

RAJKOT INVESTMENT TRUST LIMITED

(CIN: L65910GJ1982PLC005301)

Regd. Office: 526, Star Chambers, Harihar Chowk, Rajkot -360001, Gujarat.

Corp. Office: M-23, Super Tex Tower. Opp., Kinney Talkies, Ring Road, Surat- 395002, Gujarat.

Contact No. +91 8128172521, Website: www.ritl.co.in, E-mail: rajkotitld@gmail.com

Date: February 14, 2026

To
BSE Ltd.
P. J. Towers
Dalal Street,
Mumbai - 400 001

**SUB.: Newspaper Advertisement-Un-Audited Financial Results of the Company for the
Quarter ended on 31st December, 2025
Scrip Code: 539495**

Dear Sir,

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached the newspaper advertisement of the Un-audited Standalone Financial Results of the Company for the Quarter ended December 31, 2025 published in the Financial Express (Gujarati and English language) containing extract of Un-Audited Financial Results as per regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is for your intimation and record.

Thanking You,

Yours faithfully,

For, RAJKOT INVESTMENT TRUST LIMITED

SHRIKRISHNA
BABURAM
PANDEY

Digitally signed by SHRIKRISHNA BABURAM PANDEY
DN: cn=B, o=Personal, title=1882,
2.5.4.20=314822944da47cef685bd0cf564b39876855c0eaa3
8f9a24052b86664538, postalCode=224232, st=Uttar Pradesh,
serialNumber=8250124790c4dc2448f63662643352a1496000
9765af7c0f87082996322f62, cn=SHRIKRISHNA BABURAM
PANDEY
Date: 2026.02.14 12:59:02 +05'30'
Adobe Acrobat Reader version: 2025.001.21184

**SHRIKRISHNA BABURAM PANDEY
MANAGING DIRECTOR
(DIN: 07035767)**

Encl.: Copy of Results in News Paper Publication (English & Gujarati)

ADD-SHOP E-RETAIL LIMITED

CIN: L51109GJ2013PLC076482
 Address: Office No 38 Third Floor, The Emporia Building Nr. AG Chowk, Rajkot Kalavad Road, Rajkot, Gujarat, India, 360001. Tel. No.: 0281-2363023
 E-Mail: info@addshop.in | Website: www.addshop.co

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 31/12/2025

(In Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended		
		31/12/2025	31/12/2025	31/12/2024
1	Total income from operations	3485.22	9766.41	15512.95
2	Net Profit / Loss for the period (before Tax, Exceptional and/or Extraordinary items)	35.60	93.67	451.88
3	Net Profit / Loss for the period (after Exceptional and/or Extraordinary items)	35.60	93.67	451.88
4	Net Profit / Loss for the period after tax (after Exceptional and/or Extraordinary items)	25.81	69.50	331.79
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	25.81	69.50	331.79
6	Equity Share Capital	2831.30	2831.30	2831.30
7	Face Value of Equity Share Capital	10/-	10/-	10/-
8	Earnings Per Share (Basic / Diluted)	0.09	0.25	1.17

Notes: 1. The above is an extract of the detailed format of Quarterly ended Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarterly ended Financial Results are available on the Stock Exchange website i.e. www.bseindia.com, and on website of Company www.addshop.co.
 2. Exceptional and/or Extraordinary items adjusted in the Statement of Profit and Loss in accordance with Ind-AS Rules / AS Rules, whichever is applicable.

For Add-Shop E-Retail Limited
 Sd/-
 Dineshkumar B. Pandya
 Managing Director
 DIN: 06647303

Date: 13.02.2026
 Place: Rajkot

TATA CAPITAL LIMITED

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai - 400013.
 Branch Address: 5th Floor, Capital One Building, Behind HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009

This is with reference to the Sale Notice for Sale of Immovable Property in account of Borrower Name M/s. SUNRISE STEEL (LOAN ACCOUNT NO.: TCFLOA27200011755903 And TCFLOA27200011784480) which was published on 12.02.2026 in this newspaper there was some typographical error in the Bottom Date of the publication. Date should be read as 12.02.2026 instead of 11.02.2026. Other content remains same.

