

ICICI Bank Branch Office: ICICI Bank Towers, Near Chakli Circle, Old Padra Road, Vadodra-390007.

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

(See proviso to rule 8(i))
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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. This 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 possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder:

Sr. No.	Name of the Borrower/Co-Borrower/Guarantor/Loan Account No.	Details of the Secured Asset/Assets with known encumbrances, if any	Outstanding Amount	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Anjana Pawan Upadhyay (Borrower) / Pawan Upadhyay (Co-borrower) Loan A/C No. LBAHR00004947787	Flat No. 203, 2nd Floor, Building No. E. Aaradhy Residency - 2, R.S. No. 278, 3/B-1A, Gadhokh, Potiya, Bhoruch, Ankleshwar - 393001 (Addressing an area of Area admt. 41.02 Sq. Mtrs.)	Rs. 10,73,093/- as on August 24, 2026	Rs. 9,00,000/- as on August 24, 2026	September 05, 2026 From 11:00 AM To 12:00 Noon	September 17, 2026 From 11:00 AM Onwards
2.	Jyeshthbhai Pravinbhai Patel (Borrower) / Manishbhai Jyeshthbhai Patel (Co-borrower) Loan A/C No. LBAHR00006862993/ TBHR000006851297	Flat No. D-3-203, Second Floor, Sundaram Building, Shivam Park, Aditya Co. Ho. So. Ltd., Survey No. 203-P-1, 203-P-2, Ankleshwar, G.I.D.C., Tolukha Ankleshwar, Village - Bhadokra, Dist. Bhoruch - 393002 (Addressing an area of Built-up area 51.00 Sq. Mtr. Or 54.90 Sq. Ft.)	Rs. 24,59,172/- as on August 24, 2026	Rs. 13,00,000/- as on August 24, 2026	September 05, 2026 From 11:00 AM To 01:30 PM	September 17, 2026 From 11:15 AM Onwards
3.	Lalubai Yadav (Borrower) / Tetai Devi (Co-borrower) Loan A/C No. LBAHR00005468789	Plot No. 105 (After Pramalgation Block/Survey No. 104) Ground Floor, Giniya Residency B/H Giniya Plot NH-8, Moje - Motalinga, Block/R.S. No. 42/18 and 42/21 Palki and 42/22 Palki, Ankleshwar - 393003 (Addressing an area of 43.75 Sq. Ft., Plot Area Admt. 40.08 Sq. Mtrs. i.e. 24.18 Sq. Mtr Total Area 67.93 Sq. Mtrs)	Rs. 9,50,753/- as on August 24, 2026	Rs. 9,00,000/- as on August 24, 2026	September 05, 2026 From 11:30 AM To 03:00 PM	September 17, 2026 From 11:30 AM Onwards
4.	Pramila Arvind Rajput (Borrower) / Arvind Singh Rajput (Co-Borrower) Loan A/C No. LBBHR00003952696/ LBBHR00004962285	Plot No. B/31/A, Sambhav Society, Near Patel Nagar, Rajpala Road, Revenue Survey No. 183/1, Village Godkhoh, Bhoruch, Ankleshwar - 393001 (Addressing an area of Constructed Area Admt. 35.00 Sq. Mtrs. i.e. 376.60 Sq. Ft., Plot Area Admt. 40.08 Sq. Mtrs. i.e. 431.26 Sq. Ft.)	Rs. 7,59,755/- as on August 24, 2026	Rs. 7,00,000/- as on August 24, 2026	September 05, 2026 From 03:30 PM To 04:30 PM	September 17, 2026 From 11:45 Noon Onwards

The online auction will take place on the website of e-auction agency M/s ValueTrust Capital Services Private Limited (URL: <https://biddee.in>). The Mortgagors/ Notice are given last chance to pay the total dues with further interest till **September 16, 2026** before 04:00 PM failing which, this these secured asset(s) will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Towers, Near Chakli Circle, Old Padra Road, Vadodra-390007 on or before **September 16, 2026** before 03:00 PM. Thereafter they need to submit their offer through the above mentioned website on or before **September 16, 2026** before 04:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Towers, Near Chakli Circle, Old Padra Road, Vadodra-390007 on or before **September 16, 2026** before 05:00 PM Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of 'ICICI Bank Limited' payable at Vadodra.

For any further clarifications with regards to inspection, terms and conditions of the E-auction or submission of tenders, kindly contact ICICI Bank Limited on **7304914237**.

