

IEL LIMITED



Reg. Off. - Office No: 53, 6th Floor, Sanidhya Complex, Near Devnandan Mall,
Opp. Sanyas Ashram, Nehru Bridge, Ashram Road, Ahmedabad - 380006,
Gujarat, INDIA

Phone: +91 7801937978

Website: www.iellimited.com, E-mail: iellimitedamd@gmail.com

CIN - L15140GJ1956PLC124644

11th August 2026

To
The Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Tower
Dalal Street, Mumbai - 400001

Ref: IEL LIMITED

BSE SCRIP CODE: 524614

SYMBOL: INDXTRA

SUB: NEWSPAPER PUBLICATION FOR UN-AUDITED STANDALONE FINANCIAL RESULTS
OF THE COMPANY FOR THE QUARTER ENDED 30TH JUNE 2026.

Dear Sir,

Pursuant to Regulation 30 and Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the copies of Newspaper Publications published in the Financial Express (English) and Financial Express (Gujarati) on 11th August 2026 for the Un-Audited Standalone Financial Results of the Company for the Quarter ended 30th June 2026.

You are requested to take the same on records.

Thanking you,

Yours faithfully,

For and on behalf of
IEL LIMITED



Ajay B. Gupta
Ajay B. Gupta
Managing Director
DIN - 07542693

Encl: As above.

GUJARAT STATE FINANCIAL CORPORATION (Established by Gujarat State under State Financial Corporation Act, 1951) Block No.10, Udyog Bhavan, Sector-11, GH-4, Gandhinagar - 382 010 Phone No.: (079) 23256766 Fax (079) 23252204 Website : http://gsfc.gujarat.gov.in E-mail: sec-cell-gsfc@gujarat.gov.in				
Extract of unaudited Financial Results for the quarter ended on 30 th June, 2026 (Rs. in Lakhs except per share data)				
Particulars	Quarter ended 30.06.2026 (un-audited)	Year ended 31.03.2026 (un-audited)	Quarter ended 30.06.2025 (un-audited)	
Total income from Operations (net)				
Net profit/loss from ordinary activities a fter tax (before extra ordinary items)	(1,967.66)	(12,728.91)	(3,102.13)	
Net profit/loss from ordinary activities after tax (after extraordinary items)	(1,967.66)	(12,728.91)	(3,102.13)	
Paid-up Equity Share Capital (Face value of Rs.10)	8,911.40	8,911.40	8,911.40	
Reserves (excluding Revaluation Reserves) as on March 31	-	(3,28,194.54)	-	
Earnings Per Share (EPS) (before and after extraordinary items)				
(a) Basic	**(2.21)	(14.28)	**(3.48)	
(b) Diluted	**(2.21)	(14.28)	**(3.48)	
Note: 1. The unaudited financial results for the quarter ended 30 th June, 2026 together with Limited Review Report thereon issued by the statutory Auditors have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 10, 2026. 2. Pursuant to Board decision dated May 30, 2026, Corporation discontinued to provide delayed interest on default amount of soft loan granted by Government of Gujarat from April 01, 2025. Interest on default amount for the quarter under reference comes to: 1,220.76 lakh. Had the delayed interest on default amount been considered, net loss would have been increased by 1,220.76 lakh. 3. The above is an extract of the detailed format of the quarterly financial results filed with BSE Limited under Regulation 33 of SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the quarterly financial results including audit qualification and Management's views thereon is available on BSE Ltd website www.bseindia.com as also on Corporation's website https://gsfc.gujarat.gov.in. The same can also be assessed by scanning the QR Code provided below.				
				
