

10<sup>th</sup> September 2025

To  
The Manager- Listing Department,  
**BSE Limited**  
P.J. Towers, Dalal Street, Fort,  
Mumbai- 400001, Maharashtra, India.

**Scrip ID/Code: DESCO/544387**

**Subject: Submission of Newspaper Publication of the 14<sup>th</sup> Annual General Meeting (AGM) of the Company scheduled to be held on Tuesday, September 30, 2025**

**Respected Sir/ Madam,**

We wish to inform you that the Company has published newspaper advertisements on 10<sup>th</sup> September, 2025, containing information relating to the convening of the 14<sup>th</sup> Annual General Meeting of the Company, Remote e-voting facility being provided to members, and Other related instructions including book closure details.

The advertisement has been published in the following newspapers, both of which also have electronic editions:

- The Financial Express (English)
- The Financial Express (Gujarati)

These advertisements have been published in accordance with the provisions of Section 108 of the Companies Act, 2013, read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended), and Regulation 44 of the SEBI (LODR) Regulations, 2015.

The same has also been made available on the Company's website at <https://descoinfra.co.in>

We request you to kindly take the same on record and disseminate the same on your website.

Thank You!

Yours faithfully,

**For DESCO INFRATECH LIMITED**  
**(Formerly known as Desco Infratech Private Limited)**

MUSKAN  
OMPRAKASH  
KHANDAL

Digitally signed by  
MUSKAN OMPRAKASH  
KHANDAL  
Date: 2025.09.10  
11:14:37 +05'30'

