MANORAMA INDUSTRIES LIMITED

Registered Office: Office No. 701, 7th Floor, Bonanza Building, Sahar Plaza Complex, Andheri Kurla Road, Andheri East, Mumbai-400059.
Corporate Office: F-6, Anupam Nagar, Raipur - 492007, Chhattisgarh
CIN: L15142MH2005PLC243687
Tel No: 022-67088148, **Fax:** 0771 4056958
Website: www.manoramagroup.co.in ; **E-mail:** cs@manoramagroup.co.in

INFORMATION REGARDING 21ST ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCING ("VC")/ OTHER AUDIO-VISUAL MEANS ("OAVM").

Notice is hereby given that the 21st Annual General Meeting ("AGM") of the Members of Manorama Industries Limited ("the Company") will be held on **Monday, September 21, 2026** at 03:00 P.M. (IST) through **VC /OAVM** , pursuant to applicable provisions of the Companies Act, 2013 and Rules framed thereunder and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") read with MCA circular dated September 22, 2025 and relevant SEBI circulars to transact the businesses as set forth in the notice convening the meeting ("Notice").

In compliance with the above circulars, electronic copies of the Notice of AGM along with Annual Report of the Company for the financial year 2025-26 along with login details for joining the 21st AGM through VC or OAVM will be sent to those Shareholders whose email addresses are registered with the Company/ Depository Participants (s) and Registrar and Share Transfer Agent, MUFG Intime India Private Limited ("MUFG") and the same will also available on website of the Company at www.manoramagroup.co.in/ , on the website of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and on the website of the MUFG at https://www.in.mpms.mufg.com.

Manner of registering / updating email addresses to receive the Notice of AGM along with Annual Report:

For those members who have not registered their email address with the Company or with their respective Depository Participant, can register the same in the following manner:

i.In case, you are holding shares in demat form and you have not registered your email id with the Depository Participant, you are requested to register/update your email id with the Depository Participant or temporarily registration with Registrar and Share Transfer agent by sending a duly signed request letter to MUFG Intime India Private Limited at their email id investor.helpdesk@in.mpms.mufg.com

ii.In case, you are holding shares in physical form and you have not registered your email id, you are requested to register/update their email address by sending a duly signed request letter to MUFG Intime India Private Limited, at their email id investor.helpdesk@in.mpms.mufg.com

MANNER OF REMOTE E-VOTING AND E-VOTING AT THE AGM:

The Company has engaged the services of MUFG Intime India Private Limited ("MUFG") to provide remote e-voting facility and e-voting facility during the AGM. The Company is providing remote e-voting facility ('remote e-voting') to all its members to cast their vote on all resolutions set out in the Notice of 21st AGM. Additionally, the Company is providing the facility of voting through e-voting system during the AGM ('e-voting'). The detailed procedures and instructions for casting votes through remote e-voting or e-voting during the AGM for all the members (including the members holdings shares in physical form/whose email addresses are not registered with the Depository Participants/Company/RTA) are stated in the Notice of the 21st AGM of the Company.

form/whose email addresses are not registered with the Depository Participants/ Company/RTA) are stated in the Notice of the 21st AGM of the Company.

For Manorama Industries Limited
Sd/-
Deepak Sharma
Company Secretary and Compliance Officer
Membership No: A48707

Place: Raipur
Date : August 22, 2026

बैंक ऑफ़ बड़ौदा Bank of Baroda

REGIONAL OFFICE : Surat City 2 Region ,
Plot no 6-B, Baroda Sun Complex , Ghod Dod Road , Surat -395007.

ABRIDGED VEHICLE E-AUCTION NOTICE

Notice is hereby given to the public in general and in particular to the Borrower (s), and Guarantor (s) that Bank has repossessed/seized the Hypothecated Motor Vehicle mentioned below in exercise of the powers conferred under Hypothecation/Loan Agreement executed by the parties and Vehicle will be sold on **"As is where is"**, **"As is what is"**, and **"Whatever there is"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Guarantor/s/Vehicle/Total Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Date & Time of e-auction : Date:16/09/2026 ,Time: 02:00 PM to 06:00 PM,
Last Date And Time Of Submission Of Bid -16.09.2026, 05:59 pm
Date And Time Of Inspection 11.09.2026 & 14.09.2026, 10.00 am to 5.00 pm