Place : Gandhinagar Date : 10-08-2026				
For and on behalf of Board of Directors, SWAROOP P. IAS Managing Director				

Umbergaon Town Branch, Opp Post. Office, Aditya Darshan Building, Umbergaon (Town)-396170 Dist. Valsad, India Mo.: 96876 80772 Phone : 91 260 2562518 Email: umberg@bankofbaroda.com				
NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)				
To, Mr. Indrakumar Minbahadur Tamatta, Rat/Fat No.005, Marek-G, Ground Floor, Swapnakh Township, Solisumba, Taluk UMBERGAON-396165 Mrs. Anita Indrakumar Tamatta, Rat/Fat No.005, Marek-G, Ground Floor, Swapnakh Township, Solisumba, Taluk UMBERGAON-396165 Dear Sir/s/Madam, Sub: Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act"/A/c. Mr. Indrakumar Minbahadur Tamatta and Mrs. Anita Indrakumar Tamatta Re: Credit facilities with our BOB Umbergaon Branch.				
1. We refer to our Sanction letter dated 24-05-2018 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:				
Nature and Type of facility	Limit	Rate of Interest (Floating)	Dis on 25-03-2026	Security Agreement with brief description of securities
Term Loan (Housing Loan) Account No. 02206 00016934	Rs. 10,00,000/-	All the time of sanction One year MCLR + Strategic Premium i.e. 8.40% per annum with monthly rests. Present 8.95% pa	Rs. 6,37,573.38 plus unapplied interest plus 8.40% per annum interest	All the piece and parcel of Residential Flat No.005, total measuring 56.5 Sq.ft. (equivalent to 52.51 Sq.Mtr) situated on 4th floor in MANEK-G, Survey No.174/A/12/108, 174/A/1/2/11, Swapnakh Township, Village Solisumba, Taluk UMBERGAON - 396165 belonging to Mr. Indrakumar Minbahadur Tamatta and Mrs. Anita Indrakumar Tamatta Boundaries East: Flat No.006 West: Lft South: Passage North: Open to sky
2. As borrowers are aware, borrowers have defaulted in payment of instalments of term loan/demand loans which have fallen due for payment on 24-01-2026 (T/D/L) and thereafter.				
3. Consequent upon the defaults committed by borrowers, borrower's loan account has been classified as Non-Performing Asset on 24-03-2026 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.				
4. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call each one of you being borrower and guarantors, jointly and individually severally to pay in full and discharge your liabilities to the Bank aggregating Rs. 6,37,573.38 (Rupees Six lakh thirty-seven thousand five hundred seventy-three and paise thirty-eight only) as stated in para 1 above plus interest from 27-01-2026 and other charges if any, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.				
5. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.				
6. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.				
7. We further invite your attention to sub-section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/involving quotations/tender/ private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.				
8. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may exercise, including without limitation, the right to make further demands in respect of sums owing to us.				
Date : 25-03-2026 Place : Umbergaon				
Chief Manager & Authorized Officer, Bank of Baroda.				

Manpasand Beverages Limited CIN : L15549GJ2010PLC063283 Registered Office: 1768 & 1774 Patki - 1, Village Manjusar Tal. Savli, Vadodara, Gujarat - 391 775. Phone No: 91-2667-290290-291, Email ID: mbconnect@manpasand.info, Website: www.manpasandbeverages.com		
NOTICE OF POSTAL BALLOT AND REMOTE E-VOTING INFORMATION		
Notice is hereby given that Manpasand Beverages Limited ("Company") is seeking approval of its members on the following Ordinary Resolution through Postal Ballot by voting only through electronic means (remote voting).		
Sr. No.	Type of Resolution	Description of Resolution
1.	Ordinary Resolution	To appoint statutory auditor of the company.

The Postal Ballot Notice is available on website of the company at www.manpasandbeverages.com and on website of National Securities Depository Limited ("NSDL") at www.evoting.nsdl.com.

Pursuant to Section 108 and 110 of Companies Act, 2013 ("the Act") read with Companies (Management and Administration) Rules, 2014 read with Rule 20 and 22 of the Companies (Management & Administration) Rules, 2014, Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, Secretarial Standards on General Meeting ("SS-2") issued by the Institute of Company Secretaries of India and any other applicable laws, rules and regulations (including any statutory modification(s), amendment(s), clarification(s), substitution(s) and re-enactment(s) thereof at the time being in force), the Company is providing evoting facility via postal ballot to enable them to cast their vote electronically instead of submitting the physical Postal Ballot form. The company has completed dispatch of Postal Ballot Notice along with explanatory statement on Wednesday, July 29, 2026, through electronic mode only to those Members of the Company whose e-mail addresses are registered with the Company's Registrar and Share Transfer Agent or with their Depositories/Depository Participant as on Friday, July 24, 2026 ("Cut-off Date"). The requirement of sending physical copy of the Postal Ballot Notice and Postal Ballot Form has been dispensed with vide relevant MCA circulars.

