

Ref: SIPL/2024-25/180

Date - 14th February, 2025

To
The Manager (Listing)
Corporate Relationship Dept.
BSE Limited
P J Tower,
Dalal Street,
Mumbai - 400 001

The Manager (Listing)
National Stock Exchange of India Limited
"Exchange Plaza",
Plot No C/1, G Block
BandraKurla Complex, Bandra (E)
Mumbai - 400 051

Company Code: 539346 (BSE)

NSE Symbol: SADBHIN (NSE)

Dear Sir / Madam,

Sub: Newspaper Publication- Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing copy of Unaudited Financial Results (standalone & consolidated) for the quarter and nine months ended 31st December, 2024, published in Ahmedabad edition of Financial Express, both English and Gujarati edition, on 14th February, 2025. The same has been made available on the Company's Website www.sadbhavinfra.co.in.

You are requested to take the same on record.

Thanking You,

Yours Faithfully,

For Sadbhav Infrastructure Project Limited

Shashin V. Patel
Executive Chairman
DIN: 00048328
Encl: as stated



REGD. OFFICE: 9th Floor, Amiksh Bhawan, 22, K.G. Marg, New Delhi-110001. PH: 011-23371771, 23351772, 23705414. Website: www.pnbhousing.com

BRANCH ADDRESS: 305-308, Third Floor, Titanium Square, Adajan Char Rasta, Adajan, Surat - 395009
BRANCH ADDRESS: Office No. 101, Business Park-1, Opp. Ratnam Hospital, Opp. Eagle Travels, Moti Tanki Chowk, Rajkot - 360001
BRANCH ADDRESS: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujarat - 380006

POSSESSION NOTICE (FOR IMMovable PROPERTIES)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) of the said Act, a Demand Notice was issued by the undersigned to the Borrower/Co-Borrowers mentioned herein below to repay the amount due 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, if the borrower fails to pay the amount as mentioned against each account within 60 days from the date of receipt of the said notices.

The borrower's 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 properties 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 the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement. 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.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description of the Property Mortgaged
HOU/SRT/0816312350 B.O.: Surat	Mahesh Kumar Sharma & Ponnadevi Maheshkumar Sharma	30-08-2024	Rs. 40,16,372.98/- (Rupees Forty Lakhs Sixteen Thousand Three Hundred Seventy Two & Ninety Eight Paise Only) as on 30-08-2024	08-02-2025 (Physical)	Block D - 603, 6, 603, Varday Heights, Near Mansarovar, Godadara - Devadh Road, Godadara, Block No. 62, FP No. 03, CP No. 03, TP Scheme 69, Surat, Gujarat-395003
HOU/JKT/1117453798 B.O.: Rajkot	Mrs. Dipak Bikhhabhai Bhusa And Mrs. Rasikbhai Bikhhabhai Bhusa	13-11-2024	Rs. 32,59,325.81/- (Rupees Thirty Two Lakhs Fifty Nine Thousand Three Hundred Twenty Five & Eighty One Paise Only) as on 13-11-2024	11-02-2025 (Symbolic)	Plot No 15, West Side, Madhav Residency 8, Nr Swati Park Kothariya Main Road, Kothariya, Rajkot, Gujarat-360001
HOU/JKT/0218494122 B.O.: Rajkot	Mr. Rahul Jivanbhai Parmar & Mr. Rahul Jivanbhai Parmar	21-10-2024	Rs. 15,92,228.14 (Rupees Fifteen Lakhs Ninety Two Thousand Two Hundred Twenty Eight & Fourteen Paise Only) as on 21-10-2024	11-02-2025 (Symbolic)	Flat No 301, Third Floor, Wing B, Ashopkavay Residency, Nr Bharat Petrol Pump, Ralnagar Main Road Off 150R Ring Road, Ralnagar, Rajkot, Gujarat-360001
NHL/AHM/0823/1148878 B.O.: Ahmedabad	Mr. Jyashantbhai Baria & Mrs. Induben Baria	09-07-2024	Rs. 25,20,868.09/- (Rupees Twenty Five Lacs Twenty Thousand Eight Hundred Sixty Eight and Nine Paise Only) as on 09/07/2024	11-02-2025 (Physical)	Shop No 13, Swaminarayan Park 6, Nr Om Shanti Nagar, Narol, Ahmedabad, Gujarat-382405

