

PUBLIC NOTICE
FAKE TELEGRAM CHANNEL -
INVESTOR ALERT

An unauthorised Telegram channel "Market Wolf" is impersonating the official channel of **MarketWolf Securities Pvt. Ltd. ("MarketWolf-Stocks & Options")** to circulate misleading trade recommendations. A police complaint has been filed with Andheri Police Station, Mumbai, on 12.08.2025 under provisions of the Bharatiya Nyaya Sanhita, 2023. Members of the public are cautioned not to act upon any information from the above unauthorised channel and to verify authentically only through our official communication channels.
Date: 12.08.2025
Place: Mumbai
Issued by: MarketWolf Securities Private Limited

ALEMBIC PHARMACEUTICALS LIMITED
CIN: L24230GJ2010PLC061123
Alembic Road, Vadodara, Gujarat, 390003
NOTICE OF LOSS OF SHARE CERTIFICATE

NOTICE is hereby given that the following share certificates issued by the Company is stated to have been lost/misplaced or stolen and the Registered Holders thereof has applied to the Company for the issue of Duplicate Share certificates.

Folio No.	Certificate No.	Distinctive Nos.	No. of Shares	Names of Shareholders
0083323	7390	57797682 - 57800431	2750	Banoo Sorab Alamshaw

The Public are hereby warned against purchasing or dealing in anyway, with the above share certificates. Any person who has any claim in respect of the said share certificates, should lodge such claim with the Company at its Regd. Office at the address given above within 15 days of publication of this Notice, after which no such claim will be entertained and the Company will proceed to issue Duplicate share certificates.
Date: 13.08.2025

ALEMBIC LIMITED
CIN: L26100GJ1907PLC000033
Alembic Road, Vadodara, Gujarat, 390003
NOTICE OF LOSS OF SHARE CERTIFICATE

NOTICE is hereby given that the following share certificates issued by the Company is stated to have been lost/misplaced or stolen and the Registered Holders thereof has applied to the Company for the issue of Duplicate Share certificates.

Folio No.	Certificate No.	Distinctive Nos.	No. of Shares	Names of Shareholders
0083323	25738	141048070 - 141050819	2750	Banoo Sorab Alamshaw
0083322	25737	141047020 - 141048069	1050	Banoo Sorab Alamshaw
0004278	25788	141123960 - 141126059	2100	Sorab Ardeshir Alamshaw and Banoo Sorab Alamshaw

The Public are hereby warned against purchasing or dealing in anyway, with the above share certificates. Any person who has any claim in respect of the said share certificates, should lodge such claim with the Company at its Regd. Office at the address given above within 15 days of publication of this Notice, after which no such claim will be entertained and the Company will proceed to issue Duplicate share certificates.
Date: 13.08.2025

CMS FINVEST LIMITED
CIN: L67120WB1991PLC052782
Regd Office : 10, Princep Street, 2nd Floor, Kolkata - 700072
E : cmsfinvestltd@gmail.com, W : www.cmsinfotech.co.in
Phone : 91-33-4002 2880, Fax : 91-33-2237 9053

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025 (Rs. In Lacs)

Sl. No.	Particulars	Quarter Ended 30.06.2025 (Unaudited)	Quarter Ended 31.03.2025 (Audited)	Quarter Ended 30.06.2024 (Unaudited)
1	Total Income from Operations	5.39	(1.29)	14.11
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary Items #)	1.23	(13.40)	12.14
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items #)	1.23	(13.40)	12.14
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items #)	1.23	(13.40)	12.14
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	1.02	87.54	12.14
6	Equity Share Capital	1399.59	1399.59	1399.59
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year			
8	Earnings Per Share (of Rs.10/- each) (for continuing and discontinued operations)	0.01	(0.10)	0.09
	1. Basic:	0.01	(0.10)	0.09
	2. Diluted:			

Note:
a) The above is an extract of the detailed format of Quarterly/Annual 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/Annual Financial Results are available on the Stock Exchange website i.e. www.cse-india.com and on the Company's website: www.cmsinfotech.co.in
b) The impact on net profit / loss, total comprehensive income or any other relevant financial item(s) due to change(s) in accounting policies shall be disclosed by means of a footnote.
c) # - 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 order of the Board
By **CMS FINVEST LIMITED**
Sd/- Surendra Kumar Jain, Managing Director
DIN No. 00168522

Place : Kolkata
Date : 11th August, 2025

OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai – 400070. Tel.: 022-26544000/ 8097998596.