The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/m4p4s

Date : August 22, 2026
Place : Vadodra

Authorised Officer
ICICI Bank Limited

यूको बैंक UCO BANK (A Bank of Public Convenience)

Zonal Office, Riddhi Shopper, Opp. Star Bazar Adajan, Hazira Road, Surat. Mob. 9770737222
E-mail : zourat.rec@uco.bank.in

SALE NOTICE
Date of E-Auction : 11.09.2026
Time : 10.00 AM to 05.00 PM

Whereas, the authorized officer of UCO BANK has taken possession of the following properties pursuant to the notice issued under section 13(2) of SARFAESI Act in the following loan accounts with right to sell the same strictly on 'As is what is basis' & 'Whatever there is basis' & 'Without recourse Basis' for realization of Bank & dues plus interest as detailed hereunder consequent upon failure to repay the dues by the borrower(s)/ guarantor(s), the undersigned in Exercise of power conferred under section 13 (4) of the SARFAESI Act propose to realize the Bank & dues by sale of the said property. The Sale will be done by the undersigned through e-auction platform provided at the website - <https://baanet.com>

Sr. No.	Name of Borrower & Guarantor	Description of Property	Amount Outstanding Rs. Possession Type	Reserve Price Rs. EMD	Branch Name IFSC code & Account No. Contact No.
1.	Shobhabhai Durale (Borrower) / Shyambhai Durala (Co-Borrower)	Flat No. 404-E, E Wing, Apple Residency, Plot No. 265, M.H. No. 1746/D, Near Railway Station, Dist. Navsari, Carpet Area 85.57 Sq. meter, Built up area 57.71 Sq. meter.	Rs. 29,33,599.22 + interest & Other charges	Rs. 15,87,000/- Rs. 1,58,700/-	
2.	Shivcharan Jayendrabhai Nishad (Borrower), Chandrakshi Jayendra Nishad (Co-Borrower)	Flat No. 109, 1st Floor, Karishma Residency, Near Ram Nagar, Opp. Surbh Society, Moje - Vilplore, Dist. Navsari, Carpet Area 51.30 Sq. meter, Built up Area 57.29 Sq. meter.	Rs. 29,61,664.26 + interest & Other charges	Rs. 14,90,000/- Rs. 1,49,000/-	
3.	Shaikh Rzwabhai, Mohammad Firoz (Borrower), Shaikh Mohamad Firoz Abidgani (Co-Borrower)	Flat No. 104, Eka residency B-Building, Near marol Railway Station (East) Moje : Mahutar, Ta. Jalpore, Dist. Navsari. Carpet Area 68.77 Sq. meter.	Rs. 15,63,737.17 + interest & Other charges	Rs. 10,00,000/- Rs. 1,00,000/-	
4.	Jigneshbhai Jayarambhai Ramansand (Borrower), Jagubhai Jigneshbhai Ramansand (Co-Borrower)	Flat No. 302, Eka residency B-Building, Near marol Railway Station (East) Moje : Mahutar, Ta. Jalpore, Dist. Navsari. Carpet Area 68.83 Sq. meter, Built up area 48.14 sq. meter.	Rs. 10,05,157.45 + interest & Other charges	Rs. 10,00,000/- Rs. 1,00,000/-	MUNSAD UCBA00000550 06501105020019 Mo. 9898604847
5.	Vinodhathi Thakorabhai Chauhan (Borrower), Vashalibhai Vinodhathi Chauhan (Co-Borrower)	Plot No. 122, House No. 1292, Gokulidham lakshmy, Nr. Gram Panchayati Office, Moje : Sanki, Tal. Palansa, Dist. Surat - 394305, Admeasuring 60.54 Sq. meter.	Rs. 18,63,571.20 + interest & Other charges	Rs. 13,66,000/- Rs. 1,36,600/-	
6.	Arjun Babubhai Prajapati, Dai Devi	Flat No. 106, 1st Floor, Kamdhenu Park, Building (Plot) No. 1, as per site B-Wing, Near Vidya Bharti School, Shantidham Road, Moje Navsari, Ta. & Dist. Navsari - 395445.	Rs. 13,67,000.00 + interest & Other charges	Rs. 14,10,000/- Rs. 1,41,000/-	
7.	Dhansukh Maganbhai Mahyavanshi, Vasanbhai Dhansukh Mahyavanshi	Plot No. 97, Shantivan Residency, Navsari Mahua Road, Moje - Ambada, Ta. & Dist. Navsari.	Rs. 27,72,000.00 + interest & Other charges	Rs. 22,80,000/- Rs. 2,28,000/-	
8.	Kankuben Bhophabhai Makwana, Bhophabhai N. Makwana	Residential House No 84 (Old Plot No.86) Shiv Nagar, R.S. No. 360 Block No. 347 Moje: Kamrej, Sur District	Rs. 75,604.56 + interest & Other charges	Rs. 5,90,000/- Rs. 59,000/-	Athwalines UCBA0001689 16891015020019 0261-2226838 M 9462224759
9.	Bharat Kalubhai Meghani & Rahul Kalubhai Meghani	House No. 25, Sai Dham Residency, Kamrej, Nansard Road, Surat - 394180.	Rs. 9,21,999.47 + interest & Other charges	Rs. 7,20,000/- Rs. 72,000/-	
10.	Maheshbhai Madhabhai Pagdhani & Daya Maheshbhai Pagdhani	Plot No. 151, Dhara Residency, Vibhag - 2, Moje - Velanja, Ta. Kamrej, Surat.	Rs. 10,67,241.71 + interest & Other charges	Rs. 6,55,000/- Rs. 65,500/-	MG Road Surat UCBA0000017 00710105020019 0261-2423319 M 964238744
11.	Kichoribhai Vinubhai Suhagya & Kalishabhai Kichoribhai Suhagya & Alpeshbhai Kichoribhai Suhagya	Plot No. 223 Shubham Residency, Moje Village - Jokha, Tal : Kamrej Dist: Surat.	Rs. 18,41,953.90 + interest & Other charges	Rs. 8,60,000/- Rs. 86,000/-	
12.	Solanki Divyeshkumar (Borrower), Umeshbhai Ghanshyambhai Solanki (Co-Borrower) & Solanki Piyoti (Guarantor)	Tower - J Silver, Flat No. J - 304 in Viran Silver, Getco Samyala, Padra Road, Vadodra, Gujarat - 391410, Super built up area 736 Sq. feet, Built up area 535 Sq. feet.	Rs. 17,75,669.78 + interest & Other charges	Rs. 13,05,000/- Rs. 1,30,500/-	BIL BARODA UCBA0000361 03611015020019 M 7007215856
13.	Jyoti Ashwin Bhai Rao (Borrower), Ashwin Rao (Co-Borrower)	Flat No. E - 303, Tower - E Third Floor, Aayra Elegance, Canal Road Bil, Vadodra, Gujarat - 391410 Carpet Area 52.93 Sq. meter, Total area 58.10 Sq. meter.	Rs. 21,13,032.23 + interest & Other charges	Rs. 19,50,000/- Rs. 1,95,000/-	