The company has engaged the services of NSDL for facilitating remote evoting to enable the members to cast their vote electronically and in a secure manner. The remote evoting period commenced from Thursday 30th July, 2026 at 9.00 a.m. and shall end on Friday, 28th August, 2026 at 5.00 p.m. The remote evoting facility shall be disabled by NSDL immediately thereafter and will not be allowed beyond the said date and time. Members are requested to record their assent (FOR) and dissent (AGAINST) through remote evoting process not later than 5.00 p.m. on Friday 28th August, 2026. Only those members, whose names are recorded in the Register of Members of the Company or in the Register of Beneficial Owners maintained by the Depositories as on cut-off date i.e., Friday, July 24, 2026 are entitled to cast their votes on the Resolutions. A person who is not a member as on the cut-off date should treat this notice for information purpose only. Members who have not received Postal Ballot Notice may write to complianceofficer@manpasand.info and obtain the same.

The Board of Directors of the Company has appointed Mrs. Forum Mitesh Galani, Proprietor of Forum Gandhi and Associates, Practicing Company Secretary (FCS No. 5104, COP No. 5745), as the Scrutinizer for conducting the remote e-voting via Postal Ballot in a fair and transparent manner.

Result of Postal Ballot shall be declared within two working days from the conclusion of the Postal Ballot and shall be displayed along with the Scrutinizer's Report on the Company's website and National Securities Depository Limited www.evoting.nsdl.com after communication to Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited.

In case of any query/grievance, in respect of e-voting, Members may refer to the Help & FAQs section/ E-voting user manual available at the "Downloads" section of www.evoting.nsdl.com or call on toll free no.: 022-4886 7000 or send a request at evoting@nsdl.com.

By orders of Board of Directors

For Manpasand Beverages Limited

Sd/-

ABHISHEK DHIRENDRA SINGH

Whole Time Director

DIN: 01326637

Date: 11th August, 2026

Place: Vadodara

Bank of Baroda Kharol Branch : Ground Floor, Kharol, V V S Kalyankari Mandal Ltd., Kharol, Tal. Gandevi, Dist Navsari, Email : kharol@bankofbaroda.com	
APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property)	
Whereas, The undersigned being the Authorised Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 27/04/2026 calling upon the borrower Mrs. Jignashaben Parvinbhai Patel to repay the amount mentioned in the notice being Rs. 7,60,449/- (Rupees Seven Lakhs Sixty Thousand Four Hundred Forty Nine Only) + interest from 04/04/2026 + other charges there after within 60 days from the date of receipt of the said notice.	
The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 06 th day of August of the year 2026.	
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.	
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 Bank of Baroda, Kharol Branch for an amount of Rs. 7,60,449/- (Rupees Seven Lakhs Sixty Thousand Four Hundred Forty Nine Only) + an applied interest there on + Legal & other expenses + an applied interest there on + Legal & other expenses.	
DESCRIPTION OF THE IMMOVABLE PROPERTY	
All the piece and Parcel of the Property known as Purneshwar Area, Jalajpore, Tal. Jalajpore & Dist. Navsari having Revenue Survey No. 268/3/2 paiki 1, land admeasuring 886.67 Sq. Mtrs. building construction thereupon known as Purneshwar Complex, Unit - A, B, C, Flat situated at 1 st floor in Unit-A at having Flat No. 101, Super built up area adm. 680.00 Sq. Ft. ie. 63.19 Sq. Mtrs and Built up area admeasuring 525.00 Sq. Fts. i.e. 48.79 Sq. Mtrs. and 1/53 undivided share admeasuring 6.3301 Sq. Mtrs. having Navsari Nagar Palika Ward No. 19 and Municipal House No. 5408/0. Bounded by:- East: Flat No. 102, West: Stairs, North : Margin Land, South : Common Passage. Belonging to Mrs. Jignashaben Parvinbhai Patel.	
Date : 06.08.2026, Place : Navsari Sd/-, Authorised Officer, Bank of Baroda	