(Appendix - IV-A)
[See proviso to rule 8 (6)]
Sale Notice for Sale of Immovable Properties

E-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 proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor viz. **Shri Shubhankar Mercantile Private Limited Director/Guarantor/Corporate Guarantor Ms. Vanitha Chamanal Awastanyar, Mr. Pradeepkumar Lalchand Bothra and Sai Ansh Gold House Private Limited** that the below described immovable properties mortgaged/charged to Allahabad Bank (Now Merged with Indian Bank), Original Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Original Secured Creditor, who are now the Secured Creditor, thus, the said property shall be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" on **09.09.2025 at 11:00 am** (last date and time for submission of bids is 08.09.2025 by 6:00 pm) for recovery of **Rs.11,65,54,395/- as on 02.05.2012** Plus Interest and Expenses w.e.f. 03.05.2012 due to the Omkara Assets Reconstruction Private Limited (OARPL) from above mentioned Borrower/Director/Guarantor/Corporate Guarantor.
OARPL (acting in its capacity as trustee of Omkara PS 07/2017-18 Trust) has acquired entire outstanding debts due and payable by the Borrower/Co-Borrower/Guarantor/Mortgagor vide Assignment Agreement dated 22.12.2017 along with underlying security from Allahabad Bank (Now Merged with Indian Bank).
The description of the Immovable Properties, reserve price and the earnest money deposit (EMD) and bid increment are as under:

Sl. No.	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD	Bid Increment amount
1.	Office Premises on 2nd Floor & Terrace, Sairam Complex, Near Maxlife Hospital, Kalyan -Ambarnath Road, Ulhasnagar-3, Dist: Thane – 421003 owned by Shubhankar Mercantile Private Limited and bounded as follows: North: Open Plot South: Roa East: Road / Slum Area West: Kalyan - Ambarnath Road	Rs. 47,00,000/-	Rs. 4,70,000/-	Rs. 1,00,000/-

Date of E- Auction 09.09.2025 at 11:00 am
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 08.09.2025 by 6:00 pm
Last Date to withdraw the BID 08.09.2025 by 6:00 pm
Date of Inspection 22.08.2025 between 02:30 pm to 03:00 pm
Known Liabilities/encumbrances Not Known
For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankauction.com>.
The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd.", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Abhishek Shelar, Mobile: +91 8097998596 Mail: abhishek.shelar@omkaraarc.com At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code, 2016.
Date: 13.08.2025
Place: MUMBAI

Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 03/2019-20 Trust)

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Mumbai City (4)
Bhandari Co-op.Bank building, 2nd floor, P.L. kale Guruji Marg, Dadar (West), Mumbai-400028.

No.DDR-4/Mum./Deemed Conveyance/Notice/2812/2025 Date:11/08/2025
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

PUBLIC NOTICE
Application No. 188 of 2025
Matru Krupa Kunj Co-op Housing Society Ltd., Carter Road No. 3, Behind Ambamata Mandir, Borivali (E), Mumbai 400066 Applicant, **Versus, 1. M/S. Atul Construction Company, 4th Floor, Rajasthan Chambers, 6 Oak Lane, Fort, Mumbai 400023 New Address: 5th Floor, Trade Avenue, Suren Road, Near W.E. Highway, Andheri (E), Mumbai 400093 2. Shantilal Khimchand Vardan Alias Shantilal Khimchand Pratapchand, 3. Hiralal Khimchand Vardan Alias Hiralal Khimchand Pratapchand, 4. Kimchand Pratapchand Alias Khemraj Pratapchand, 5. Smt. Pyaribai Khimchand Pratapchand, 6a. Babulal Khimchand Pratapchand, 6b. Smt. Prakashbai Babulal Khimchand, 6c. Sanjay Babulal Khimchand, 6d. Ashok Babulal Khimchand, Opponent No. 2 to 6d Last known address of Plot No. 43, Road No. 8, Kamathi Poora, Mumbai 400008 7. Vas Infrastructure Ltd., Last known address at Pushpa Vinod 2, Jwala Estate, S.V. Road, Borivali (W), Mumbai 400092 8. Om Jay Shree Gurukrupa Co-op Housing Society Ltd., 9. Municipal Employees Hina Kutir Co-op Housing Society Ltd., Opponent No. 8 and 9 both having address at Carter Road No. 3, Behind Ambamata Mandir, Borivali (E), Mumbai 400066. Opponents and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.**