Terms and Conditions of E-Auction Sale: 1. Bidders are advised to go through the website - <https://baanet.com> (Also on for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding. 2. Intending Bidder shall hold a valid active E-mail ID and PAN. 3. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reasons. 4. The sale is subject to conditions prescribed in the SARFAESI Act, Rules 2002 and conditions 5. The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid) immediately on closure of the E-Auction Sale Proceedings on the same day of the sale. The Balance 75% of the purchase price shall have to be paid within 15 days of acceptance/ confirmation of sale conveyed to them. In case of default of payment within prescribed period, the deposit shall be forfeited and the defaulting purchase shall be forfeit all claims to the property or to any part of the sum for which it may be subsequently sold mentioned above. 6. The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings. 7. The sale is subject to confirmation by the Bank, if the borrower(s)/ guarantor(s) pay the Bank in full before sale, no sale will be conducted. 8. This is also a notice to the Borrower(s)/ Guarantor(s) if the above said holding of auction sale on the above mentioned date, if their outstanding dues are not repaid in full before auction date. 9. Last date of submission of online bids is **Di. 11.09.2026 at 5:00 PM**. 10. The bid price to be submitted shall be above the Reserve Price and Bidders shall improve Rs. 1,00,000/- respectively or it's multiple 11. TDS if any applicable will be born by bidder.

Date : 21-08-2026
Place : Surat

Sd/- Authorized Officer,
UCO Bank

BOI Bank of India University Road Branch, Vyanthesh Vogue, Indira Circle, 150 Ft. Ring Road, Rajkot - 360 005

APPENDIX-IV (Rule-8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of the Bank of India, University Road Branch under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 08.06.2026 calling upon the Borrower Mr. Sanjaybhai Lakshmanbhai Sagariya and Mrs. Kiranben Sanjaybhai Sagariya, to repay the amount mentioned in the notice being Rs. 20,91,334.89 (Rupees Twenty Lakhs Ninety One Thousand Three Hundred Thirty Four and Eighty Nine Paise) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the Public in general that the undersigned has taken 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 the 18th Day of August of this year 2026.