IEL LIMITED CIN: L15140G/1956PLC126444				
Reg. Off.: Office No. 53, 6 th Floor, Sandhya Complex, Nr. Devnandan Mall, Opp. Sanyas Ashram, Nehru Bridge, Ashram Road, Ahmedabad-380006, Gujarat, INDIA Ph. 079-40026095. Website: www.ielindia.in, E-mail: ielimitedamd@gmail.com				
Extracts of Un-Audited Standalone Financial Results for the Quarter ended 30 th June 2026 (Amount in Lakhs)				
Sr. No.	Particulars	Quarter ended 30.06.2026 (UnAudited)	Quarter ended 31.03.2026 (Audited)	Year ended 31.03.2026 (UnAudited)
1	Total Income from Operations	88.76	73.55	5.02
2	Net Profit/Loss for the period (before Tax, exceptional and/or extraordinary items)	57.14	58.84	(73.75)
3	Net Profit/Loss for the period before Tax (after exceptional and/or extraordinary items)	57.14	58.84	(73.75)
4	Net Profit/Loss for the period after Tax (after exceptional and/or extraordinary items)	57.14	58.84	30.65
5	Total Comprehensive Income for the period (Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)	-	-	-
6	Equity Share Capital	1,303.92	1303.92	333.76
7	Reserves (excluding Revaluation Reserves) as shown in the Audited Balance Sheet of the previous year	-	-	3,197.26
8	Earnings per share (of Rs.10/- each) (for continuing and discontinued operations) (not annualized)			
(a) Basic - in Rs.	0.044	0.045	(0.057)	0.014
(b) Diluted in Rs.	0.044	0.045	(0.057)	0.014
Notes: The above is an extract of the detailed format of Un-Audited Standalone Financial Results for the Quarter ended 30th June 2026 filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarter ended Financial Results are available on the Stock Exchange website i.e. www.bseindia.com and also on the website of the Company.				
By Order of the Board For IEL Limited Sd/- Ajaykumar Bholanath Gupta Managing Director (DIN : 07542693)				
Place: Ahmedabad Date : 10.08.2026				

Assets Care & Reconstruction Enterprise Ltd. Registered Office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115618 Corporate Office: Unit No.: 502, C Wing, One BKC, Radius Developers, Plot No.: C-66, G-Block, Bandra Kurla Complex, Mumbai-400051 Tel.: 022 68843101 Email : acre.acre@areindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769				
Sale Through Private Treaty				
Sale Notice for sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(5), 8(6), 8(8) & 9(1) of The Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagee(s) and Guarantor(s) that the belowdescribed immovable property, which was mortgaged/charged to the Original lender/ Assignor Bank, and in respect of which physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment, have since been assigned to Assets Care & Reconstruction Enterprise Ltd. (CIN: U65993DL2002PLC115769) ("Secured Creditor") Accordingly, the Secured Creditor shall now conduct the sale through private treaty on 06th August 2026 of the said property on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagee(s) and Guarantor(s). Sale shall be in accordance with the provisions of SARFAESI Act/Rules.				
Sr. No	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/Co-Borrower(s)/Mortgagor (s)/ Guarantors	Total Outstanding Dues as on 02nd June 2026	Sale Price
1	MOR001100489061 / MOR001100475507 / MOR001100665732 ACRE TRUST JCF	Aakash At Through Its Proprietor Ajay K Gohil Usha Ajay Gohil Ajay K Gohil	Rs.2,04,03,304/- Rupees Two Crore Four Lakhs Three Thousand Three Hundred and Four Only	Rs. 86,00,000/-
DESCRIPTION OF THE SECURED ASSET : - All The Piece And Parcel Of Property Of Flat No: 201 On The 2nd Floor, Total Area Admeasuring About 383.35 Square Meter (Built Up Area) Of The Building Known As "Raj Shopping Center" Constructed For Commercial Purpose Along With Undevided Proportionate Share In The Land Situated At Fulpada, Bearing Revenue Surveye No: 165 Paiki, City Survey Nondh No: 5/15 Admeasuring About 447.13 Square Meters Of Ward: Fulpada, Taluka: Surat City, District Surat Bounded As Under: East: Mahakali Apartment, West: Connected Road, North: Connected Road, South: Fulpada-Katargam Main Road				
The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of the trust mentioned in the column provided above.				
Date : 11/08/2026 Place: Surat				
Sd/- Authorized Officer Assets Care & Reconstruction Enterprise Ltd.				