**Muskan Khandal**  
**Company Secretary & Compliance Officer**

Name of the Borrower(s) / Guarantor(s)	Demand Notice Date & Amount	Description of Secured asset (immovable property)
Mrs. Sonalben Piyushkumar Nai, Mr. Piyushkumar Popatbhai Nai Prospect No. 931682	21/07/2025 ₹1964575.00 (Rupees Nineteen Lakh Four Thousand Five Hundred & Seventy Nine Only)	All that piece and parcel of the property being: Flat No. 604, Block No. G, 6th Floor, Ahliahia Reidency Phase II, Undivided Proportional Share in Non-agricultural Land For Residential And Commercial Purpose On Survey/Block No. 450, In Draft T.P. Scheme No. 82 (Ambha-Ixampura) Bearing Final Plot No. 67, Village Lambha, Taluka Vavha in the Registration District & Sub District Of Ahmedabad (Asst-11), 382405 Area Admeasuring (In Sq. Ft.); Property Type: Saleable Area, Carpet Area Property Area: 1170.00, 568.00
Mr. Sidhrajsinh Pradhyumansinh Zala, Mrs. Ritaba Siddhrajsinh Zala, Raju Shrihari Chintan Gera Prospect No. 110211434	21/07/2025 ₹2321999.00 (Rupees Twenty Three Lakh Twenty One Thousand Nine Hundred & Ninety Nine Only)	All that piece and parcel of the property being: Residential House On Duthrej R.S.No. 516, Plot No.10, Lying and being at Duthrej, within Municipal Limits Limits, Taluka-Wadhwan, Taluka-Surendranagar, 363340 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area, Carpet Area Property Area: 1775.06, 775.76, 674.58
Mr. Rahul Parsoatmbhai Sondarva, Mrs. Urmilaben Haradshahi Dodya Prospect No. 110477471	21/07/2025 ₹1671584.00 (Rupees Sixteen Lakh Seven Thousand Five Hundred & Eighty Four Only)	All that piece and parcel of the property being: Plot no. 6, R.S. no 1512/b/1p1, Gayatri Nagar 4 Collage Road, Village: Keshod, Taluka, Surat, 362220 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area, Carpet Area Property Area: 839.00, 963.00, 770.00
Mr. Bijalbhai Gamanbhai Karamia, Mrs. Laxminben Bijalbhai Karamia Prospect No. 110158215	21/07/2025 ₹769602.00 (Rupees Seven Lakh Sixty Two Thousand Two Only)	All that piece and parcel of the property being: Plot No. 70, R.S. No. 220/4/P1 (Vasamed), Anjar, Kutch, Land, Area, Super, Built Up, Area, Carpet Area Property Area: 559.00, 477.00, 306.00
Mr. Sunil Vasrambhai Prajapati, Mrs. Dimpalben Bharkatkumar Thakkar Prospect No. 110095360	21/07/2025 ₹2131757.00 (Rupees Twenty One Lakh Thirty One Thousand Five Hundred & Seventy Seven Only)	All that piece and parcel of the property being: Flat No. 701, Block No. B, 7 Floor, Scheme known As Abhihaia Residency With Undivided Proportion, Non-agricultural Land For Residential And Commercial Purpose On Survey/Block No. 450, Draft T.P. Scheme No. 82 (Ambha-Ixampura) Bearing Final Plot No. 67, Village Lambha, Taluka Vavha in the Registration District & Sub District Of Ahmedabad (Asst-11), 382405 Area Admeasuring (In Sq. Ft.); Property Type: Saleable Area, Carpet Area Property Area: 1170.00, 568.00
Mr. Rajeshbhai Khodabhai Sosa, Mrs. Darabben Sosa Prospect No. 110089590	21/07/2025 ₹154937.00 (Rupees Fifteen Lakh Four Thousand Nine Hundred & Seventy Eight Only)	All that piece and parcel of the property being: Plot no 327, Rudra Residency, Block No. 638, Old Sayan Main Road Moje Oldpad, Surat, 394540 Area Admeasuring (In Sq. Ft.); Property Type: Land Area, Super, Built Up, Area Property Area: 801.00, 298.00, 298.00
Mr. Ashokbhai Hirabhai Parmar, Mrs. Ramilaben Ashokbhai Parmar Prospect No. 1102114580	31/07/2025 ₹1341738.00 (Rupees Thirteen Lakh Thirty One Thousand Seven Hundred & Eighty Eight Only)	All that piece and parcel of the property being: Plot No. 273, As Per K/P/Block No. 273/536, S. No. 288, Vraj/Nadri Residency Vihab-1, Kamrej, Surat, Gujarat, 394180 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area, Carpet Area Property Area: 456.16, 236.38, 196.19
Mr. Umeshbhai Mansukhbhai Vaghela, Mrs. Sangilaben Umeshbhai Vaghela Prospect No. 110138660	31/07/2025 ₹1483430.00 (Rupees Fourteen Lakh Eighty Three Thousand Four Hundred & Thirty Only)	All that piece and parcel of the property being: Plot No. 127, Block No. 285, Mahesh Residency-2, Swan, Oldpad, Sayan Road, Surat-394130, Gujarat, India Admeasuring (In Sq. Ft.); Property Type: Land Area, Saleable Area, Super, Built Up, Area Property Area: 675.00, 405.00, 675.00