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 the Bank of India, University Road Branch for an amount Rs. 20,91,334.89 (Rupees Twenty Lakhs Ninety One Thousand Three Hundred Thirty Four and Eighty Nine Paise) 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

All that Part and Parcel of the Property consisting of All the Pieces and Parcels of Residential Flat Building, Sheds and Structures Fixtures and Fittings erected or installed thereon (both present & future) situated on Land Adm. S. Ms. 57-57 of Sub-Plot No. 52 to 98/6 of Plot No. 92 to 98 of Revenue Survey No. 209 paki 2 of Village Mahulda, Sub District Rajkot and District Rajkot, in the State of Gujarat within the jurisdiction of the Sub-Registrar Rajkot-8. Area of the Property: 57-87 Sq. Mts. Owner of the Property : Mrs. Kiranben Sanjaybhai Sagariya The Property is Bound by North : Property of Plot No. 99 Mamt. Towards it 14-80 Mts. South : Property of Sub-Plot No. 92-98/5 Mamt. Towards it 14-80 Mts. East : 7-50 Mts. Wide Road. Mamt. Towards it 3-91 Mts. West: Property of Plot No. 56-57. Mamt. Towards it 3-91 Mts.

Date : 19.08.2026, Place : Rajkot

Authorised Officer,
Bank of India

Bank of Baroda Tagore Marg Branch : Rukhmani, Astron Chowk, Rajkot - 360 001

APPENDIX IV (See Rule 8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Bank of Baroda under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices Dated 08.06.2026 (Publication Date 17.06.2026) calling upon the Borrower Mr. Vimal Jayantibhai Kanabar & Mrs. Hetal Vimal Kanabar Address : Flat No. 201, S.F. Vihar Vastika Apartment, Vidhyaranjan Bandh Shet, Nr. Kothariya Lake, Rajkot - 360 001 to repay the amount mentioned in the notices aggregating Rs. 50,41,794.41/- (Rupees Fifty Lakhs Forty One Thousand Seven Hundred Ninety Four and Forty One Paise only) + unchanged interest from 06.06.2026 + legal charges + other expenses till date of payment with less recovery within 60 days from 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 the 18th Day of August of The Year 2026.

The Borrower / Partners / Guarantors / Mortgagors in Particular and the Public in General is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Bank of Baroda for an amount of Rs. 50,41,794.41/- (Rupees Fifty Lakhs Forty One Thousand Seven Hundred Ninety Four and Forty One Paise Only) plus costs, charges and expenses till date of payment with less recovery.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

Equitable Mortgage of Residential Flat No. B/802, Admeasuring Built up area 101.02 Sq. Mtrs. on 8th Floor of Wing-B of Cozy Corporation, Constructed on Single Units, Lands Admeasuring 987.98 Sq. Mtrs. of Revenue Survey No. 157 of Village Moti Mava, Talsuka and District, Rajkot, presently merged in Rajkot Urban Development Area, in the State of Gujarat. Rajkot, Pincode - 360005, belonging to Mr. Vimal Jayantibhai Kanabar and Mrs. Hetal Vimal Kanabar. Boundaries of Immovable Property : North : Flat No. 8001, South : Marginal Area, Common Amenities, Wing C, East : Margin, Thereafter Other Property, West: Main Door, Flat No. B-803

Date : 18.08.2026, Place : Rajkot

Sd/- Chief Manager & Authorised Officer,
Bank of Baroda

pnB Punjab National Bank ARMB, 6th Floor, Gujarat Bhavan, Nr. Town Hall, Ellisbridge, Ahmedabad - 380006. Mail: cs4517@pnB.bank.in

To,

M/s. Maximo Ceramics. Add. Survey No. 257P Opp, Mama Weight Bridge, Nr. Savino ceramic, B/R Range ceramic, Off. Morbi - Jetpur Road at Bela, Taluka Morbi, Dist. Morbi - 363641

1) Shri Mukeshbhai Tarshibhai Kasundra (Partners & Guarantors): 201, Sangam Residency -A, Ravapur Road, B/H. Nirmal Vidhyalay, Morbi - 363641. (M. 9327037246)

2) Shri Anil Prakashchandra Agrawal (Partners & Guarantors): B-25, Madhukunj Soc. Kashi Vishwanath Mandir, Maninagar, Ahmedabad - 380008 (M. 9825708000)