इंडियन बैंक

Indian Bank

ALLAHABAD

इलाहाबाद

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) 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/ charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 31.08.2026 for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s. The reserve price and the earnest money deposit and short description of immovable property are also mentioned hereunder

Sr. No.	Name of Borrowers/Guarantor/ Mortgagor (s) & Branch Name	Property Details : All that piece and parcel of immovable property being Apartment (Flat) No. 103 on the First Floor in Tower No. A, Having carpet area of adm. about 4.02 sq.mtrs and Total Build-Up area of adm. about 12.30 sq.mtrs with undivided share of land in the scheme known as " GOL TRIO" on Non-Agriculture land of Revenue Survey No.347/2/1 paiki 1 was merged into Town planning Scheme No.27 (Mavdi-3) allotted Final plot No.22/21 adm. about 5507.00 Sq.mtrs was given to Plot No.1 adm. about 4956.24 Sq.mtrs common area and net area of adm. about 550.76Sq.mtrs and total adm. about 5507 Sq.Mtrs of City Survey no. 9/Ta01/103/4 situated lying Mouje: Mavdi, Taluka: Rajkot in the District Rajkot and Registration district Sub-District of Rajkot-6 (Mavdi) in the name of Mrs.Shitalben Bhautikumar Viroja & Mr.Bhautikumar Jammnadas Viroja, The Boundaries of the above mentioned property are as follows : East : Building Margin after road, West : Building Margin after Tower No. B, North : Building Margin after Final Plot No. 22/3 & 22/C, South : Building Margin after Final Plot No. 20
1	1. M/s. Naksh Steel Private Limited (Borrower & Mortgagor) 2. Mr. Kalpesh Jammnal Viroja (Director, Guarantor & Mortgagor) 3. Mr. Bhautik Kumar Jammnadas Viroja (Director, Guarantor & Mortgagor) 4. Mrs. Shitalben Bhautik kumar Viroja (Director, Guarantor & Mortgagor) 5. Mr. Suresh kumar Mansukhlal Kavathia (Guarantor & Mortgagor) 6. Mrs. Ankitaben Suresh kumar Kavathia (Guarantor & Mortgagor) 7. Mrs. Nital Kalpeshbhai Viroja (Director) Branch: Vatva	Property Details : The immovable property bearing Sub-Plot No. 13 having land area admeasuring about 710 Sq.Mtrs with undivided share of Road, amenities & Ext. admeasuring about 240 Sq. Mtrs total land area admeasuring about 950 Sq. Mtrs with construction area admeasuring about 629 Sq. Mtrs (RCC Construction) and admeasuring about 300 Sq. Mtrs (Sheet Construction) total Construction area admeasuring about 929 Sq. Mtrs (As per Reg. Sale Deed No. 8747/2023) situated on Non-agricultural land bearing Final Plot 23614 of T.P. Scheme No. 1/1 allotted in lieu of Revenue Survey No.167/A and 167/B Paiki Sub Plot No. 04) and allotted the city Survey bearing No.006205 admeasuring about 2245 Sq. Mtrs i.e. 2685 Sq.Yards: situate, lying and being at Mouje Village-Rakhial, Taluka Maninagar in the District of Ahmedabad and Registration District Sub-District of Ahmedabad-07 (Odhav) within state of Gujarat was belonged to Nitaben Ashwinbhai Patel bounded as under : Boundary : East : Sub Plot No. 14, West : Sub Plot No.12, North : This Survey Number Paiki Land, South : This Survey Number Paiki Land
2	1. M/s. M B Shyani & Co. (Partnership firm /Borrower) 2. Mr. Ashwinbhai Manubhai Patel (Partner/ Guarantor) 3. Mr. Ishan Ashwinbhai Patel (Partner / Guarantor) 4. Mrs. Nitaben Ashwinbhai Patel (Guarantor/ Mortgagor) Branch: Naroda	

Earnest Money Deposit : 10% of Reserve Price.