Place: Ahmedabad (Gujarat) Date-14/02/2026
 Sd/-Authorized Officer: Tata Capital Limited

Union Bank of India - Jodhpur Tekra Ahmedabad

Sigma Icon-II, 132 Feet Ring Road, Opp-Medi link Hospital, Below Qarrar Banquets, Satellite, Ahmedabad - 380015. Email: ubin054227@unionbankofindia.bank

POSSESSION NOTICE (For immovable property) [Rule - 8 (1)]

Whereas, the undersigned being the authorised officer of Union Bank of India, Jodhpur Tekra Branch, Sigma Icon-II, 132 Feet Ring Road, Opp-Medi link Hospital, Satellite, Ahmedabad - 380015 under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 09.07.2024 calling upon the borrower Mr. Rajendra Jeshinhbhai Solanki and Mr. Prakash Rajendrabhai Solanki to repay the amount mentioned in the notice being Rs. 5,61,553.70/- (Rupees Five lacs sixty-one thousand five hundred fifty-three and seventy paise only) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this 12th day of February the year 2026.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India for an amount Rs. 5,61,553.70/- and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available to the borrower to redeem the secured assets.

Description of Immovable Property
 The immovable property bearing Flat No B-304 (built up area about 52.9 sq.mtr and Undivided share 43.11 sq.mtr. inland and common amenities on 3rd floor of block A "Shreenathji Avenue", situated at Draft T.P. Scheme No 241(Nana Chlodda) Final plot no 2/2 of Mouje-chlodda(Naroda), Taluka-Gandhinagar owned by Mr. Rajendra Jeshinhbhai Solanki and Mr. Prakash Rajendra bhai Solanki bounded as under :-
 East- Flat No B-301, West- Open to Sky, North- Open to Sky, South- Flat No. B-303
 Date: 12.02.2026
 Authorised Officer
 UNION BANK OF INDIA

Punjab & Sind Bank

(A Govt. of India Undertaking)
 Where service is a way of life

Mehsana Branch - Shop No. 20-21, Simandhar Complex, Nagarpur Mehnsana, Gujarat - 384 002. e-mail : m1444@psb.co.in

POSSESSION NOTICE (For Immovable Property) [See rule 8(1)]

Whereas, the undersigned being the authorized officer of the Punjab & Sind Bank 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 17-07-2025, Published on 01-10-2025 calling upon the Borrower(s) (1) M/s. Mahavir Sales Agency, Proprietor Mrs. Kamini Chintan Shah to repay the amount mentioned in notice being Rs.14,82,736.93 (Rupees Fourteen lakh Eighty Two Thousand Seven Hundred Thirty Six and Ninety Three Paise only) within 60 days from the date of receipt of the said Notice.

The Borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on this Date 09.02.2026 at 11.30 AM.

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 "Punjab & Sind Bank (Bo: Mehnsana, Gujarat), for an amount of Rs. 14,82,736.93 as on 30.06.2025 along with further cost, interest and expenses etc.

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

Description of the Immovable Property
 All that Part and Parcel of the Immovable Registered Commercial Shop No. T/309 3rd Floor, S Cube Complex, Opp. Bansari Township, Near Silicon Velly Bungalows, Mehnsana Radhanpur Road, Village Panchot, Ta. Dist. Mehnsana - 384002. The Property Bounded as:- North - Shop No. T-308, South - Shop No. T-310, East - Passage, West: Open to Sky
 Date: 09.02.2026
 Place: Mehnsana
 Authorized Officer,
 Punjab & Sind Bank

Bank of Baroda

Silvasna Branch, Advitvi Vikas Bhavan, Tokarkhada, Opposite Pioneer Hotel, Silvasna, Ddra and Nagar Haveli Silvasna (UT), 396230 Phone +91260-2640352, 2642754

APPENDIX IV (See Rule 8(1)) POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 01.12.2025 calling upon the Borrowers M/s. Maa Plastic, Co-Borrower/Mortgagor Mr. Poornam Heeraram Solanki to repay the amount mentioned in the notice being Rs. 21,04,296.98/- (Rupees Twenty One Lac Four Thousand Two Hundred Ninety Six and Paise Ninety Eight Only) as on 01.12.2025 (Inclusive Of Interest upto - 30.11.2025) and further interest and charges and expenses within 60 days from the date of receipt of the said notice.