3) Shri Savijibhai Jerambhai Jivani (Partners & Guarantors): Umayyagar Society, Near Man Canal, Sanala Road, Morvi, Morbi, Rajkot - 363641 (M. 8511179537)

4) Shri Sanjaybhai Kantilal Patel (Partners & Guarantors): 46, Sumamrayan Park Society, Higanam Road, Ghodasra Vekha, Ahmedabad 382440 (M. 9374233009)

5) Shri Keshav Bhagwandas Agrawal (Partners & Guarantors): 3, Gokul Bunglows, 17 Charotar Patel Soc. Maninagar, Ahmedabad 380008 (M. 9825200909)

6) Shri Kantilal Harakhbhai Kasundra (Partners & Guarantors): At Ghundratankara, Morbi (M. 9925820765)

7) Shri Ashokkumar Bhagwandas Agrawal (Partners & Guarantors): 7, Gokul Bunglows Part-1, 17 Charotar Patel Society, Maninagar, Ahmedabad 380008. (M. 9898586507)

8) Shri Mathurbhai Nagibhai Patel (Partners & Guarantors): 43, Surdara Society, Opp. Indravathi Society, Nikol Road, T.B Road, Ahmedabad (M. 9824394535)

9) Shri Akhil Mathura Prasad Agrawal (Partners & Guarantors): A-25 Tashk Bunglows, Vasna Road, R.C. Road, Vadodra, 390007

10) Shri Pinkesh Rajendrabhai Agrawal (Partners & Guarantors): A-13 Anjanasoc, Indira Colony, Bapunagar, Ahmedabad Gujarat 380024 (M. 9978901236)

11) Shri Divyeshbhai Sureshbhai Patel (Partners & Guarantors): 477, Main Road Right Side, Housing Road, SAMA KATHE, Morbi-363642 (M. 8511179536)

12) Shri Jendrabhai Virjibhai Aghara (Partners & Guarantors): Diwanm Sidhi Society, Sayam Hall Street, Panchsagar Road, Morbi, Rajkot - 363641 (M. 8511179539)

13) Shri Mahendra Parmal Jain (Partners & Guarantors): A-31, Madhukunj Society, B.H. Kashi Vishwanath Temple, Maninagar, Ahmedabad - 380008 (M. 9898639839)

14) Shri Ajitbhai Bhagwanbhai Agrawal (Partners & Guarantors): 4, Gokul Bunglows Part-1, 17, Charotar Patel Society, Maninagar, Ahmedabad - 380008 (M. 9909808266)

15) Shri Sachin Mukeshbhai Kasundra (Partners & Guarantors): 201, Sangam Residency -A, Ravapur Road, B/H Nirmal Vidhyalay Morbi -363641 (M. 7016538122)

SUB: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (HEREINAFTER CALLED ACT)

At your request, you have been granted by the Bank, through it's, **Shastri Park Branch, Ahmedabad** Branch from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/document(s) executed by you are stated in Schedule 'A' and 'B' respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s)/document(s).

2. You have also created mortgage by way of deposit of title deeds/ Registered mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in Schedule B.

3. The relevant particulars of the secured assets are specifically stated in Schedule C.

4. You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation of and conduct of the above said financial assistance/credit facilities have become irregular and the debt has been classified as **Non-Performing Assets on 30.09.2025** in accordance with the directives/guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.

5. The said financial assistance is also secured by the personal guarantee of:

Sr. No.	Name of Guarantor	Relationship with Borrower	Sr. No.	Name of Guarantor	Relationship with Borrower
1	Sh. Mukeshbhai Tarshibhai Kasundra	Partner	9	Sh. Sanjaybhai Kantilal Patel	Partner
2	Sh. Kantilal Harakhbhai Kasundra	Partner	10	Sh. Akhil Mathurprasad Agrawal	Partner
3	Sh. Jendrabhai Virjibhai Aghara	Partner	11	Sh. Ashokkumar Bhagwandas Agrawal	Partner
4	Sh. Savijibhai Jerambhai Jivani	Partner	12	Sh. Ajitbhai Bhagwanbhai Agrawal	Partner
5	Sh. Mathurbhai Nagibhai Patel	Partner	13	Sh. Keshav Bhagwandas Agrawal	Partner
6	Sh. Divyeshbhai Sureshbhai Patel	Partner	14	Sh. Pinkesh Rajendrabhai Agrawal	Partner
7	Sh. Anil Prakashchandra Agrawal	Partner	15	Sh. Sachin Mukeshbhai Kasundra	Partner
8	Sh. Mahendra Parmasal Jain	Partner			

Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.