Description of the Property :-
Claimed Area
Unilateral conveyance of balance area i.e. Plot of Land admeasuring 142.96 sq. mtrs. and 1/3 share in 15% R.G. area admeasuring 362.25 sq. mtrs. out of 1086.75 sq. mtrs. as per MCGM Plan and Access Road area admeasuring 182.53 sq. mtrs. out of 547.58 sq. mtrs. as per MCGM Plan of Survey No. 39, Hissa No. 2 & 2A, CTS No. 307 of Village Kanheri, Taluka Borivali, Mumbai Suburban District along with building "Matru Krupa Kunj" belongs to Matru Krupa Kunj Co-op Housing Society Ltd., situated at Carter Road No. 3, Behind Ambamata Mandir, Borivali (E), Mumbai 400066 and assignment of right of way in respect of strip of land area admeasuring 233 sq. yard equivalent to 194.81 sq. mtrs. Survey No. 39/3/A, CTS No. 306 of Village Kanheri, Taluka Borivali, Mumbai Suburban District, in favour of the Applicant Society.
The hearing in the above case has been fixed on **01/09/2025 at 2.00 p.m.**

Sd/-
District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority
U/s 5A of the MOFA, 1963.

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Mumbai City (3)
Competent Authority,
U/s 5A of the Maharashtra Ownership Flats Act, 1963.
Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400 051.

No.DDR-3/Mum./ Deemed Conveyance/Notice/2884/2025 Date: - 12/08/2025
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice
Application No. 93 of 2025
A-1 Tower Hill Park CHS Ltd. Having address at : Sub Plot B, CTS No.60, 60/1 to 367 Of Village Bandivali, Jogeshwari West, Mumbai- 400 102.**Applicant. Versus 1) Vastu Shipila Complex Designers Pvt. Ltd. A Company incorporated under the companies Act 1956,** Having address at 134, Sagar Malkani Complex, S.V. Road, Jogeshwari West, Mumbai- 400 102 2) **M/s. Vastu Shipil Complex Designers Pvt. Ltd. Being the holder as per property Card** Having last known address at CTS No.31/E/2/A, Village Bandivali, Taluka Andheri, Jogeshwari West, Mumbai- 400 102 3) **Hill Park G +7 Apartment CHS Ltd. 4) Hill Park A 2 Tower CHS Ltd. 5) Hill Park A 3 Tower CHS Ltd. 6) A R B Heights CHS Ltd. 7) Mapple Tower CHS Ltd. 8) SMGK Group SMGK House** Opp. No. 3 to 8 having address at Captain Samant Marg, Agarwal Industrial Estate, Off S.V. Road, Jogeshwari West, Mumbai- 400 102.**Opponents** and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection to this regard and further action will be taken accordingly.
Description of the Property.:-
Claimed Area
Unilateral deemed Conveyance of land admeasuring 2112.07 sq.mtrs. out of 24246.20 sq.mtrs. from subplot A, land bearing CTS No.31/E/2/A of Village Bandivali, Taluka Andheri City Survey office Andheri in K/W Ward of Mumbai Suburban District and proportionate undivided Rights in FSI advantage of Road set-back area admeasuring 710.26 sq.mtrs. out of 8153.70 sq.mtrs. as per approved plan and as per the latest architect certificate dated 9/1/2025 which is annexed to this main Application in favour of the Applicant.
The hearing is fixed on **08/09/2025 at 3.00 p.m.**

Sd/-
(Anand Katke)
District Deputy Registrar,
Co-operative Societies,
Mumbai City (3) Competent Authority,
U/s 5A of the MOFA, 1963.