Mr. Ganesh Jirapuram Ramesh Shivdas Jirapuram Prospect No. 110190811	31/07/2025 ₹1238380.00 (Rupees Twelve Lakh Thirty Eight Thousand Three Hundred & Eighty Only)	All that piece and parcel of the property being: PLOT No 48, Krishna Residency Society, Opp Abc Point, Moje Alodra, Oldpad, Surat, 394540 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Saleable Area, Super, Built Up, Area Property Area: 480.00, 295.00, 295.00
Mr. Shaideera Mrs. Asha Devi Prospect No. 110210624	31/07/2025 ₹984199.00 (Rupees Nine Lakh Eighty Four Thousand Nine Hundred & Ninety Nine Only)	All that piece and parcel of the property being: Unit No. 33a, Heritage Greens, Survey No 17/1/1, Nr. General Motors B/T To Company Bypass Godhra Road, Chandrapura, Borsari, Nr. A.S. Abhihaia Residency, With Undivided Proportion, Revenue Survey No. 470, Situated At Village : savagadh, Ta.himatnagar, Dist.sabarkantha, 383220 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area Property Area: 460.00, 888.07, 377.00, 434.00
Mr. Rajeshbhai Keshavbhai Kaklotkar, Mr. Kesavbhai Devshibhai Kaklotkar, Mrs. Manulaben Keshavbhai Kaklotkar Prospect No. 110227814	30/07/2025 ₹556344.00 (Rupees Five Lakh Fifty Six Thousand Four Hundred and Thirty Four Only)	All that piece and parcel of the property being: Flat No. 406, Floor: 4, Building No. C, Sunan Vandam Package 1 Ews-37, F.p. 117, Jhangpuria, Pisd, Tadijan, Dist-surat-395006, Gujarat, India Admeasuring (In Sq. Ft.); Property Type: Saleable Area, Carpet Area Property Area: 371.00, 371.00
Mr. Dhaval Amarsinhbhai Vaghela, Mrs. Rama Dhavalbhai Vaghela, Ms. Dressa Vaghela Prospect No. 110198552	30/07/2025 ₹1534764.00 (Rupees Fifteen Lakh Thirty Four Thousand Seven Hundred & Sixty Four Only)	All that piece and parcel of the property being: Revenue Survey No. 55p, Plot No. 98p, Sub Plot No. 98b, Situated at Josphura, Ta. Junagadh, Di. Junagadh, 362001 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Built Up, Area, Carpet Area Property Area: 630.00, 818.00, 654.00
Mr. Rajulkumar Sureshbhai Vaghela, Mrs. Vaghela Sureshbhai Rahulbhai, Shree Krishna Rajvadi Light Jambh Prospect No. 11012528	30/07/2025 ₹1458920.00 (Rupees Fourteen Lakh Fifty Eight Thousand Nine Hundred and Twenty Only)	All that piece and parcel of the property being : Residential Plot No. 74 paiki (Solely as a part of the Revenue Survey No. 275/Paika 2, New Survey No. 407, Situated At Village : savagadh, Ta.himatnagar, Dist.sabarkantha, 383220 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Carpet Area, Built Up, Area Property Area: 846.00, 555.00, 616.00
Mr. Ramesh Rameshbhai Ravat, Roshni Traders, Mr. Rameshbhai Parshotambhai Ravat, Mrs. Harsha Vasantiraj Pansari Prospect No. 110291008	30/07/2025 ₹2083485.00 (Rupees Twenty Lakh Eighty Three Thousand Four Hundred and Eighty Five Only)	All that piece and parcel of the property being: Ground Floor and First Floor residential purpose, The Bhargi Harjan Co.op house, Ild Known as New H Colony, Situated On The Land Bearing City Survey No.659 And Its T.P. Scheme No.3/1 Of Final Plot No.21a + 21b, In The Sim Of Moje Village : Daruyaparkapur, Taluka: Asarda, Dist.ahmedabad In The State Of Gujarat, Ahmedabad Sub District Of Ahmedabad, 6th Ward, 382150 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area Property Area: 985.00
Mr. Kirithbhai Bhupatray Halani, Mrs. Vimalaben Kirithbhai Halani Prospect No. 110275794	30/07/2025 ₹907856.00 (Rupees Nine Lakh Eight Thousand Eight Hundred and Eighty Six Only)	All that piece and parcel of the property being: S.No.80p, S.No81/1-2-3, S.No82/1-2, 3, 84/1to8, Plot No.36/p, Amrut Park, Morbi, Vajapur, MORBI, Gujarat, 363642, INDIA AREA ADMEASURING (IN SQ. FT.); Property Type: Land, Area, Super, Built Up, Area Property Area: 536.20, 361.70, 307.40
Mr. Manojbhai Govindlal Shah, Mr. Kunal Shah, Mrs. Iabem Manojkumar Shah, Prospect No. 1101427230	31/07/2025 ₹1101883.00 (Rupees Eleven Lakh One Thousand Eight Hundred and Eighty Three Only)	All that piece and parcel of the property being: Flat No.803, 8th Floor, Block-A, Lakshmi Ashiyana, Block No.610, Plot No.54/2, T.P. Scheme No.80, Village Vavla, District Ahmedabad, Gujarat, 382405 AREA ADMEASURING (IN SQ. FT.); Property Type: Carpet Area Property Area: 520.00