Sr. No.	Name & address of Borrower/s /Guarantor	Details of Vehicle	Total Dues. (Rs. in Lac)	Reserve Price EMD Minimum Bid increase Amount	1. EMD deposit Account No 2. IFSC Code 3. Bank of Baroda Branch
1.	**KARNIKUSHAL CHARAN,** R/O -1 Shakti Nagar Model Town Parvat Patiya Surat City, Surat Gujarat Pin Code-395010	Hyundai Motors India Ltd, I20 -Asta VTVT , GJ05RF2559, Petrol , Polar White, Date of Reg 03.11.2018, Chasis No – MALBM51 BLJM592865, Engine No – G4LAJM002139	Rs 05.49 Lakhs + Interest & Other Charges	1.Rs.3,25,000/- 2.Rs.32,500/- 3.Rs.10,000/-	1.A/c :- .26690015181869 2.BARBODUMSUR 3.APMC DUMBHAL

BAANKNET Property ID & Auction ID for above mentioned Sr No. as under-

Sr No-1	BAANKNET Property ID :BARB266920251101	Auction ID- 349546

***Parking charges to be borne by the Bidder/buyer.**
The successful Auction Purchaser/Bidder shall have to pay applicable Goods & Service Tax (GST) over and above sale amount to BANK.
For detailed terms and conditions of sale, please refer/visit to the website link http://baanknet.com. Prospective bidders may contact to Branch Manager or Phone No: +91 7814346317,+91 7978117922

Date: 22.08.2026 | Place: Surat **Authorised Officer, Bank Of Baroda**

THE VALSAD MAHILA NAGRIK CO-OPERATIVE BANK LTD.

Matru parag, Azad Chowk, Valsad – 396001 Tel.: 02632 248962
Email: info@mahilabankvalsad.in

In accordance with the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and the Security Interest (Enforcement) Rules, 2002,** proposals are invited for the sale of the following properties, which are under the possession of the Bank, on an **"as is where is" and "as is what is" basis,** for recovery of the Bank's secured dues, along with interest, expenses, and other applicable charges from the below-mentioned defaulting borrowers.

Auction of Immovable Properties

Sr. No.	Borrower Name	DESCRIPTION OF PROPERTY	Outstanding Amount (₹)	Reserve Price Rs. EMD Rs.
1.	Meenaben Jayeshbhai Tandel	Flat No. 303, Chamunda Residency, Bhadeli Jagalala, Valsad, Valsad	Rs. 20,06,568/-	Rs.11,80,000/- Rs.1,18,000/-
2.	M/s. Atuleshwar Sanitary Plywood Mart, Proprietor: Bharatiben Anilsinh Thakor	Block No. 144, Kalwada Village, Valsad, Valsad	Rs. 51,30,051.50/-	Rs.69,75,000/- RS. 6,97,500/-

Date and Time of Inspection: From 27-08-2026, between 12:00 PM to 1:00 PM and 1:00 PM to 2:00 PM
Date and Time of Auction: Saturday, 05-09-2026, from 12:39 PM onwards.

DATE : 21.08.2026 **BY, ORDER OF BOARD DIRECTORS**

Poddar Pigments Limited

CIN: L24117RJ1991PLC006307
Regd. Office: E-10-11 & F-14 to 16, RIICO Industrial Area, Sitapura, Jaipur, (Rajasthan) - 302022
Tel. No: 0141-2770202/03,
E-mail :com.sec@poddarpigmentsltd.com, **Web :** www.poddarpigmentsltd.com