The Borrowers / Guarantors / Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers / Guarantors / Mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 10th day of February of the year 2026.

The Borrowers / Guarantors / Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda for an amount of Rs. 21, 04,296.98/- (Rupees Twenty One Lac Four Thousand Two Hundred Ninety Six and Paise Ninety Eight Only) as on 01.12.2025 (Inclusive Of Interest upto - 30.11.2025) and further interest and other charges & expenses thereon until full and final payment.

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

Description of Immovable Property
 All that piece & Parcel of Industrial Gala Type Property of Gala No. 106, First Floor, Rajeshwar Industrial Estate, Opp Pragati Industrial Estate, Near Amli Industrial Estate, Near Hotel Promote, 66 KVA Road, Amli, Silvasna, (I.E 2450 Square Ft) Survey No 126 P Located on First Floor of Rajeshwar Industrial Estate Constructed Over The Properties Bearing Survey Nos. 126P Talja Admeasuring 2450 Sq Ft. Amli, Silvasna, Utar Dendra and Nagar Haveli-396230 and standing in the name of Mr. Poornam Heeraram Solanki and bounded as follows: East: Open Space. West: Gala. North: Staircase. South: Road + Pragati Industrial Estate.
 Date: 10.02.2026
 Place: Silvasna
 Sd/- Authorized Officer
 Bank of Baroda

AMBASSADOR INTRA HOLDINGS LIMITED

CIN: L17119GJ1982PLC009258
 Regd. Office: 401, Aishwarya 02, Prakashnagar C.H.S.L., Uttamnagar, Maninagar, Ahmedabad - 380008, Gujarat, India
 Contact No: 079-40030800 E-MAIL: ambassadointra1982@gmail.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31st DECEMBER, 2025

(Rs. In Lacs)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended			Year Ended
		31.12.2025		31.12.2024	31.12.2025		31.12.2024	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Total income from Operations	174.69	66.68	2.24	241.37	62.80	64.19	
2	Net Profit / (loss) For The Period (before Tax, Exceptional Or Extra Ordinary Item)	11.62	14.00	0.78	19.28	22.60	22.37	
3	Net Profit / (loss) For The Period Before Tax, (After Exceptional Or Extra Ordinary Item)	11.62	14.00	0.78	19.28	22.60	22.37	
4	Net Profit / (loss) For The Period After Tax (After Exceptional Or Extra Ordinary Item)	11.54	11.20	0.58	16.40	16.72	16.48	
5	Equity Share Capital	209.08	209.08	209.08	209.08	209.08	209.08	
6	Reserves (excluding Revaluation Reserve) As Shown In The Audited Balance Sheet Of The Previous Year	-	-	-	-	-	128.62	
7	Earnings per share (of Rs.10/- each) (for continuing and discontinued operations) (not annualised)							
	(a) Basic - in Rs.	(4.81)	18.61	0.03	13.85	0.80	0.79	
	(b) Diluted in Rs.	(4.81)	18.61	0.03	13.85	0.80	0.79	

Notes: 1. The un-audited results for the quarter ended on December 31st, 2025 were reviewed by the audit committee and approved by the board of directors in its meeting held on 13th February, 2026.
 2. The above is an extract of detailed format of quarterly financial results filled with the Stock exchange under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015. The full format is available on BSE Website and also on the company's website.