Mr. Ratan Kumar Dev, Mrs. Sumana Devi Prospect No. 110187337	30/07/2025 ₹1673938.00 (Rupees Sixteen Lakh Seven Thousand Three Hundred and Thirty Eight Only)	All that piece and parcel of the property being: Flat No. 404, 4th Floor, Building No. A, Shiv Shakti Apartment, Old Survey No. 275/Paika 2, New Survey No. 407, Behind Shalby Hospital, Vapi Silvassa Road, Moje Chanod, Sub Dist. Vapi, Dist. Valsad, -396 191 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area, Carpet Area Property Area: 1730.00, 608.00, 608.00
Mr. Natthubhai Hemarajbhai Rabari, Mrs. Rajiben Hemarajbhai Rabari Prospect No. 110311338	31/07/2025 ₹784997.00 (Rupees Seven Lakh Eighty Four Thousand Nine Hundred & Ninety Seven Only)	All that piece and parcel of the property being: Property No. 501, Rabari Vas, (Valasana, Vadnagar, Mahesana, Gujarat, 384335 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Carpet Area Property Area: 1210.00, 1210.00
Mr. Sanjyukumar Paratsinh Navnava, Mrs. Vimalaben Paratsinh Navnava Prospect No. 110365043	31/07/2025 ₹797351.00 (Rupees Seven Lakh Ninety Seven Thousand Three Hundred and Fifteen Only)	All that piece and parcel of the property being: Property No.63, At: Po: Lalpur (vandi), Jambudi, Near Mahakal Temple, Ta: Himatnagar, Dist: Sabarkantha, Gujarat, 383001, India Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Built up, Area, Carpet Area Property Area: 1000.00, 1000.00, 1000.00
Mr. Shival Leharu Kumawat Chandumda Traders, Mrs. Padma Shalvi Kumawat Prospect No. 110323834	31/07/2025 ₹1309913.00 (Rupees Thirteen Lakh Nine Thousand Nine Hundred and Thirteen Only)	All that piece and parcel of the property being: Plot No.234, Old Residency, Nr. Sunrise School, Opp Shivam Residency, Kin, Kassa, Survey No. 236, 237, Block No. 220, 221/a/2, Kurnard Village, Sub District Mangrol, Surat District, Gujarat, 394120 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area Property Area: 567.25
Mr. Rahul Gupta, Mrs. Bobita Gupta Prospect No. 11024026	31/07/2025 ₹1003738.00 (Rupees Ten Lakh Three Thousand Seven Hundred and Thirty Eight Only)	All that piece and parcel of the property being: Plot No.55, Survey No.126, Old R.S. No.21, Shivajinagar Residency (dream City 2), Village - Dhadhal, City-Ankleshwar, Dist-Narayan, Gujarat - 393001 AREA ADMEASURING (IN SQ. FT.); Property Type: Land, Area, Saleable Area Property Area: 432.00, 1336.00
Mr. Anilbhai Ramabhai Ravat, Mrs. Bharatiben Anilbhai Ravat, Vegetable Shop Prospect No. 110291238	31/07/2025 ₹700550.00 (Rupees Seven Lakh Five Hundred and Fifty Only)	All that piece and parcel of the property being: Property No. 147, Assessment Serial No. 163, Pachavada, Near Jogan Mala Temple, Taluka - Siddhpur, Dist. - Patan, Registration Sub District Of Siddhpur, Gujarat - 384265 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area Property Area: 461.00, 461.00
Mr. Vivek Ramdas Sardar, Mr. Surand Ramdas Sardar, Mrs. Ramdas Ramkunj Sardar Prospect No. 110137435	31/07/2025 ₹1265419.00 (Rupees Twelve Lakh Sixty Five Thousand Four Hundred & Nineteen Only)	All that piece and parcel of the property being: Plot no. 57, Block No. 139/67, Sunrise Textile Park, Sayan Kim Road, Block No.139, R.S. No.183/1, Village: Kareli, Taluka: Oldpad, Dist.: Surat, 394130 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area, Carpet Area Property Area: 432.00, 310.00, 312.00
Mr. Ramji Bansal, Mrs. Gajartiya Bansal Prospect No. 11043365	31/07/2025 ₹1131617.00 (Rupees Eleven Lakh Thirty One Thousand Six Hundred and Seventeen Only)	All that piece and parcel of the property being: Plot No.11, Survey No. 28 (Old Survey No. 801), Ayodhyapuram Residency, Moje Village Jitali, Sub-District Taluka Ankleshwar, Bharuch District 393001 Area Admeasuring (In Sq. Ft.); Property Type: Land Area, Saleable Area, Super, Built Up, Area Property Area: 432.00, 1160.00, 415.00
