403-A, House No. – 4943, Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), Common Share of Land Sq.Mtrs. 8.00, on the Fourth Floor of the building known as "PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, adm. area of 810.00 Mtrs situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah (H.U.F.)

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 6,08,000/- • Earnest money to be deposited - Rs. 60,800/-

Property No. 15:- All that piece and parcel of residential flat as under: Flat No./Wing - 404-A, House No. – 4944, Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), Common Share of Land Sq.Mtrs. – 8.00, on the Fourth Floor of the building known as " PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, adm. area of 810.00 Mtrs situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah (H.U.F.)

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: Non
• Reserve Price - Rs. 6,08,000/- • Earnest money to be deposited - Rs. 60,800/-

Property No. 16 :- All that piece and parcel of residential flat as under: Flat No./Wing - 403-B, House No. – 4959, Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), Common Share of Land Sq.Mtrs. – 8.00, on the Fourth Floor of the building known as " PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, adm. area of 810.00 Mtrs situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah (H.U.F.)

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 6,08,000/- • Earnest money to be deposited - Rs. 60,800/-

Property No. 17 :- All that piece and parcel of residential flats as under: Flat No./Wing - 404-B, House No. – 4960, Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), Common Share of Land Sq.Mtrs. – 8.00, on the Fourth Floor of the building known as " PARSHWANATH BUILDING" (A-Wing & B-Wing) Shantivan society, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, adm. area of 810.00 Mtrs situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah (H.U.F.)

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 6,08,000/- • Earnest money to be deposited - Rs. 60,800/-

Property No. 18 :- All that piece and parcel of Shop as under: Shop No./Wing – A-2, House No. – 3908, Area Sq.Mtrs (Sq. feets) (Super Built Up Area) – 27.87 (300.00), Common Share of Land Sq.Mtrs. – 05.00, On the Ground Floor of the building known as "Vardhman Building-A-Wing (Shantivan Society, Talasari Road, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, adm. area of 810.00 SQ. Mtrs, situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah.

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 3,73,000/- • Earnest money to be deposited - Rs. 37,300/-

Property No. 19 :- All that piece and parcel Of Shop as under: Shop No./Wing – A-4, House No. – 3910, Area Sq.Mtrs (Sq. feets) (Super Built Up Area) – 27.87 (300.00), Common Share of Land Sq.Mtrs. – 05.00, On the Ground Floor of the building known as "Vardhman Building-A-Wing (Shantivan Society, Talasari Road, constructed on the land bearing Survey No 166/4/P-66, Plot No 7, adm. area of 810.00 SQ. Mtrs, situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah.

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 3,73,000/- • Earnest money to be deposited - Rs. 37,300/-

Property No. 20 :- All that piece and parcel Of Residential Flat No. 403/B, on the Fourth Floor (House No-3939) admeasuring 92.90 SQ. Mtrs (1000.00 SQ. Feets) Super Built Up Area, and common undivided share of land area of 8.00 SQ. Mtrs, of the building known as "Vardhman Building, B-Wing (Shantivan society, Talasari Road, constructed on the land bearing Survey No- 166/4/P-25, Plot No-5, admeasuring 810.00 SQ. Mtrs, situated at Village: Solsumba, Tal: Umergaon, Dist: Valsad in the name of Mr. Manoj Prafulla Baruah

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 6,08,000/- • Earnest money to be deposited - Rs. 60,800/-

Property No. 21 :- All that piece and parcel of Residential Flat No. 202/A, adm. 785.00 SQ. Feets (72.92 SQ. Mtrs), Super Built Up Area, on the Second Floor (House No 4936) of a building known as "PARSHWANATH" A-Wing constructed on the N.a. land bearing survey No- 166/4/P/66 (Plot No-7) admeasuring 810.00 SQ. Mtrs, situated at situated at Village: Solsumba Tal: Umergaon, Dist: Valsad, with undivided share of rights land area 8.00 SQ. Mts. together with common rights of easement, access, and common facilities thereto in the name of Mrs. Bobby Manoj Baruah.

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 5,11,000/- • Earnest money to be deposited - Rs. 51,100/-

Property No. 22 :- All that piece and parcel of Residential Flat No. 304/A, admeasuring 720.00 SQ. Feets (66.88 SQ. Mtrs), Super Built Up Area, on the Third Floor (House No 4942) of a building known as "PARSHWANATH" A-Wing constructed on the N.A. Land bearing survey No- 166/4/P/66 (Plot No-7) admeasuring 810.00 SQ. Mtrs, situated at situated at Village: Solsumba Tal: Umergaon, Dist: Valsad, with undivided share of rights land area 8.00 SQ. Mts. together with common rights of easement, access, and common facilities thereto in the name of Mrs. Bobby Manoj Baruah.

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 4,70,000/- • Earnest money to be deposited - Rs. 47,000/-

Property No. 23 :- All that piece and parcel of Residential Flat No. 203/A, adm. 720.00 SQ. Feets (66.88 SQ. Mtrs), Super Built Up Area, on the Second Floor (House No 4937) of a building known as "PARSHWANATH" A-Wing constructed on the N.a. land bearing survey No- 166/4/P/66 (Plot No-7) admeasuring 810.00 SQ. Mtrs, situated at situated at Village: Solsumba Tal: Umergaon, Dist: Valsad, with undivided share of rights land area 8.00 SQ. Mts. together with common rights of easement, access, and common facilities thereto in the name of Mrs. Bobby Manoj Baruah.

• Type of Possession – Physical Possession • Details of encumbrances over the property, as known to the secured creditor, if any: None
• Reserve Price - Rs. 4,92,000/- • Earnest money to be deposited - Rs. 49,200/-

Property No. 24 :- All that