AJCON GLOBAL SERVICES LIMITED
REGD. OFF: A-408, Express Zone A Wing, Galle- Sonal Realty Near Patel's, Western Express Highway, Goregaon (E), Mumbai-400063.
CIN : L74140MH1986PLC041941 Tel : 022 - 67160400 Fax: 28722062
Website : www.ajcononline.com Email : ajcon@ajcon.net

■Stock & Currency Brokers ■ DP ■ Merchant Bankers ■ Corporate Advisors

1. Extract of Un-Audited Consolidated Financial Results for the Quarter ended 30.06.2025 (Rs. In Lakhs)

Sl. No.	Particulars	30.06.2025 Unaudited	30.06.2024 Unaudited	31.03.2025 Audited	Year Ended 31.03.2025 Audited
1.	Total Income from Operations	260.65	447.46	336.57	1659.81
2.	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	25.06	47.10	(102.11)	78.78
3.	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	25.06	47.10	(102.11)	78.78
4.	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	18.75	35.24	(77.77)	57.36
5.	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	18.53	34.34	(77.34)	54.27
6.	Equity Share Capital (Face Value Re.1/- per share)	611.62	611.62	611.62	611.62
7.	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	0.00	0.00	1737.34	1737.34
8.	Earnings Per Share (of Re.1/- each) (for continuing and discontinued operations) (Basic & Diluted)	0.03	0.06	(0.13)	0.09
		0.03	0.05	(0.11)	0.08

2. Brief of Un-Audited Standalone Financial Results for the Quarter ended 30.06.2025 as follows: (Rs. In Lakhs)

Sl. No.	Particulars	30.06.2025 Unaudited	30.06.2024 Unaudited	31.03.2025 Audited	Year Ended 31.03.2025 Audited
1.	Income from Operations	232.64	423.55	306.14	1550.16
2.	Profit Before Tax	22.08	38.91	(98.81)	52.23
3.	Profit After Tax	16.52	29.11	(75.63)	37.40
4.	Earnings Per Share (of Re.1/- each) (for continuing and discontinued operations) (Basic) & Diluted)	0.03	0.05	(0.12)	0.06
		0.02	0.04	(0.11)	0.05

Notes:
1. The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on Tuesday, 12.08.2025. The Statutory Auditors have expressed an unmodified opinion on the aforesaid results.
2. The above is an extract of the detailed format of Unaudited Financial Results for the Quarter ended June 30, 2025 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Unaudited Financial Results for the Quarter ended June 30, 2025, are available on the website of the BSE at www.bseindia.com and on Company's website at www.ajcononline.com.

Sd/-
Kaushal Shukla
(Company Secretary)
ICSI M. No.: A39234

Date : 12.08.2025
Place : Mumbai

The Wai Urban Co-operative Bank Ltd., Wai
Head Office : 591,Ganapati Ali, Wai, Tal. Wai, Dist. Satara -412 803
Pin - 412 803, Tel. (02167) 220777 www.waibank.co.in

SALE NOTICE
1. SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING TENDERS AUCTION UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002
2. Notice is hereby given to the effect that the immovable properties described herein, taken symbolic possession under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by inviting **Tenders auction**. Sealed tenders are invited from the intending Tenders auction for sale of the under mentioned property on the following terms & conditions.
4. Name of the Borrower- CRP Risk Management Ltd. Director A) Hitesh Parmanand Asrani B) Mohammad Sayyad Raza C) Nisha Hitesh Asrani
5. Liabilities as on- The overdue as on 30/11/2021 are Rs.3,36,09,538/- (In words Three Crore Thirty Six Lakh Nine Thousand Five Hundred and Thirty Eight Rupees Only) plus interest and expenses since that date till the date of actual recovery.
6.

Details of Properties	
Property No- 1	Property No- 2
Plot No 4, 5, 6, 7, 8, 12, 16, 20, 21, 22, 23, 28, 35, 44, 45, 46, 48, 53, 63, 64, 65, having its area 62824.00 Sq.Ft. out of Survey No.398/3, 398/6, 3987/8/1 & 398/8/2 at village Kharade, Taluka Shahapur, District Thane	A) Unit/Office No.1, lying on Ground Floor, in the building named 'Jai Gangeshwar co-op Housing Society Limited', having its area 198 Sq. Ft. (Carpet) i. e.300 Sq. Ft. (Built-Up) and BMC Property Account No.HW2503760090000, constructed on CTS No.F-1556, (Final Plot No. 793-A), TPS-III, - at Khar, revenue village Bandra, Mumbai Suburban District. Having its Boundaries as on Towards East -By Road and Railway Line, On Or Towards West - By Road,On Or Towards South - By CTS No. 792, On Or Towards North - By CTS No. 794, B) Unit /Office No.6, lying on Ground Floor, in the building named "Jai Gangeshwar co-op Housing Society Limited", having its area 350 sq. Ft. (Carpet) ie 525 sq. Ft. (Built-Up and BMC Property Account No. HW2503760090000, constructed on CTS No.F-1556, (Final Plot No. 793-A), TPS-III at Khar, revenue village Bandra, Mumbai Suburban District." Having its Boundaries As On Or Towards East - By Road and Railway Line, On Or Towards West - By Road, On Or Towards South - By CTS No. 792, On Or Towards North - By CTS No. 794.