Mr. Kailasgiri Chammgiri Giri, Mrs. Sri Sangilaben Kailasgiri Prospect No. 110404543	31/07/2025 ₹1568145.00 (Rupees Fifteen Lakh Sixty Eight Thousand One Hundred & Forty Five Only)	All that piece and parcel of the property being: Flat A-201, Second Floor, Wing-A, Nani Towers, At: Jivraj Front, Opp. Kanti Bazar, Near Kanti Bazar, Bhubhai Marg, Near Badli Park, Rajkot, Gujarat - 360003 Area Admeasuring (In Sq. Ft.); Property Type: Built up, Area, Carpet Area Property Area: 429.00, 357.00
Mr. Vinubhai Mohanbhai Sagar, Mrs. Kovidaben Vinubhai Sagar, Shree Krishna Caterers Prospect No. 110225284	31-07-2025 ₹1367307.00 (Rupees Thirteen Lakh Sixty Seven Thousand Two Hundred and Eighty Four Only)	All That Piece And Parcel Of The Property Being: Survey No. 335/341, Property No. 282, Situated At Village: Savagars, Taluka: Vavla, Dist: Sabarkantha, Gujarat, India, 383235 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Property Area: 277.20
Mr. Sahdevsinh Bharatsinh Gohil, Mrs. Gohil Vilasabeha Sahdevsinh Raj Chandumda Resin Prospect No. 110769698	28/07/2025 ₹578709.00 (Rupees Five Lakh Seventy Eight Thousand Seven Hundred and Nine Only)	Property bearing Ganthal House Property No. 1041, Village: Valukad, Taluka-Gohra, District Vadnagar, Gujarat, 364600 AREA ADMEASURING (IN SQ. FT.); Property Type: Land Area, Super, Built Up, Area, Carpet Area, Property Area: 360.00, 1368.00, 800.00
Mr. Pratapsinh Sujesinh Chauhan, Mrs. Chauhan Shardaben Pratapsinh Chauhan Prospect No. 110734922	28/07/2025 ₹558179.00 (Rupees Five Lakh Fifty Eight Thousand One Hundred and Seventy Nine Only)	All that piece and parcel of the property being: Residential Village Mikhat No.8113, Village Moje Ginnandron, Taluka Vavla, District Anjar, Gujarat, 383440 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Built up, Area, Carpet Area, Property Area: 119.00, 1042.00, 820.00
Mr. Kantaben Ramantbhai Padiyar, Mr. Anurabha Ramantbhai Padiyar, Mr. Ramantbhai Dhutabhai Padiyar Prospect No. 110715438	28/07/2025 ₹582077.00 (Rupees Five Lakh Eighty Two Thousand and Seventy Seven Only)	All That Piece And Parcel Of The Property Being: Gram Panchayati Housel Mikhat No. 1231.sr. No: 1290, Limdi Chawk, Umraya, Near Chandumda Mala Mandir, Ta-padra, Dist- Vadodara, Gujarat, 391440, Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area, Carpet Area, Property Area: 1820.00, 1320.00, 1000.00
Mr. Kishanbhai Babubhai Thori, Mrs. Lakshuben Kishanbhai Thori, Prospect No. 110535890	28/07/2025 ₹839156.00 (Rupees Eight Lakh Thirty Nine Thousand One Hundred and Fifty Six Only)	All That Piece And Parcel Of The Property Being: Property No. 6, At: Po: Gopakuni, Punasan, Gambhoi, Anganvadi Baji, Ta: Himatnagar, Dist: Sabarkantha Gujarat, 383240, India Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area, Carpet Area Property Area: 1020.00, 736.00, 698.00
Mr. Mukesh, Mrs. Urmila Mukesh Singh Prospect No. 110513651	31/07/2025 ₹1026755.00 (Rupees Twelve Lakh Six Thousand Seven Hundred and Fiftly Five Only)	All That Piece And Parcel Of The Property Being: Plot No. B-140, Survey No. 728, Old Survey No. 47, Nilkanth Residency, Village Jitali, Taluka Ankleshwar, District, Bharuch, Gujarat 393001. Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, built up, area, Saleable Area, Property Area: 432.00, 396.00, 842.00
Mr. Mansukhbhai Jalubhai Vaghela, Mrs. Hakruben Mansukhbhai Vaghela Prospect No. 110490154	31/07/2025 ₹1254749.00 (Rupees Twelve Lakh Fifty Four Thousand Seven Hundred & Forty Nine Only)	All That Piece And Parcel Of The Property Being: Plot No.52, R.s.no.15, Old Survey No. 787, Saathi Residency, Near Jitali Lake, Dhadhal To Jitali Road, Village Jitali, Taluka Ankleshwar, District Bharuch, Gujarat 393001, Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, built up, area, Saleable Area, Property Area: 432.00, 397.00, 1056.00
Mr. Vinay Kumar, Mrs. Rajkumari Devi Prospect No. 110487627	31/07/2025 ₹1272535.00 (Rupees Twelve Lakh Seventy Two Thousand Five Hundred & Thirty Five Only)	All That Piece And Parcel Of The Property Being: Plot No.95, R.s.no.15, Old Survey No. 787, Saathi Residency, Near Jitali Lake, Dhadhal To Jitali Road, Village Jitali, Taluka Ankleshwar, District Bharuch, Gujarat 393001, Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, built up, area, Saleable Area, Property Area: 432.00, 392.00, 1036.00