For and on behalf of the Board of Directors
 Ambassador Intra Holdings Limited
 Sd/-
 Rajesh Singh Thakur
 Managing Director
 (DIN:10593346)

Place: Ahmedabad
 Date: 13.02.2026

BOSTON COMMERCE LIMITED

(Formerly Known as BOSTON BIO SYSTEMS LIMITED)
 CIN: L82013GJ1995PLC025476
 Registered Office: A.828, Sun West Bank, Ashram Road P.O. Ahmedabad, City Taluka, Gujarat-380009, India
 Email: bostonsystem@yahoo.com

EXTRACT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 31st DECEMBER, 2025

(Rs. in lakhs)

Sl. No.	Particulars	Quarter ended			Nine months ended			Year ended
		31-Dec-25		31-Dec-24	31-Dec-25		31-Mar-25	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Income from Operations	5.85	24.47	-	48.37	-	19.25	
2	Total expenses	7.29	19.21	5.18	39.19	5.68	73.98	
3	Net Profit for the period (before tax, Exceptional and/or Extraordinary items)	(1.44)	5.26	(5.18)	9.18	(5.68)	(54.73)	
4	Net Profit for the period after tax and Exceptional and/or Extraordinary items	(1.44)	5.26	(5.18)	9.18	(5.68)	(54.73)	
5	Total Comprehensive Income for the period (comprising profit for the period (after tax) and other Comprehensive Income (after Tax))	(1.44)	3.94	(5.18)	6.51	(5.68)	(54.73)	
6	Equity Shares Capital (Face value Rs.10/- Per equity share)	700.22	700.22	700.22	700.22	700.22	700.22	
7	Earnings per equity share (face value of Rs. 10 per share)							
	Basic (Rs.)	(0.02)	0.06	(0.07)	0.09	(0.08)	(0.78)	
	Diluted (Rs.)	(0.02)	0.06	(0.07)	0.09	(0.08)	(0.78)	

Notes: 1. This extract of the detailed format of Financial Results filed with the Stock Exchanges under the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the financial results is available on the stock exchanges website: www.bseindia.com. The same is also available on the company's Website: www.bostonbio.in
 2. The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the company at their Meeting held on 13th February, 2026.
 3. Other Figures, except Earnings per share, for the previous period have been regrouped/rearranged wherever necessary to correspond with the Current period's figures.
 4. The Company has no subsidiary/associate/Joint Venture Company(ies).
 5. The Operations of the company are considered as a single business product. Segment reporting is not applicable.

For Boston Commerce Limited
 (Formerly known as Boston Bio Systems Limited)
 Sd/-
 Ghanashyam Dhananjay Gavali
 Managing Director
 DIN: 03343352

Place: Gujarat
 Date: 13-02-2026

RAJKOT INVESTMENT TRUST LIMITED

CIN : L65910GJ1982PLC005301
 Regd. Office: 526, Star Chambers, Harihar Chowk, Rajkot -360001, Gujarat
 Corp. Office: M-23, Super Tex Tower, Opp., Kinney Talkies, Ring Road, Surat- 395002, Gujarat
 E-mail: rajkotittd@gmail.com | Contact No. +91 8128172521 | Website: www.rtit.co.in

EXTRACT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER, 2025

(In Lakhs except per share data)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended			Year Ended
		31.12.2025		31.12.2024	31.12.2025		31.03.2025	
		(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)	
1	Total income from operations	10.86	10.75	23.03	44.17	68.31	91.69	
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)#	8.16	8.09	(12.03)	25.77	8.27	20.03	
3	Net Profit / (Loss) for the period before tax (after Exceptional &/or Extraordinary items#)	8.16	8.09	(12.03)	25.77	8.27	20.03	
4	Net Profit / (Loss) for the period after tax (after Exceptional &/or Extraordinary items#)	8.16	8.18	(12.03)	25.86	8.27	14.93	
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	8.16	8.18	(12.03)	25.86	8.27	14.93	
6	Equity Share Capital	100.00	100.00	100.00	100.00	100.00	100.00	
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of previous year	-	-	-	-	-	-	
8	Earnings Per Share (of Rs. 10 /- each) (for continuing and discontinued operations)							
	Basic :	0.82	0.82	(1.20)	2.59	0.83	1.49	
	Diluted:	0.82	0.82	(1.20)	2.59	0.83	1.49	

Notes: The above is an extract of the detailed format of Quarterly and Nine-months ended Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly and Nine-months ended Financial Results are available on the website of the Company (www.rtit.co.in) and on the website of BSE Limited, (www.bseindia.com).