NOTICE OF 35th ANNUAL GENERAL MEETING

NOTICE is hereby given that the 35th Annual General Meeting (AGM) of the Members of Poddar Pigments Limited ("Company") will be held on Monday, 21st September, 2026 at 11:00 A.M. (IST) through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM") facility in compliance with the applicable provisions of the Companies Act, 2013 and the Rules framed thereunder and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with General Circular Nos. 14/2020, 17/2020, 20/2020, 02/2021, 19/2021, 02/2022, 10/2022, 09/2023, 09/2024 and 03/2025 dated 8th April 2020, 13th April 2020, 5th May 2020, 13th January, 2021, 8th December 2021, 5th May, 2022, 28th December, 2022, 25th September, 2023, 19th September, 2024 and 22nd September, 2025 respectively, I ssued by the Ministry of Corporate Affairs ("MCA Circulars") and Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79,SEBI /HO/CFD/CMD2/CIR/P/2021/11, SEBI/HO/CFD/CMD2/CIR/P/ 2022/62,SEBI/HO/CFD/PoD-2/P/CIR/2023/4 and SEBI/HO/ CFD/CFD-PoD-2/P/CIR/2023/167 and SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated 12th May 2020, 15thMay, 2021, 13th May, 2022, 5th January, 2023, 7th October, 2023 and 3rd October, 2024 respectively issued by the Securities and Exchange Board of India ("SEBI Circulars").

In accordance with the aforementioned MCA Circulars and the SEBI Circulars, the Notice of 35th AGM and the Annual Report of the Company for the financial year 2025-26 will be sent only by email to all those members, whose email addresses are registered with the Company or with the Registrar and Share Transfer Agent (RTA) or with their respective Depository Participants ("DPs") unless any member has requested for a physical copy of the same. Further, a letter providing the web link including the exact path, where complete details of the Annual Report for FY 2025-26 of the company is available, will be sent to those shareholders who have not registered their e-mail address with the Company/ RTA/ Depositories/Depository Participant(s). Members can join and participate in the 35thAGM through VC/ OAVM facility only. The procedure and instructions for joining the 35th AGM and the manner of participation in the remote e-voting or casting vote through e-voting system during the 35th AGM (including the members holding shares in physical form or whose email addresses are not registered with the DPs/Company/RTA) are provided in the Notice of 35th AGM. Members participating through the VC/OAVM facility shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013. The Notice of 35th AGM and the Annual Report will also be available on Company's website i.e. www.poddarpigmentsltd.com, Central Depository Services (India) Limited ("CDSL") website i.e. www.evotingindia.com and websites of the Stock Exchanges i.e. BSE Ltd. and National Stock Exchange of India Ltd. Members who have not registered their e-mail address with the Company/RTA/DPs, please follow below instructions for registration of email id for obtaining Annual Report for the FY 2025-26 and the login details for remote e-voting or e-voting at AGM:

Physical Holding	Please visit the link: https://web.in.mpms.mufg.com/EmailReg/Email_Register.html and follow the process for updation of e-mail ID as guided therein. The member who updates their email address post-dispatch of the Notice of 35th AGM of the Company, may request to RTA for issuance, through e-mail, the soft copy of the Notice and the procedure for remote e-voting along with the User ID and password to enable e-voting for this AGM. In case of any query, the member may send an e-mail to RTA at investor.helpdesk@in.mpms.mufg.com
Demat Holding	Please contact your DP and register your email address in your demat account, as per the process advised by your DP.

The Board of Directors of the Company at its meeting held on 15th May, 2026, has recommended final dividend of Rs. 4/- per Equity Share of Rs. 10/- each for the financial year 2025-26, which is subject to approval of the shareholders at the ensuing 35th AGM. SEBI, vide its Circular dated 3rd November, 2021, read with subsequent circulars issued in this regard has mandated registration of PAN, KYC details and Nomination, by holders of physical securities. As per the said mandate, members, holding securities in physical form, whose folio(s) are not updated with any of the KYC details [viz., (i) PAN; (ii) Choice of Nomination; (iii) Contact Details; (iv) Mobile Number; (v) Bank Account Details, and (vi) Specimen Signature, shall be eligible for any payment including dividend, interest or redemption payment in respect of such folios, only through electronic mode with effect from 1st April, 2024. In accordance with the above, dividends, in respect of physical folios wherein any of the above KYC details are not updated before the cut-off date, will be held back by the Company. Members may please note that the dividends will get credited to their bank account only after the KYC details are updated in the folio. Please update the same by following the below instructions:

Physical Holding	Members holding shares in physical form are requested to submit their PAN, KYC and Nomination details by sending a duly filled and signed Form ISR-1, ISR-2, ISR-3 or SH-13, as applicable, to RTA i.e. MUFG Intime India Private Limited at C - 101, Embassy 247, L.B.S. Marg, Vikhroli (West), MUMBAI-400083. The forms can be downloaded from https://web.in.mpms.mufg.com/client-downloads.html. In case of any query, the member may send an e-mail to RTA at investor.helpdesk@in.mpms.mufg.com
Demat Holding	Members holding shares in demat form are requested to update their bank account details with their respective Dps.