Mr. Udho Ramuladra Vishwakarma, Mrs. Soni Adhya Enterprises Prospect No. 110473034	31/07/2025 ₹1703563.00 (Rupees Seventeen Lakh Thirty Five Thousand Five Hundred & Thirty Three Only)	All That Piece And Parcel Of The Property Being: Plot No.67-a, Block No.15, Old Survey No. 787, Saathi Residency, Village Jitali, Taluka Ankleshwar, District Bharuch, Gujarat, 393001. Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, built up, area, Saleable Area, Property Area: 432.00, 392.00, 1036.00
Mr. Laxman Mandal, Mrs. Gayatri Devi, Rohini Enterprise Prospect No. 110508877	31/07/2025 ₹1290175.00 (Rupees Twelve Lakh Twenty Thousand One Hundred and Seventy Five Only)	All That Piece And Parcel Of The Property Being: Plot No.98, R.s. No.15, Old R.S. No. 787, Saathi Residency, Near Jitali Lake, Dhadhal To Jitali Road, Village Jitali, Taluka Ankleshwar, District Bharuch, Gujarat 393001, Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, built up, area, Saleable Area, Property Area: 432.00, 392.00, 1036.00
Mr. Darshina Nikhilbhai Joshi, Mr. Joshi Nikhil Prospect No. 110437573	31/07/2025 ₹1122237.00 (Rupees Eleven Lakh Twenty Two Thousand Two Hundred & Thirty Seven Only)	All That Piece And Parcel Of The Property Being: Flat No. E-101, 1st Floor, Building No. Block-A, R.S. No.54, Shree Residency, Village: Madhapar, Taluka & District-rajkot, Gujarat- 360006 Area Admeasuring (In Sq. Ft.); Property Type: Built Up, area, Carpet, area, Property Area: 573.00, 498.00
Mr. Roshan Prasad, Mrs. Dulani Devi Anchal Toys Prospect No. 110443333	31/07/2025 ₹581752.00 (Rupees Five Lakh Eighty Two Thousand Seven Hundred & Fifty Two Only)	All That Piece And Parcel of The Property Being: Flat No.b/2/205, B-2 Building, Second Floor, Shyam Shikhar Complex, Old Survey No.163, New Survey No. 308, Plot No. 101, 102, 201, 202, Village: Bharuch, Sub-District: Ankleshwar, Dist: Bharuch, Gujarat-393001. Area Admeasuring (In Sq. Ft.); Property Type: Built up, area, Carpet, area, Property Area: 280.60, 234.00
Mr. Mayurkumar Arkbhai Vankar, Mr. Arkbhai Galbhai Vankar Prospect No. 110440647	31/07/2025 ₹666348.00 (Rupees Six Lakh Ninety Six Thousand Four Hundred and Forty Eight Only)	All That Piece And Parcel Of The Property Being: Property No.312, Vankar Vas, Near Navratni Chowk, Village -Barvan, Taluka -Idar, Dist. -Sabarkantha, Gujarat-394300 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Built up, area, Carpet, area, Property Area: 703.00, 703.00, 703.00
Mrs. Sayali Shalendra Savadekar, Mr. Shalendra Ravindra Savadekar Prospect No. 110491910	31/07/2025 ₹1229192.00 (Rupees Twelve Lakh Twenty Nine Thousand One Hundred & Ninety Two Only)	All That Piece And Parcel Of The Property Being: Plot No.41, Block No.139, R.S. No.183/1, Shiv Residency, B/h. Madhwan Residency, Nr. Sunrise Textile Park, Sayan Kim Road, Village -Kareli, Taluka -Oldpad, Dist.- Surat, Gujarat-394130, Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Super, Built Up, Area, Carpet, Area, Property Area: 432.00, 372.00, 310.00
Mr. Kanubhai Mangalabhai Cherva, Mrs. Jnanaben Mangalabhai Cherva Prospect No. 110287350	05/08/2025 ₹666541.36 (Rupees Six Lakh Sixty Six Thousand Five Hundred Forty One and Thirty Six Paise Only)	All that piece and parcel of the property being: Mikhat No.287, Village Khodam, Taluka Idar, District Sabarkantha, Gujarat-383230 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Built up, area, Carpet, Area Property Area: 1200.00, 1200.00, 1200.00
Mr. Vanrajbhai Dhirajbhai Boreas, Mrs. Premilaben Dhirajbhai Boreas Prospect No. 914225	08/09/2025 is ₹391997.27 (Rupees Eight Lakh Thirty Nine Thousand One Hundred Ninety Nine and Twenty Seven Paise Only)	All that piece and parcel of the property being: Plot no. 1 paiki south side, S. No.471, Ektla Residency, Moje Savghad, Sub-District Himatnagar and Registration District Sabarkantha, Gujarat, India, 383001 Area Admeasuring (In Sq. Ft.); Property Type: Land, Area, Carpet, Area Property Area: 594.00, 350.00

