

**Registered Office:** The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. **Regional Branch Office:** Ground Floor, 2nd Floor, Shangrila Arcade, Above Saraswat Bank, 100 Feet Anand Nagar Road, Shyamal, Ahmedabad, Gujarat-380015.

Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from **Jana Small Finance Bank Limited**, by mortgaging your immovable properties. Consequently to default committed by you all, your loan account has been classified as **Non-performing Asset**, whereas **Jana Small Finance Bank Limited** being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued **Demand notice** calling upon the Borrower/s or Co-Borrower/s or Guarantor/s or Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within **60 days** from the date of notice, but the notices could not be served on some of them for various reasons.

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/ Co-Borrower within **60 days** of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, **Jana Small Finance Bank Limited** shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4.

Please note that this publication is made without prejudice to such rights and remedies as are available to **Jana Small Finance Bank Limited** against the Borrower/s/ Co-Borrower/s/ Guarantor/s/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

**Date: 09.10.2025, Place: Gujarat** **Sd/- Authorised Officer, For Jana Small Finance Bank Limited**

Notice is given to be concerned that Flat No. C/604 admeasuring 1060 Sq. Ft. i.e. 98.51 sq.mts. built up area on 6th floor of C-Building of "Vastu Gupta Heights" situated at land bearing R.S. No. 2325, Block no 229, TP Scheme No. 24, Sector 14, Gurgaon, District of Faridkot. The said measuring 1060 sq.mts. owned by Mr. Vargha, Sudipto, District of Faridkot. The said property is owned by Kishorbal Mohanbal Goti mortgaged the said property to Ugro Capital Limited and get loan. The said property's previous owner's original sale deed no. 17804/2023 and it's original registration receipt and Index II & sale deed no. 38767/2023's original registration receipt have been misplaced & not found. The said property is mortgaged to Ugro Capital Limited by way of sale, gift, lease inheritance, exchange, mortgage, charge, line, trust, possession, easement, whatsoever nature or otherwise are here by requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary & supporting document within 15 days of the date of publication of this notice. If it is not received any notice, there are no claims and that claims if any, have been waived off and under signing shall proceed to mortgage respect of the same.

Date: 09/10/2025

**Suresh A. Savani (Advocate & Notary)**

Office: F- 27, Sargam Complex, Hirabag, Varachha Main Road, SURAT-395006.



Ahmedabad