Pursuant to the Finance Act, 2020, dividend income is taxable in the hands of the Members w.e.f. 1st April, 2020 and the Company is required to deduct Income Tax at Source ('TDS') from dividend paid to the members at prescribed rates in the Income Tax Act, 2025 (the 'IT Act'). In general, to enable compliance with TDS requirements, members are requested to complete and/or update their Residential Status, PAN, Category as per the IT Act with their DPs or in case shares are held in physical form, with RTA by sending requisite documents.

By order of the Board of Directors
For Poddar Pigments Limited
Sd/-
Rajeev Kumar
Company Secretary and Compliance Officer
ACS: 33990

Place : Jaipur
Date : 21st August, 2026

यूनियन बैंक ऑफ़ इंडिया Union Bank of India

भारत सरकार का उपक्रम
A Government of India Undertaking

Asset Recovery Branch : Union Bank Bhavan, 4th Floor, Racecourse Road, Opp. Indoor Stadium, Rajkot.
E Mail: arb.rajkot@unionbankofindia.bank.in

E - AUCTION SALE NOTICE
(For sale of Immovable/Movable Properties)

E Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 6(2) or 8(6) of 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 movable/immovable property mortgaged / charged to **Union Bank of India** (secured creditor), possession of which has been taken by the Authorized Officers of Union Bank of India, will be sold on **"AS IS WHERE IS", " AS IS WHAT IS", and "WHATEVER THERE IS"** basis , for recovery of respective dues mentioned hereunder against the secured assets mortgaged/charged to Union Bank of India, from respective borrower(s) and guarantor(s). The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided here under :