If the said Borrower fail to make payment to IIFL HFL as aforesaid, IIFL HFL may proceed against the above secured assets under Section 13(4) of the said Act, and the applicable Rules, entirely at the risks, costs and consequences of the Borrowers. For further details please contact to Authorized Officer at Branch Office : Ahmedabad Commercial House, 4th Floor, Commerce House 4, Nr. Shell Petrol Pump, Anandnagar Road, Prabhudagar, Ahmedabad - 380015. Office No. 701, 7th Floor, 21st Century Business Center Near Udhna Darwaja, Ring Road, Surat-395002, 407, 4th Floor, Imperia, Opp. Shashtri Maidan, Above Federal Bank, Nr. Axis Bank, Rajkot-360001, 303, 3rd Floor, Bhagwandas Chambers, Opp. Circuit House, R D Cuti Road, Vadodra, Pin Code-390007 or Corporate Office: IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurugram, Haryana. Place : GUJARAT | Date : 10.09.2025 Sd/- Authorized Officer, For IIFL Home Finance Ltd.



**AXIS FINANCE LIMITED**  
(CIN: U65921MH1995PLC212675)

Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025

Ref. AFL/CO/2025-26/Legal/Aug/402 01st September 2025

**BY SPEED POST REGISTERED A.D./EMAIL**

To, **WITHOUT PREJUDICE**

<p>1. <b>Vinitkumar Harshadbhai Oza</b> Prapajavats Motidau Motidau Moti Moti Dau Mahesana Mahesana Gujarat 384120 Also at: 11, Shaillia Homes R a d h a n p u r M a h e s a n a Mahesana Gujarat 384002 Email Id: ozaunit1@gmail.com PHONE NO. - 9574703612</p>	<p>2. <b>Manjulaben Harshadbhai Oza</b> 8/35 Kalyanpura Moti Dau Mahesana Mahesana Gujarat 384120 Also at 12997 Kalyanpura Moti Dau Mahesana Mahesana Gujarat 384120 Gujarat: 289120 Also at: 12997 Kalyanpura Moti Dau Mahesana Mahesana Gujarat 384120 Email Id: ozaunit1@gmail.com PHONE NO. - 9426234157</p>
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Dear Sir/Madam,

**SUB: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (AS AMENDED FROM TIME TO TIME) AND THE RULES MADE THEREUNDER**

I, the undersigned, being the Authorized Officer of Axis Finance Limited (hereinafter referred to as "the **AFL/Secured Creditor**"), a company incorporated under the provisions of the Companies Act, 1956 and a Non-Banking Financial Company registered under the Reserve Bank of India Act, 1934, having its Registered Office at Axis House, Axis Finance Limited, ground floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025 do hereby give this Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "**SARFAESI Act**") as under:

AFL, in the ordinary course of its business, at the request of Borrower sanctioned a Loan Against Property for the purpose of taking over the existing loan on the borrower from any other lender. For securing the credit facility, the Mortgagee/Security Providers have mortgaged in favour of AFL, immovable properties as described detailed in Schedule A for a sum of **Rs 12,82,939 (Rupees Twelve Lakhs Eighty Two Thousand Nine Hundred and Thirty Nine only) and Rs 4,051,763 (Rupees Four Lakh Fifty One Thousand Seven Hundred and Sixty Three only)** ("Credit Facility") on the terms and conditions as mentioned therein.