PLACE: SURAT, RAJKOT, AHMEDABAD, DATE: 13-02-2025 **AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.**

[AHMEDABAD RING ROAD INFRASTRUCTURE LIMITED]
 CIN: U45203GJ2006PLC049891

Registered Office: Sadbhav House, Opposite Law Garden Police Chowki, Ellisbridge, Ahmedabad - 380006, Gujarat, India. Website: www.ariil.in Email: investor@sadbhavinfra.co.in

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31-12-2024

Sl.No.	Particulars	Qtr. ending December 31, 2024 (INR in Millions)	Corresponding Qtr. ended December 31, 2023 (INR in Millions)	Previous year ended March 31, 2024 (INR in Millions)
1.	Total Income from Operations	702.77	618.71	2,348.31
2.	Net Profit / (Loss) for the period (before Tax and Exceptional and/or Extraordinary Items)	224.04	233.44	746.52
3.	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items)	224.04	233.44	746.52
4.	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items)	202.34	190.41	688.07
5.	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	202.34	190.41	688.07
6.	Paid up Equity Share Capital	104.60	104.60	104.60
7.	Reserves (excluding Revaluation Reserve)	2,403.93	1,942.42	1,990.74
8.	Securities Premium Account	416.40	416.40	416.40
9.	Net Worth	2,824.93	2,463.42	2,511.74
10.	Paid up Debt Capital/Outstanding Debt	3,055.80	1,263.29	1,114.90
11.	Outstanding Redeemable Preference Shares	-	-	-
12.	Debt Equity Ratio	1.04	0.51	0.44
13.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)	19.34	18.20	65.78
14.	Capital Redemption Reserve	-	-	-
15.	Debt Redemption Reserve	-	-	-
16.	Dividend Payable	1.30	2.01	2.19
17.	Interest Service Coverage Ratio	3.30	7.61	8.47

The Board of Directors of Ahmedabad Ring Road Infrastructure Project Limited (the Company) at its Meeting held on Tuesday, 11th February, 2025, approved the unaudited Standalone Financial Results of the Company for the Quarter and nine months ended 31-12-2024. The full Financial Results along with the Limited Review Report, are available at the website of the Company at <https://ariil.in/ndm/ uploads/31-12-2024.pdf> and website of Stock Exchange at BSE Limited at www.bseindia.com and can be accessed by scanning the below QR code.

Place - Ahmedabad
Date - 11-02-2025

For the Order of Board
Managing Director
 DIN-09312406
Sd/-
Jatin Thakkar

(Note: The above information is in accordance with Regulation 52(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time.)

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IFIL Home Finance Limited (Formerly known as India Infiline Housing Finance Ltd.) (IFIL-HFL), Corporate Office at Plot No.38, Udyog Vihar, Phase-IV, Gurgaon-122015, (Haryana) and Branch Office at: "Office No.301, 3rd Floor, The Imperia, Opp. Shastri Maidan, Above Federal Bank, Nr. Axis Bank, Rajkot, Gujarat-360001" under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFIL-HFL had taken the possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act, if the borrower fails to pay the amount as mentioned against each account within 60 days from the date of receipt of the said notices.

The borrower's 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 properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act, if the borrower fails to pay the amount as mentioned against each account within 60 days from the date of receipt of the said notices.

The borrower's 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 properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act, if the borrower fails to pay the amount as mentioned against each account within 60 days from the date of receipt of the said notices.