Sr. No.	Name of the Borrower/Guarantor	Description of the properties	Total dues	Possession	Reserve Price/ EMD/ Bid increase amount in Rs.
01	M/s Chaitanya Trading through its Proprietor Mr. Anilbhai Polabhai Zora (Borrower) and Mr. Arunbhai Polabhai Zora (Guarantor)	**All that Part of the Property consisting of Commercial Shop No. 31** Built up Area Sq. Mts. 08-73-29 and **Shop No. 37** Built up Area Sq. Mts. 06-96-77 Total Built up Area 15-70-06, First Floor, Deluxe Commercial Complex, at Keshod, Taluka Keshod, Dist. : Junagadh, in the name of **Mr. Anilbhai Polabhai Zora and Mr. Arunbhai Polabhai Zora. Bounded by : North :** 07/06 Ft. Adjoining Common Passage, Shop No. 37 Shutter this side, **South :** 07/06 Ft. Adjoining Common Passage, Shop No. 31 Shutter this side, **East :** 22/06 Ft. Adjoining Shop No. 32 and 36 Wall Common, **West :** 22/06 Ft. Adjoining Shop No. 30 and 38 Wall Common	Rs. 25,89,195.27 as on 31.07.2026 and further interest at contractual rate & cost thereof	Physical	Rs. 5,00,000 EMD 10% Bid Increase 5,000
02		**All that Part of the Residential Property** situated at N.A. R.S. No. 133/2/P1, Hector 00-80-94, Plot No. 8 paiki Land Admeasuring Sq. Mts. 75/25/17, on Construction Housing Block, Total Built up Area Sq. Mts. 95/12, at Keshod, Tal. Keshod, Dist. Junagadh, in the name of **Mr. Anilbhai Polabhai Zora and Mr. Arunbhai Polabhai Zora. Bounded by : North :** 18/00 Ft. Adjoining Road then Plot No. 8 paiki, **South :** 18/00 Ft. Adjoining 25/00 Ft. Road, **East :** 45/00 Ft. Adjoining Plot No. 9, **West :** 45/00 Ft. Adjoining Road then Plot No. 8 paiki			Rs. 12,20,000 EMD 10% Bid Increase 15,000
03	Mr. Dalki Bharat Dhanji, Mr. Jitendra Harilal Vadhavi (Co-Obligant)	**All that Part and Parcel of the Residential Property,** situated at Block No. 62A, Plot No. 62 Paiki, Western Sided Land, bearing Survey No. 1436 paiki of Village Veraval, Ta. : Veraval, Dist. : Gir Somnath, Gujarat, Admeasuring 60.00 Sq. Mtrs. **Boundary as below : North :** Adj Plot No. 63, **South :** 6.00 Mtrs. Wide Road, **East :** Block No. B on the Land of the said Plot No. 62, **West :** Adj. Plot No. 59.	Rs. 46,37,365.85 as on 31.07.2026 and further interest at contractual rate & cost thereof.	Physical	Rs. 11,80,000 EMD 10% Bid Increase 15,000
04	M/s Jatin R. Hodar, Prop : Mr. Jatin R. Hodar (Borrower), Mr. Rakesh Harjibhai Hodar (Co-Obligant), Mr. Bhavesh Rakeshbhai Hodar (Co-Obligant)	**All that Part and Parcel of the Property being Residential Land and Building belonging to Mr. Rakeshbhai Harjibhai Hodar,** Adm. 48.03 Sq. Mtrs, situated at Kharvawad of City Sub District No. 1, Sheet No. 5, City Survey No. 3615 of Mangrol of Sub District : Mangrol of Registration District : Junagadh. **Boundaries as follows : East :** Road, **West :** Road, **North :** Other Property, **South :** Property of City Survey No. 3614.	Rs. 97,02,449.29 as on 31.07.2026 and further interest at contractual rate & cost thereof.	Physical	Rs. 7,80,000 EMD 10% Bid Increase 10,000
05		**All that Part and Parcel of the Property being Residential Land and Building belonging to Mr. Bhaveshbhai Rakeshbhai Hodar,** Adm. 40.59 Sq. Mtrs, situated at Kharvawad of City Sub District No. 1, Sheet No. 5, City Survey No. 3684 of Mangrol of Sub District : Mangrol of Registration District : Junagadh. **Boundaries as follows : East :** Road, **West :** Passage (Galiyanu), **North :** Passage (Galiyanu), **South :** Property of City Survey No. 3683.			Rs. 7,70,000 EMD 10% Bid Increase 10,000
06	Mr. Jugalkishor Dhanabhai Chandera, Mrs. Varsha Jugalkishor Chandera, Ms. Deviben Parabatbhai Ram (Co-Obligant)	**All that Part and Parcel of the Residential Property,** situated at Block No. 62B, Plot No. 62 Paiki, Eastern Sided Land, bearing Survey No. 1436 paiki of Village Veraval, Ta. : Veraval, Dist. : Gir Somnath, Gujarat, Admeasuring 60.00 Sq. Mtrs. **Boundary as below : North :** Adj Plot No. 63, **South :** 6.00 Mtrs. Wide Road, **East :** Adj Plot No. 65, **West :** Block No. A on the Land of the said Plot No. 62 paiki	Rs. 40,88,884.90 as on 31.07.2026 and further interest at contractual rate & cost thereof.	Physical	Rs. 11,80,000 EMD 10% Bid Increase 15,000

Date and time of Auction : 10.09.2026 from 12.00 NOON to 5.00 PM (UNLIMITED EXTENSION OF 10 MINUTES)
Property Inspection (BY TAKING PRIOR APPOINTMENT) Inspection Date : 03.09.2026, Time : 11.00 AM to 4.00 PM

Scan here For detailed Terms & Conditions

- For detailed Terms and Conditions of Sale, Please refer to the link provided in https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx & https://baanknet.com
- Perspective bidders may contact for more details to Mr. Parveen Verma - Mob. : 70158 94944, Mr. Arshad Kureshi - Mob. : 99259 12600 and Mr. Jagdish Kumar - Mob : 73895 89964
- (GST/TDS shall be payable as per applicable Government Rules by purchaser on sale of Movable/ Immovable Assets)

AS PER SARFAESI Act, STATUTORY 15 - DAYS SALE NOTICE TO THE BORROWER/ GUARANATOR/ MORTGAGOR

Date : 17.08.2026,
Place : Junagadh

(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version of This Auction Notice, The English Version Shall Prevail)