Last Date & time for Submission of Process compliance Form with EMD amount : 29.08.2026 till 04.00 P.M. E-auction through <https://baanknet.com/> Registration should be completed by Intending bidder on or before EMD Date and there should be EMD balance in global wallet.

E-Auction Date : 31.08.2026
Between 11.00 A.M to 04.00 P.M.

Date : 10.08.2026, Ahmedabad

Detail of encumbrance, if any known to the Bank - There is no encumbrance on the property described herein to the best of knowledge & information of the Authorized Officer.

Important note for the prospective bidders : Bidder has to complete following formalities well in advance : Step 1 : Bidder /Purchaser Registration : Bidder to register on e-auction portal (<https://baanknet.com/>) using his mobile number and email-id. Step 2 : KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days). Step 3 : Transfer of EMD amount to his Global EMD Wallet : Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction portal. Step 1 to Step 3 should be completed by bidder well in advance, on or before EMD date.

For downloading further details and Terms & Conditions, please visit : 1. www.indianbank.bank.in, 2. <https://baanknet.com/>

Note : This is also a notice to the Borrower/Guarantors/Mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.

Authorised Officer, Indian Bank

यूनियन बैंक एन एच ई एम सी 1932 Union Bank of India A commitment of India's Unifying.	ARB Surat, Add : Tulsi Market, Ring Road, Man Darwaja, Surat - 395002, Authorised Officer - Rahul Kumar - Mo. 7859011911, Branch : 7016965509. Email ID - arb.surat@unionbankofindia.bank.in 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 – 29-09-2026 (Tuesday) from 12:00 p.m. to 05:00 p.m.	
Branch Name, Address & Contact No.	Union Bank of India, ARB - Surat Branch, Tulsi Market, Ring Road, Man Darwaja, Surat - 395002.
Name Of The Borrower & Guarantor/s :- M/s. Patel Traders (A partnership firm), Mrs. Truptiben Alkeshkumar Patel (Partner & Guarantor), Mr. Alkeshkumar Kanubhai Patel (Partner & Guarantor), Late Kanubhai Chaturbhai Patel (Guarantor) Represented by his legal heirs - Mrs. Vimla Kanubhai Patel (Wife), Mr. Alkeshkumar Kanubhai Patel (Son)	Amount due :- Rs. 3,65,21,921.98 as on 31-03-2026 plus applicable interest from 01-04-2026 and cost & charges
Property No. 01 : All that piece and parcel of immovable property on N.A. land, situated at Mauje Bholav, on land bearing R.S. No. 102 Paiki, Plot 1 to 10, known as "Dhivji Plaza", Ground Floor, Shop No. 1 & 2, admeasuring 70.44 Sq. Mtrs. (747.93 Sq. Ft.) undivided share of land admeasuring 5.00 Sq. Mtrs. at Registration District & Sub-District : Bharuch, that the property is bounded as under : East : By Bharuch Nandevlav Road, West : By Common Road, North : By Shop No. 3, South : By Hari Om Nagar. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price : Rs. 57,80,000.00 EMD : Rs. 5,78,000.00	
Property No. 02 : All that piece and parcel of immovable property on N.A. land situated Mauje Bholav on land bearing R.S. No. 102 Paiki, Plot No. 1 to 5 admeasuring 279.244 Sq. Mtrs. & Plot No. 6 to 10 admeasuring 309.57 Sq. Mtrs. total admeasuring 588.814 Sq. Mtrs. known as "Dhivji Plaza", Paiki First Floor, Flat No. 105, Super Built-up admeasuring 72.11 Sq. Mtrs. i.e. 776.00 Sq. Ft. at Registration District & Sub-District : Bharuch, that the property is bounded as under : East : By Open Land, West : By Open Plot, North : By Flat No. 106, South : By Flat No. 104. Type of Possession - Symbolic Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None Reserve Price : Rs. 13,13,250.00 EMD : Rs. 1,31,325.00	
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. For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in	
Date : 08-09-2026 Place : Surat, Gujarat	For Registration and Login and Bidding Rules visit https://baanknet.com Authorised Officer, Union Bank of India
Publication Date : 11-08-2026	News Paper : Financial Express (Ahmedabad Edition)