Borrower/s/Co-Borrower/s/Guarantor/s	Demand Notice Date and Amount	Description of the Immovable Property Secured Asset	Date of Physical Possession	Reserve Price	Date of Inspection of property
1. A. Anil Arvindbhai Kanase, 2. Shal Avyudhbhai Anandbhai Kanase, 4. Krunal Avyudhbhai Kanase, 5. Jyoti Commercial Services (Prospect No 78394 & 759387)	13-Jan-2020 Rs. 38,52,378/- (Rupees Thirty Eight Lacs Fifty Two Thousand Three Hundred Ninety Eight Paise Only) Bid Increase Amount Rs. 25,00,000/- (Rupees Twenty Five Lacs Thousand Only)	All that part and parcel of the property Plot No. 101, First Floor, Building Three, Sector 13, Gurgaon, Haryana. Built up Area Admeasuring 49-36 Sq. Mtrs., Situated On The Land Admeasuring 118-91 SQ.MTRS., OF Plot No. 13, Old Civil Station Survey No. 7811A Paikae of Rajkot, (City Survey Ward No.17, City Survey No. 402 & 403 Paikae), Gujarat, 360001	26-Mar-2024	Rs. 12,00,000/- (Rupees Twelve Lakh Only) EMD Last Date: 05-Mar-2025 till 5 p.m. Date/Time of E Auction: 07-Mar-2025 11:00 hrs-13:00 hrs.	03-Mar-2025 11:00 hrs-14:00 hrs
1. A. Anil Arvindbhai Kanase, 2. Shal Avyudhbhai Anandbhai Kanase, 4. Krunal Avyudhbhai Kanase, 5. Jyoti Commercial Services (Prospect No 78394 & 759387)	13-Jan-2020 Rs. 38,52,378/- (Rupees Thirty Eight Lacs Fifty Two Thousand Three Hundred Ninety Eight Paise Only) Bid Increase Amount Rs. 25,00,000/- (Rupees Twenty Five Lacs Thousand Only)	All that part and parcel of the property Plot No. 101, First Floor, Building Three, Sector 13, Gurgaon, Haryana. Built up Area Admeasuring 49-36 Sq. Mtrs., Situated On The Land Admeasuring 118-91 SQ.MTRS., OF Plot No. 13, Old Civil Station Survey No. 7811A Paikae of Rajkot, (City Survey Ward No.17, City Survey No. 402 & 403 Paikae), Gujarat, 360001	26-Mar-2024	Rs. 12,00,000/- (Rupees Twelve Lakh Only) EMD Last Date: 05-Mar-2025 till 5 p.m. Date/Time of E Auction: 07-Mar-2025 11:00 hrs-13:00 hrs.	03-Mar-2025 11:00 hrs-14:00 hrs

Mode of Payment: EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.ifilhome.com> and pay through link available for the property/Secured Asset only. Note: Payment link for each property/Secured Asset is different. Ensure you are using link of the property/Secured Asset only to make bid. Payment link for each property/Secured Asset is different. Ensure you are using link of the property/Secured Asset only to make bid. Payment link for each property/Secured Asset is different. Ensure you are using link of the property/Secured Asset only to make bid.

For Balance Payment - Login <https://www.ifilhome.com> > My Bid > Pay Balance Amount.

Best Knowledge Information of IFIL-HFL

There is pending litigation before Hon'ble DRT-II Ahmedabad Bearing SA No.101/2021 and Execution Bearing No. EX/65/24 Before Consumer Forum Rajkot, also Consumer-Appeal bearing no. A/21/660 and CC-19/2021 pending before State Consumer Court Ahmedabad.

Note: Bidder shall do all necessary due diligence before participating. Sale shall be subject to the outcome of aforesaid litigation.

Terms and Conditions:

- For participating in e-auction, intending bidders required to register their details with the Service Provider <https://www.ifilhome.com>, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Fender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS application to the transaction payment of sale amount and submit the TDS certificate with IFIL-HFL.
- Bidders are advised to go through the website <https://www.ifilhome.com> and <https://www.ifilhome.com/home-tourist-properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail: care@ifilhome.com, Support Helpline no. 1800 2672 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IFIL-HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs from Monday to Friday or write to email: care@ifilhome.com.
- Notice is hereby given to above said borrowers to collect the household articles which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFIL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law 11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AD reserves the rights to postpone/modify or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IFIL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place - RAJKOT/DATE - 14-02-2025 **Sd/- Authorised Officer, For IFIL Home Finance Ltd.**

Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IFIL Home Finance Limited (Formerly known as India Infiline Housing Finance Ltd.) (IFIL-HFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) of the said Act, a Demand Notice was issued by the undersigned to the Borrower/Co-Borrowers mentioned herein below to repay the amount due 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, if the borrower fails to pay the amount as mentioned against each account within 60 days from the date of receipt of the said notices.