Chief Manager & Authorised Officer,
Union Bank of India

बैंक ऑफ़ इंडिया Bank of India BOI

Asset Recovery Branch Rajkot, 2nd Floor, Rajkot Main Branch Building, Para Bazar, M G Road, Rajkot- 360001
Mobile No : 78758 35454
E-mail : ARB.RAJKOT@bankofindia.bank.in

FOR SALE OF MOVABLE & IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISON TO RULE 6(2) AND 8(6) OF THE SECURITY INTEREST (ENFORSEMENT) RULES,2002.

E-AUCTION DT. : 28.09.2026 SALE NOTICE
Under "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described (Movable & Immovable Property/ies) mortgaged/hypothecated/pledged/charged to the bank of India. The constructive / physical possession of which has been taken by the Authorized Officer of Bank of India. (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **28.09.2026**

IMPORTANT DATES : Date & Time of Inspection of the Property : 22.09.2026 & 23.09.2026 (From 11.00 AM to 2.00 PM)
Last Date for Submission of EMD : 28.09.2026 by 4.50 PM
Last Date for Submission of Bids : 28.09.2026 by 5.00 PM
Date & Time of E-Auction : 28.09.2026 from 11.00 AM to 5.00 PM (With auto extensions of 5 minutes duration)

Sr/ Lot No.	Name & address of Borrower/s / Guarantor/ s / Proprietor	Description of the Movable & Immovable Property	Reserve Price (Amt. in Lakhs)	EMD (Amount in Lakhs)	Type of Possession	Date of notice under section 13(2)/ Demand Notice & amount mentioned in the notice	Name, Address Mobile No. of Beneficiary Branch, A/C No. & IFSC Code
01	1. M/s Capson Tiles Private Limited (Borrower) 2. Mr. Arunkumar Jerambhai Sitapara (Director/Guarantor) 3. Mr. Bechar Jivraj Aghera (Director/Guarantor) 4. Mr. Devjibhai Revabhai Patel (Director/Guarantor) 5. Mr. Bhaveshbhai Trikamjibhai Khokhani (Director/Guarantor) 6. Mr. Mukeshkumar Bachulal Likhiya (Guarantor) 7. Mrs. Divya Kishor Sardhara (Guarantor) 8. Mr. Nil Jagdishbhai Chamdiya (Guarantor) 9. Mr. Nirav Kantilal Chovatiya (Guarantor) 10. Mrs. Nisha Milan Patel (Guarantor) 11. Mr. Rameshbhai Manajibhai Chamdiya (Guarantor)	**1. Industrial Land & Building :** **Factory Land and Building** with structures, fixtures and fittings situated at S. No. 86, at Village : Jambudiya, Taluka & Dist. Morbi, Gujarat - 363 642 **Registered Owner : M/s Capson Tiles Private Limited** **Area of Land : 20538.00 Sq. Mts.** **Bounded as : North :** Road , **South :** NA Land of S. No. 144/6, **East :** Govt. Land & Road, **West :** Road **2. Industrial Land & Building :** **Factory Land and Building** with structures, fixtures and fittings situated at S. No. 144/6, at Village : Jambudiya, Taluka & Dist. Morbi, Gujarat - 363 642 **Registered Owner : M/s Capson Tiles Private Limited** **Area of Land : 10522.00Sq. Mts.** **Bounded as : North :** Land of Bhaga Megha, **South :** Govt. Kharabo, **East :** Land of Gokal Nanji, **West :** Makansar to Jambudia Road **PLEASE NOTE WITH THIS NOTICE OUR PREVIOUS SALE NOTICE DATED 20.08.2026 STANDS WITHDRAWN.**	900.74	90.07	Physical	**Notice Dt :** 18.05.2026 **Notice Amount:** **Rs. 8,45,74,240.66/-** plus interest plus other charges and minus Recovery made thereafter **Possession Dt :** 04.08.2026	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin - 360 001 Mob. No. : 78758 35454 Pool A/c No. (15 digit) : 313690200000033 IFSC : (letter in 4, 5 & 6 are zero) BKID0003136 A/C Name - INTERMIDIARY INWARD OUTWARD REMITTANCE