For, RAJKOT INVESTMENT TRUST LIMITED
 Sd/-
 Shrikrishna Baburam Pandey
 (Managing Director)
 DIN: 07035767

Date: 13.02.2026
 Place: SANTEJ

YARN SYNDICATE LTD

CIN : L51109GJ1946PLC153972
 Registered Office : 1582, Ranpur Village
 Opp. CNI Church, Narol, Ahmedabad, District: Gujarat, India, 382045

Extract of Standalone Un-Audited Financial Results for the Quarter and nine months ended 31/12/2025

(In Lakhs except EPS)

Sl. No.	Particulars	Quarter Ending on		Corresponding 3 months ended in the previous year
		31.12.2025	31.12.2024	
1	Total income from operations (net)	1229.61	5447.06	1561.77
2	Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	379.40	166.01	64.55
3	Net Profit for the period before Tax, (after Exceptional and/or Extraordinary items)	379.40	166.01	64.55
4	Net Profit for the period after tax (after Exceptional and/or Extraordinary items)	376.98	168.04	64.55
5	Total Comprehensive Income for the period (after Tax)	376.98	168.04	64.55
6	Equity Share Capital	1275	1275	1275
7	Face Value of Equity Share Capital	10.00/-	10.00/-	10.00/-
8	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	0	0	0
9	Earnings Per Share (Basic / Diluted)	2.96	1.32	0.51

Extract of Consolidated Un-Audited Financial Results for the Quarter and nine months ended 31/12/2025

Sl. No.	Particulars	Quarter Ending on		Corresponding 3 months ended in the previous year
		31.12.2025	31.12.2024	
1	Total income from operations (net)	1229.61	5447.06	1561.77
2	Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	379.40	166.01	64.55
3	Net Profit for the period before Tax, (after Exceptional and/or Extraordinary items)	379.40	166.01	64.55
4	Net Profit for the period after tax (after Exceptional and/or Extraordinary items)	376.98	168.04	64.55
5	Total Comprehensive Income for the period (after Tax)	376.98	168.04	64.55
6	Equity Share Capital	1275	1275	1275
7	Face Value of Equity Share Capital	10.00/-	10.00/-	10.00/-
8	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	0	0	0
9	Earnings Per Share (Basic / Diluted)	3.92	1.11	0.27

NOTE: The above is an extract of the detailed format of Standalone and Consolidated Quarterly and nine months ended Financial Results as on 31st December, 2025 filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarterly ended Financial Results are available on the Stock Exchange website i.e. www.bseindia.com and also on the website of the Company i.e. https://www.yarnsyndicate.in

For, YARN SYNDICATE LTD
 Sd/-
 RAVI NIRANJAN PANDYA
 DIN: 09599886
 Managing Director

Date: 13.02.2026
 Place: Ahmedabad

INDIAN OVERSEAS BANK

Bhavnagar Branch (0169) - A-43, Ground Floor, Shiva Blessings-2, Opposite Bhavnagar Municipal Corporation Building, Kalanala, Bhavnagar, Gujarat- 364001 E-mail: iob0169@iob.in; Website: www.iob.in; Mob. 8925950459

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property lies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) whereas, the Authorized Officer of Indian Overseas Bank has taken possession of the following properties pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules, 2002 in the following case account with right to sell the same on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (https://baanknet.com)

Name and Address of the Borrower:- M/s Nakeshtra Poly Plast(Borrower), Add: Plot No. F.11A, Kumbharwada Circle, Kumbharwada, Bhavnagar 364006 & M/s Niteshbhai Vajibhai Makwana (Proprietor cum Mortgagor), Add: S/O Makwana Vajibhai, Kumbharwada Circle, Pasa Kumbharwada Bhavnagar Station Road, Gujarat 364006

Date of NPA: 18.12.2024
Date of Demand Notice: 19.12.2024
Due Claim in Demand Notice: Rs. 95,40,495.70 with up-to-date interest and other legal charges

Date of possession notice: 01.02.2026 (Physical Possession)
Due Claim in possession notice: Rs. 1,02,31,357.79 (Rupees One Crore Two Lakhs Thirty One Thousand Three Hundred Fifty Seven Rupees and Seventy Nine paise only) payable together with further interest at contractual rates and rests along with costs, charges etc.

Outstanding As on 09.02.2026: Rs. 1,02,31,357.79 (Rupees One Crore Two Lakhs Thirty One Thousand Three Hundred Fifty Seven Rupees and Seventy Nine paise only) payable together with further interest at contractual rates and rests along with costs, charges etc.

Other Dues: Not Known / Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.)

DESCRIPTION OF THE IMMOVABLE PROPERTY
Sr. No. 1. Residential Flat No 401 at 4th Floor in Wing - "E" of "SWASTIK ARCADE" Complex, situated at Beside Bharat Petrol Pump, Near Leela Circle, Leela Circle to Top-3 Circle Road, Bhavnagar - 364002 Ta & Dist. in the name of Niteshbhai Vajibhai Makwana Boundaries of Property: East: Wing - E, Flat No 402, West: Wing - D Flat No 401, North: Margin Space, South: Common Passage, O.T.S and entry.
Reserve Price: Rs. 22,84,750/-
Date & Time of E-Auction: 19.03.2026 between 11:00 A.M to 01:00 P.M.
EMD: Rs. 2,28,475/-
Bid Increase amount: Rs. 10,000/-
Auto extension time: 10 Minutes
 Property QR Code on E-auction service provider's web portal: https://baanknet.com

Sr. No. 2. Residential Flat No 202 at 2nd Floor in Wing - "E" of "SWASTIK ARCADE" Complex, Situated at Beside Bharat Petrol Pump, Near Leela Circle, Leela Circle to Top-3 Circle Road, Bhavnagar - 364002 Ta & Dist. in the name of Niteshbhai Vajibhai Makwana Boundaries of Property: East: Adj. Flat No 201 of Wing - F, West: Adj. Flat No 201 of Wing - E, North: Common Passage, O.T.S & Entrance of Flat, South: Marginal Space of Building.
Reserve Price: Rs. 22,84,750/-
Date & Time of E-Auction: 19.03.2026 between 11:00 A.M to 01:00 P.M.
EMD: Rs. 2,28,475/-
Bid Increase amount: Rs. 10,000/-
Auto extension time: 10 Minutes
 Property QR Code on E-auction service provider's web portal: https://baanknet.com

Sr. No. 3. Residential Flat No 202 at 2nd Floor in Wing - "B" of "SWASTIK ARCADE" Complex, Situated at Beside Bharat Petrol Pump, Near Leela Circle, Leela Circle to Top-3 Circle Road, Bhavnagar - 364002 Ta & Dist. in the name of Niteshbhai Vajibhai Makwana Boundaries of Property: East: Adj. Flat No 201 of Wing - C, West: Adj. Flat No 201 of Wing - B, North: Marginal Space of Building, South: Common Passage, O.T.S & Entrance of Flat
Reserve Price: Rs. 22,84,750/-
Date & Time of E-Auction: 19.03.2026 between 11:00 A.M to 01:00 P.M.
EMD: Rs. 2,28,475/-
Bid Increase amount: Rs. 10,000/-
Auto extension time: 10 Minutes
 Property QR Code on E-auction service provider's web portal: https://baanknet.com

Date & Time of E-Auction: 19.03.2026 between 11:00 A.M. to 01:00 P.M.
Property Inspection date & Time: On 20.02.2026 between 02:00 PM to 04:00 PM
 Known Encumbrance, if any: Nil as per Bank's Knowledge
"Bank's dues have priority over the Statutory dues"
 For detailed terms and conditions of the sale, please refer to the link provided in secured Creditor's website i.e. www.iob.in & E-auction service provider's web portal: https://baanknet.com For any property related queries, prospective bidders may contact Mr. Santosh Kumar, Chief Manager on Mob. 8925950459 & Mr. Balwant Hira Singh, Manager on Mob. 8140091234.
 Date: 09.02.2026