6. Therefore, the Bank hereby calls upon you u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due to and owing to the Banks is the sum of **Rs. 4,19,73,699.41 (Rs. Four Crore Nineteen Lakhs Seventy Three Thousand Six Hundred Ninety Nine and Forty One Paise only)** as on **31.07.2026**. You are also liable to pay future interest on the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc.

7. If you fail to repay to the Bank the aforesaid sum of **Rs. 4,19,73,699.41 (Rs. Four Crore Nineteen Lakhs Seventy Three Thousand Six Hundred Ninety Nine and Forty One Paise only)** as on **31.07.2026**, with all interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under subsection (4) of Section 13 and under other applicable provisions of the said Act.

8. You are also put on notice that in terms of sub-Section 13 of Section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed in Schedule C of this notice without obtaining written consent of the Bank.

9. We invite your attention to the provisions of sub-section (8) of Section 13 of the SARFAESI Act which speaks about the time available to the borrower/guarantor to redeem the secured assets.

10. The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.

11. This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provisions of Law.

DISCLAIMER - Demand Notice dated 16.05.2026 issued previously under Section 13(2) of SARFAESI Act, 2002 stands withdrawn due to technical reasons.

SCHEDULE A: Name of Borrower: M/s. Maximo Ceramic

Nature of Facility & A/c No.	Limit	Rate of Interest	Balance Outstanding as on date of NPA (i.e. 30.09.2025) (Principal Int.)	Interest, Penal Int. and Charges (i.e. From 01.10.2025 to 31.07.2026)	Recovery made in the account after an NPA (i.e. from 01.10.2025 to 31.07.2026)	Total Outstanding Up to 31.07.2026
Cash Credit	4,25,00,000.00	9.85%	Rs. 5,07,64,061.82	Rs. 46,81,791.92	Rs. 1,34,72,154.33	Rs. 4,25,00,000.00
1003008700008076						

SCHEDULE B - List of Documents (Details of Security Documents including all supplementary documents & Documents evidencing creation of mortgage)

Sr. No.	Name of the Document	Nature of Security	Date of Execution	Amount Secured (Rs.)
1	Hypothecation of Movable/ fixed assets and Goods and Book debt to secure cash credit - Hypothecation of Movable Assets	Hypothecated Assets	02.01.2023	4,25,00,000.00
2	Master Agreement	Credit Agreement	02.01.2023	4,25,00,000.00
3	Agreement of Guarantee	Personal Guarantee	02.01.2023	4,25,00,000.00
4	Extension of Mortgage by deposit of title deeds	Registered Mortgage Deed	02.01.2023	5,35,00,000.00

SCHEDULE C - Part-I (Hypothecation Mortgage of Movable Properties):
Primary Security for CC: Hypothecation of all type of stocks i.e. raw material, stock in process, finished goods, consumables, stores and spares, book debts of the firm arise out of genuine trade transactions, all other current assets of the firm at present or in future. Various materials viz manufacturing material, raw materials including excisable raw materials, stocks in process, semi-finished goods, finished goods (including bought out finished goods), Book Debts, outstanding decrees, money receivables, Government subsidies, claims, bill contracts and inventories etc.

SCHEDULE C - Part-II (Mortgage of Immovable Properties): Description Of Property (As per Mortgage Deed)

1) All that place and parcel of property for land and building total admeasuring 15682 Sq. Mtrs. of N.A. Land of Survey No. 257P Situated at Village-Bela, (Rangpur) Ta- Morbi, District- Morbi, Owned by Maximo Ceramic. **Bounded by:** North: Land of survey No. 264, South: Land of Survey No. 257P, East: Road, West: Land of survey No. 262.

2) All that place and parcel of property Industrial land Admeasuring 915.94Sq.Mtrs. (i.e. 9855.51 Sq. Ft.) Plot No.1, of N.A. Land of Survey No.262 Situated at Village-Bela, (Rangpur) Ta- Morbi, District- Morbi, Owned by Maximo Ceramic. **Bounded by:** North: Road is situated, South: Public plot is situated, East: Road is situated, West: Land of survey No. 263.

Date: 07.08.2026, Place: Ahmedabad

Sd/- Authorised Officer, PUNJAB NATIONAL BANK

You are requested to make Payment of the Amount Mentioned in the Notice in Terms of the Guarantee Executed by you.