Important Points :
- ✓ Bid will be accepted only if the bidder bid over and above the Reserve Price.
- ✓ Property costing above Rs.50 lakhs attracts 1% TDS. It shall be the responsibility of successful bidder to remit TDS @ 1% as applicable u/s 194-IA of Income Tax Act.
- ✓ Successful bidder should be ready with 25% (Less EMD already paid) of their bid price as same is to be deposited with Bank on close of auction or by next working day
- ✓ 75% of bid amount is to be deposited with Bank before 15th (fifteenth) days of close of the auction
- ✓ Any default in payment within the prescribed period mentioned above, will be considered as default and the auction will be cancelled. The amount deposited and EMD by the bidder will be forfeited and would not be refunded in any case. The property will be resold.
- ✓ Any incidental charges regarding purchase and transfer of secured assets in the name of bidder will be borne by the successful bidder
- ✓ Sale Certificate will be issued only in the name of registered successful bidder
- ✓ Bank reserve the right to cancel the auction or bid at any point of time without assigning any reason
- ✓ Bid will be accepted online only. The interested parties can register with www.baanknet.com or visit the concern branch
- ✓ For terms and condition, please visit www.bankofindia.com or www.baanknet.com

THIS PUBLIC NOTICE SHOULD ALSO BE CONSIDERED AS STATUTORY 30 DAYS AUCTION INTIMATION NOTICE UNDER SARFAESI ACT TO THE BORROWER / GUARANTOR / MORTGAGOR

Gujarati Notice will be published in the 'Gujarat Samachar' Newspaper on Dt. 22.08.2026.

Date : 22.08.2026, Place : Rajkot (In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail) **Authorized Officer, Bank of India**

यूको बैंक UCO BANK

(भारत सरकार का उपक्रम) (A Govt. of India Undertaking)

Hazira Branch, Shop No. 1 to 4, Shri Hariom Gangeshwar Nagar, Ichhapore - 3, Hazira Road, Surat - 394510.
Phone No. 0261-2841500 | Email : hazira@uco.bank.in

To, **Date : 18/08/2026**
Mr. Nilesh Hasmukhbhai Chauhan (Borrower & Mortgagor)
Mrs. Nitaben Nileshbhai Chuahan (Co-borrower)
Add. 1 : Flat No. G-3, Building No. A-10, Om Township Vibhag-4, Pasodara, Kamrej, Surat - 395008.
Add. 2 : Plot No. 97, Buildin No. E, Hari Darshan Residency, Shekhpur, Kamrej, Surat - 394250.

Sub : Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter Called 'act').

Dear Sir/s,

1. At your request, you have been granted by the Bank, through its **Hazira Branch, Surat** 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 agreements(s)/documents(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".
   The relevant particulars of the secured assets are specifically stated in Schedule "C".
   All that piece and parcels of land and building bearing E Type, Plot No. 97, Admeasuring 60.28 sq.mtr with undivided share of Road and COP of "Hari Darshan Residency" situated at Land bearing Block No. 18, (consolidation Block No. 18, 19, 20 paiki 1, 21 & 27) at village : Shekhpur, Sub-District : Kamrej, District : Surat.
3. 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 asset on **29.07.2026** in accordance with the directives/guidelines relating to assets classifications issued by the Reserve Bank of India consequent to the default committed by you ion repayment of principal debt and interest thereon.
4. Therefore, the Bank hereby calls upon 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 and owing to the Bank is in the sum of **Rs. 8,92,310.32 (Rupees Eight Lakhs Ninety Two Thousand Three Hundred Ten & Paise Thirty Two Only) plus further interest & other legal charges thereon.** You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.
5. If you fail to repay to the Bank the aforesaid sum of of **Rs. 8,92,310.32 (Rupees Eight Lakhs Ninety Two Thousand Three Hundred Ten & Paise Thirty Two Only) plus further interest & other legal charges thereon** 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 Sub-Section (4) of Section 13 and under other applicable provisions of the said Act).
6. 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.
7. 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.
8. 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.

Date : 18/08/2026
Place : Hazira

Yours Faithfully, Authorised Officer,
UCO Bank, Hazira Branch, Surat.