The borrower's 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 properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act, if the borrower fails to pay the amount as mentioned against each account within 60 days from the date of receipt of the said notices.

The borrower's 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 properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act, if the borrower fails to pay the amount as mentioned against each account within 60 days from the date of receipt of the said notices.

Name of the Borrower/s/Co-Borrower/s	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession Taken
Mr. Bharatbhai Anulbhai Khavadi, Mrs. Hemuben Bharatbhai Khavadi, Prospect No. 110491602	All that piece and parcel of: Plot No. 44, Village Derala, Taluka Gadhada, District Botad, Gujarat, 364710 Area Admeasuring (IN SQ. FT.): Property Type: Land Area Built Up Area, Carpet Area Property Area: 1440.00, 1112.00, 730.00	₹ 535131.00/- (Rupees Five Lakh Thirty Five Thousand One Hundred & Thirty One Only)	10-04-2024	11-02-2025
Mr. Ranil Jibabhar Vaishti, Mr. Arunkumar Bhanubhai Pobaru, Mrs. Bhanubhai Vaishtibha, Shri Gajvan Developers Prospect No 755305	All that piece and parcel of: Flat No.301, Third Floor Building called "Modak-3", Area Ad Measuring: 789 Sq. Ft. Plot No. - 49 (P), Situated at Rajkot Revenue Survey No. - 481/2 (P), City Survey Ward No. 1, Rajkot, Gujarat, 360007	₹ 18,67,543.00/- (Rupees Eighteen Lakh Sixty Seven Thousand Five Hundred Forty Three Only)	28-11-2024	10-02-2025

For further details please contact to Authorized Officer at Branch Office : 407, 4th Floor, The Imperia, Opp. Shastri Maidan, Above Federal Bank, Nr Axis Bank, Rajkot-360001 or Corporate Office: IFIL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Place : Botad, Rajkot | Date : 14-02-2025 **Sd/- Authorised Officer, For IFIL Home Finance Ltd.**

IDFC FIRST Bank Limited
 (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	60553338	Loan Against Property	1. Dhukka Asarabhai Habibbhai Property 2. Samimben Asharabhai Dhukka	29.01.2025	INR 4,65,739.39/-
2	97121092	Loan Against Property	1. Hareshkumar Kodarbhai Parmar 2. Chetanbhai Hareshbhai Parmar	15.01.2025	INR 4,29,546/-
3	66098746 & 37757341	Loan Against Property & Home Loan	1. Kanabhai Ravisinhbhai Parmar 2. Munaben Kanabhai Parmar 3. Pankajkumar Kanabhai Thakor	15.01.2025	INR 5,00,760.86/-
4	69701079	Loan Against Property	1. Labhuji Ramaji Solanki 2. Chetanaba Labhuji Solanki	21.12.2024	INR 5,10,684.32/-
5	47509378	Loan Against Property	1. Sanjaykumar Bakabhai Raval 2. Ranimaben Sanjaybhai Raval	29.01.2025	INR 3,13,167.90/-
6	72959480	Loan Against Property	1. Udeshsinh Raghaji Thakor 2. Apaben Udeshsinh Thakor 3. Raghansinhsinh Thakor	28.12.2024	INR 1,78,351.96/-
7	42821765	Loan Against Property	1. Mr. Virendrasinh Vikramsinh Suryavansh 2. Mrs. Nilamkurbha Virendrasinh Suryavanshi	15.01.2025	INR 4,74,183.01/-

Property Address : All The Piece And Parcel of Property No. 1630/1, Assessment Serial No. 1630/1 "Surya Mandir Panu" (Ganmanth) Admeasuring 675.00 Sq. Fts. (62.73 Sq. Mtrs.), Situated at Modhera, Ta. Becharaji, District: Mehsana, Gujarat-384212, And Bounded As: East: Road West: Open Plot of Fataji Baiji North: Bid. of Solanki Sedhaji Prataji Shop, Road

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