- Pursuant thereto, you Addressee(s) signed and executed the Mortgage Loan Agreement and Home Loan dated 21.06.2022 ("Facility Agreement") in your capacity as Borrower, Co-Borrower(s) and Mortgagee in order to secure/guarantee the repayment of all amounts payable under the aforesaid Facility Agreement and consequently, have become jointly and severally liable for the repayment of the Credit Facility availed by the Borrower. You the Addressee(s) had agreed to repay the Credit Facility in Equal Monthly Instalments. [The facility and security documents executed/submitted for the Credit Facility in terms of the Facility Agreement shall be collectively referred to as the "Transaction Documents" hereinafter in this notice]
- That as a security towards repayment of all amounts payable under the aforesaid Credit Facility on 02.08.2022 the Mortgagee had with an intent to secure the Credit Facility, created mortgage and charge of all their right, title, interest in the land/asset more particularly detailed in **SCHEDULE A** hereto. [The asset as mentioned in SCHEDULE A shall be hereinafter referred to as "**Secured Asset**"]
- It is pertinent to state herein that the Borrower/Mortgagee, Co-Borrower by virtue of the Facility Agreement have availed Credit Facilities from AFL by mortgaging the property mentioned in SCHEDULE A, and thereby created secured interest in favour of AFL. The security mentioned in SCHEDULE A is "Secured Asset" within the meaning of section 2(1) (zc) of the SARFAESI Act.
- At the request of you the Addressee(s), AFL had on various dates disbursed the Credit Facilities to the Borrower on specific instructions, as described in detail in **SCHEDULE B** hereto.
- As per the terms of the Transaction Documents, you the Borrower/ Mortgagee, Co-Borrower were required to repay the dues under the said Credit Facility and further you the Borrower/ Mortgagee, Co-Borrower were also required to pay interest thereon and other charges at the contractual rates as in the manner set out in the Facility Agreement and subsequent communication(s).
- However, you the Borrower/ Mortgagee, Co-Borrower failed to comply with the terms and conditions of the Transaction Documents and defaulted in repayment of the amount payable under the Facility Agreement. AFL had through various default notices informed you the Addressee(s) of such default, however, till date, the same have neither been rectified nor any steps have been undertaken thereto to repay the outstanding amounts.
- In this context, it is important to note that since you the Addressee(s) have committed continuous defaults, the facility has become non-performing asset ("**NPA**") w.e.f. **03.08.2025** in compliance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India from time to time.
- It is imperative to state herein that the above information of classification of account as NPA was communicated by AFL to you the Addressee(s) vide an NPA intimation letter dated **07.08.2025** bearing **AFLNPA/CO/Aug-25/1721 & AFLNPA/CO/Aug-25/1522** for Credit Facility.
- As per the provisions of the SARFAESI Act, the debt due to Secured Creditor is a debt secured against the Secured Asset and you being the Borrower/ Mortgagee, Co-Borrower have committed defaults in repayment of such secured debt/Credit Facility in terms of the Transaction Documents.
- As on **14th August 2025** the outstanding debt due and payable by the Borrower/ Mortgagee, Co-Borrower to the Secured Creditor is aggregating **Rs 531772 ( Rupees Fifty Three Lakhs Thirteen Thousand Seven Hundred and Seventy Two only) due as on 14th August 2025** as more particularly detailed in **SCHEDULE C** hereto.
- In view of the aforesaid, the Secured Creditor has become entitled to issue this statutory notice to the Borrower/ Mortgagee, Co-Borrower in terms of Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hereby call upon you all Addressee(s), jointly and severally to discharge in full the dues towards the Secured Creditor amounting **Rs 531772 (Rupees Fifty Three Lakhs Thirteen Thousand Seven Hundred and Seventy Two only) due as on 14th August 2025**, together with applicable interest, further interest, default interest, premia, costs, charges etc. at contractual rates in respect of the Credit Facility from this date till date of repayment, **within 60 days (Sixty days) from the date of this Notice issued under Section 13(2) of the SARFAESI Act**, failing which the Secured Creditor shall be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said SARFAESI Act and entirely at your risk as to costs and consequences.

- On expiry of 60 days from the date hereof and on your failure to comply with the demand, the Secured Creditor shall take the following measures under the SARFAESI Act:
  - Take over possession of the Secured Asset as mentioned in Schedule A hereto including the right to transfer by way of lease, assignment or sale for realizing the same;
  - take over management of business of you the Addressee(s) including the right to transfer by way of lease, assignment or sale for realizing the Secured Asset, subject to the conditions as stipulated in the proviso to Section 13(4)(b) and Section 15 of the SARFAESI Act;
  - appoint any person to manage the Secured Asset, the possession of which will be taken over by AFL;
  - require at any time by notice in writing, any person who has acquired any of the Secured Asset from you the Addressee(s) and from whom any money is due or may become due to you the Addressee(s), to pay AFL, so much of the money as is sufficient to pay the secured debt.
- I also invite your attention to Section 13(8) of the SARFAESI Act, whereby you have an opportunity to tender the amount due as stated above to the secured creditor together with all costs, charges and expenses incurred, at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale

