



**ADITYA BIRLA CAPITAL**  
PROTECTING INVESTING EMPOWERING ADVISING

## ADITYA BIRLA CAPITAL LIMITED

**Registered Office:** Indian Rayon Compound, Veraval, Gujarat - 362266.  
**Corporate Office :** 12<sup>th</sup> Floor, R Teck Park, Nirlon Complex, Near Hub Mall, Goregaon (East), Mumbai-400 063, MH.

### E-AUCTION SALE NOTICE

15 days 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 provision to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned, stands transferred to Aditya Birla Capital Ltd., the amalgamated company.

Accordingly, the **Authorized Officer of Aditya Birla Capital Limited** / Secured Creditor had taken possession of the following secured assets pursuant to notice issued under Sec. 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co-Borrowers. Notice is hereby given to the public in general and in particular to the Borrowers and Co-Borrowers that e-auction of the following property for realization of the debts due to the **Aditya Birla Capital Limited** will be held on "As is where is", "As is what is" and "Whatever there is" basis.

<b>DATE &amp; TIME OF E-AUCTION : 10.06.2025, BETWEEN 11:00 A. M. TO 01:00 P. M.</b> <b>LAST DATE OF RECEIPT OF KYC &amp; EARNEST MONEY DEPOSIT (EMD) : 09.06.2025</b>					
Sr. No.	Name of the Borrowers & Co-Borrowers	Description of Properties / Secured Assets and Date of Possession	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.) / Incremental Value (in Rs.)	Demand Notice Date & Total Amt. (in Rs.)
1	<b>M/s. Sagar Fashion, Through Its Proprietor Rajesh Dabhi</b> <b>2. Rajesh Jitendrabhai Dabhi</b> S/o. Jitendrabhai Sardulbhai Dabhi <b>3. Premilabhai Rajesh Dabhi</b> W/o. Rajesh Jitendrabhai Dabhi <b>LOAN A/C. NO. : ABSRSTUS000000503463</b>	All That Piece And Parcel of Immovable Property Being Ward No.2 Of Nondh No 3544/20 Measuring About 90.30/20. Sq., Mt And Nondh No. 3544/1/27 Measuring About 40.04 Sq.,Mt., of Mauje: Malekavd, Navsari Bajar Of Udhana Taluka In The Registration District And Sub District of Surat Which is Bounded Under <b>North: Na, East: Na, South: Na, West: Na.</b>	<b>Rs 62,50,000/-</b> (Rupees Sixty Two Lacs and Fifty Thousand only)	<b>Rs. 6,25,000 /-</b> (Rupees Six Lacs and Twenty Five Thousand Only)  <b>Rs. 25,000/-</b> (Rs. Twenty Five Thousand Only)	<b>22.04.2024 &amp; Rs. 41,84,151.65/-</b> (Rupees Forty One Lakh Eighty Four Thousand One Hundred And Fifty One And Sixty Five Paise) Only due as on <b>15.04.2024</b>

For detailed terms and conditions of the sale, please refer to the link provided in **Aditya Birla Capital Limited** / Secured Creditor's website i.e. <https://abfl.adityabirlacapital.com/Pages/IndividualProperties-for-Auction-under-SARFAESI-Act.aspx> or <https://BidDeal.in>

**Contact Nos.:** Aditya Birla Capital Limited, Authorized Officer - 1) Mr. Apoorva Thomas Dhanthi - [apoorva.danthi@adityabirlacapital.com](mailto:apoorva.danthi@adityabirlacapital.com), M. No. 9930909725 You may also visit nearest Branch or contact Aditya Birla Finance Limited 2) Mohit Sharma : [mohit.Sharma15@adityabirlacapital.com](mailto:mohit.Sharma15@adityabirlacapital.com), M. No. 9873913955 3) Jahurul Laskar - M. No. 9796003075 4) Parneet Singh - M. No. 9720029337 5) Mr. Rajesh Virkar M. No. 73979 30202

**Place :** Surat, Gujarat  
**Date :** 20.05.2025

**Sd/-**  
**Authorised Officer**  
**Aditya Birla Capital Limited**



**Chola**  
Enter at better life

# CHOLAMANDLAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office : Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

## E-AUCTION SALE NOTICE (Sale Through e-bidding Only)

**SALE NOTICE OF IMMOVABLE SECURED ASSETS ISSUED UNDER RULE 8(6) AND 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) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the CONSTRUCTIVE POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDLAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below :-

Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether known or unknown), executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased) as the case may be indicated in COLUMN (A) U/S. 9(1) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDLAM INVESTMENT AND FINANCE COMPANY LIMITED secured Creditor's website i.e. <https://www.cholamandalam.com> & [www.auctionfocus.in](https://www.auctionfocus.in)

[A]	[B]	[C]	[D]	[E] & [F]	[G]			
Loan Account No. / Names Of Borrower(s) / Mortgagor(s) / Guarantor(s)	O/S. Dues to be recovered (Secured Debts)	Description of the Immovable Property / Secured Asset	Type of Possession	Reserve Price (In Rs.) Earnest Money Deposit (In Rs.)	Date of Auction & Time			
<b>Loan A/c. No(s.) : HL24STRO00093372</b> <b>1. Mr/Mrs. Bhavesh Punabhai Rathod (Alias) Bhavesh Rathod</b> <b>2. Mr/Mrs. Punabhai Rathod</b> <b>3. Mr/Mrs. Tejal Rathod</b> <b>All are A/R :-</b> 31, Mani Nagar Society, Navagam, Kamrej, Surat, Opp Melli Mata Temple Surat-394180 <b>Also At :-</b> Plot No: 10 Royal Residence Off Canal Road Moje Kamrej Sub Dist Kamrej Dist. Surat Gujarat 394180, B/H Bhavayajni Vidhyalaya Opp Ambica Society S No 397/2 B No 387 Surat Gujarat 394180	<b>Rs. 23.16,189/- (Rupees Twenty-Three Lakh Sixteen Thousand One Hundred Eighty-Nine Only) Due As On 17-05-2025</b>	All that piece and parcel of immovable property of Plot No.10 (AS PER K.J.P. BLOCK NO. 387/PAIKI) 90 measuring about 55.55 sq.m. of the society known as "ROYAL RESIDENCY" situated at kamrej bearing Block No. 387 & 388, survey no. 397/2 & 397/1 measuring 16411 sq.mts. & 16410 sq.mts. respectively, total measuring 32821 sq. mts. of under lease plot, ta: Kamrej, Dist. Surat. Bounded As Below: <b>East:-</b> Plot No. 9, <b>West:-</b> Plot No.11, <b>North:-</b> Society Road, <b>South :-</b> Open Land Punjab. Side Dimensions. <b>East:-</b> 91 Sita Rami <b>East West:-</b> 91 Jagdish Kumar Etc, <b>North:-</b> 42 Street <b>South:-</b> 47 Ashok Poultry Farm	CONSTRUCTIVE POSSESSION	<b>Rs. 18.38,160/- (Rupees Eighteen Lakhs Thirty-Eight Thousand One Hundred and Sixty Only)</b>	<b>05-06-2025</b> <b>at 02.00 P.M.</b> <b>(to 04.00 P.M.</b> <b>with automatic extensions of 5 minutes each in terms of the Tender Document),</b>			
				<b>Rs. 1.83,816/- (Rupees One Lakh Eighty-Three Thousand Eight Hundred and Sixteen Only)</b>				
				<b>Rs. 17,16,300/- (Rupees Seventeen Lakhs Sixteen Thousand Three Hundred Only)</b>				
<b>Loan A/c. No(s.) : X0HLSTRO0002837600</b> <b>1. Mr/Mrs. Kishor Maganlal Javad</b> <b>2. Mr/Mrs. Vidhya Kishor Javad</b> <b>Both are R/A :-</b> 8-250, Sabirahmad Housing, Babab, Bardoli, Surat, Bardoli-364601 <b>Also At :-</b> Plot No. 123,Shakti Nagar Housing Society Baben, Bardoli, Surat. Opp. Sugar Factory Bardoli 364601	<b>Rs. 23.08,910/- (Rupees Twenty Three Lakhs Eight Thousand Nine Hundred And Ten Only) Due As On 17-05-2025</b>	All The Piece and Parcel of immovable Property Bearing House No.123 Admeasuring 78.10 Sq. Mts. Paki 55.62 Sq. Mts., Construction In "Shaktinagar Housing Society" Situate At Block No.20/Paiki, of Moje Village :Baben, Taluka: Bardoli, Dist: Surat. Own By, (1) Vidha Kishor Javad & (2) Kishor Mangulal Javad	CONSTRUCTIVE POSSESSION	<b>Rs. 17,16,300/- (Rupees Seventeen Lakhs Sixteen Thousand Three Hundred Only)</b>	<b>05-06-2025</b> <b>at 02.00 P.M.</b> <b>(to 04.00 P.M.</b> <b>with automatic extensions of 5 minutes each in terms of the Tender Document),</b>			
				<b>Rs. 1.71,630/- (Rupees One Lakh Sixty-One Thousand Six Hundred Thirty Only)</b>				
<b>INSPECTION DATE &amp; TIME : 03.06.2025 BETWEEN 11.00 a. m. to 4.00 p. m.</b>			<b>MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-</b>					
<b>LAST DT. OF SUBMISSION OF BID /EMD / REQUEST LETTER FOR PARTICIPATION : 04.06.2025 before 05.00 p. m.</b>								

EXTRACT OF AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE HALF YEAR AND YEAR ENDED 31-03-2025

PARTICULARS	STANDALONE						CONSOLIDATED			
	H2 FY2024-25	H1 FY 2024-25	H2 Vs H1 (%)	2024-25	2023-24	Y-o-Y %	H2 FY2024-25	H1 FY2024-25	H2 Vs H1 (%)	2024-25
Revenue from Operations	759.01	313.06	142.45%	1,072.07	284.97	276.20%	790.48	316.96	149.39%	1,107.44
Total Income	761.35	317.85	139.53%	1,079.20	295.06	265.76%	792.89	321.77	146.42%	1,114.66
EBITDA (Excluding other income)	85.46	39.15	118.29%	124.59	34.94	256.58%	93.61	40.15	133.15%	133.73
EBITDA Margin	11.26%	12.51%		11.62%	12.26%		11.84%	12.67%		12.08%
Net Profit / (Loss) before tax	78.17	36.16	116.18%	114.33	34.06	235.67%	86.07	37.04	132.37%	123.11
Net Profit / (Loss) after tax	59.61	27.68	115.35%	87.30	26.02	235.51%	65.2	28.16	131.53%	93.37
PAT Margin	7.85%	8.84%		8.14%	9.13%		8.25%	8.88%		8.43%
EPS (Basic and Diluted) ₹	34.81	18.19	91.37%	53.99	17.10	215.73%	38.08	18.51	105.73%	57.74
Equity Share Capital				18.01	15.22					18.01
Reserves and Surplus				238.21	69.08					245.46
Total Networkth				256.22	84.3					263.47

- 1) The company has completed initial Public Offering (IPO) of its Equity Shares and its equity shares got listed on SME platform of BSE Limited on 2nd December 2024. Accordingly, the financial results for the half year ended and year ended 31st March 2025 have been prepared in accordance with SEBI (LODR) Regulations.
- 2) The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meetings held on 15th May 2025
- 3) The Company has prepared its consolidated financial statements for the first time for the financial year ended 31 March 2025 in accordance with the Accounting Standards. As this is the first year of consolidation, no comparative financial information for the previous financial year has been presented.
- 4) The Board of directors have recommended a Final Dividend of 10% on Equity Shares of the Company i. e. Rs.1/- (Rupee one only) per each Equity Share of Face Value of Rs. 10/- (Rupees Ten Only), for the Financial Year ended March 31, 2025, subject to approval of the Shareholders at the ensuing Sixteen Annual General Meeting ("16th AGM") of the Company



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