7. Reserved Price - Rs.3,45,60,000/- (In words Three Crore Forty Five Lakh Sixty Thousand Rupees Only)
8. Earnest Money Deposit - Rs.5,00,000/- (In Words Five Lakh Rupees Only)
9. Date and Time for Tenders auction - 12-September-2025, 11:00 am
10. Address in which the tender to be submitted -The wai urban co-op bank ltd,wai . head office, 591, ganpati ali wai,ta.wai dist-satara pin-412803
11. A) Date and time of opening of the tender : 12-September-2025, 3:00 pm
B) Place of opening of the tender : head office,591, ganpati ali wai,ta.wai dist-satara 412803
12. Other terms and Conditions:
1. The property will be sold in "AS IS WHERE IS" condition including encumbrances, if any, (There are no encumbrances to the knowledge of the Bank.)
2. The property will not be sold below the Reserve Price.
3. The property can be inspected (after pre intimation) on 11 a.m. to 4 p.m.
4. The intending tenderer shall submit their tenders on a plain paper in a sealed cover super scribing "tenders for the purchase of property of..... along with earnest money deposit. payment of Rs. 5,00,000/- (Rupees Five Lakhs Only) should be made in cash or by Demand Draft payable at wai or by any other method of deposit in the bank on or before 11.00 AM on 12/09/2025 at any branch of the bank or at the head office of the bank at 591, Ganpati Ali, wai. (If one pays in cash, then the receipt of payment should be brought along.)
5. Sale shall be confirmed in favour of the successful tenderer, subject to confirmation of the same by the secured creditor.
6. The successful tenderer shall deposit 25% of the sale price (inclusive of EMD already paid), Immediately on the allotment of tenderer in his/her favour and the balance within 15 days from the date of confirmation of allotment of tenderer. If the successful tenderer fails to pay the price as stated above, the deposit made by him shall be forfeited.
7. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful tenderer only.
8. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the auction without assigning any reason thereof.
9. For further details Phone No.9922419637 / 8380012166 may be contacted during office hours on any working day.
10. Apart from this, other terms and conditions can be viewed at the branch or on the day of the auction.

Sd/-
Anand Yogi Raj Patwardhan
Authorized Officer
The Wai Urban Co-operative Bank Ltd., Wai

Place - Mumbai
Date - 12/08/2025

OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkar Chowk, Dadar (West), Mumbai – 400028. Mobile: +91 8097998596 | Board: +91 22 269231111 Email: abhishek.shelar@omkaraarc.com | www.omkaraarc.com |

(Appendix - IV-A)
[See proviso to rule 8 (6) and 9(1)]
Sale notice for sale of immovable properties

E-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 proviso to 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/Co-borrower/Guarantor/Mortgagor as mentioned in the table below that the described immovable properties mortgaged/charged to Bharat Co-operative Bank (Mumbai) Ltd., the Secured Creditor who in turn assigned the underlying security interest therein unto the **Omkara Assets Reconstruction Private Limited (OARPL)**, wherein, the physical possession of the mortgaged asset has been taken by the Authorised Officer of the OARPL, who are now the Secured Creditor, thus, the said property shall be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" on **09.09.2025 at 11:00 am (last date and time for submission of bids is 08.09.2025 by 6:00 pm)** for recovery as mentioned in the table below.
OARPL (acting in its capacity as trustee of Omkara PS 09/2019-20 Trust) has acquired entire outstanding debts due and payable by the Borrower/Co-Borrower/Guarantor/Mortgagor vide Assignment Agreement dated 14.08.2019 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited. The details and description of the Borrower/Co-borrower/Guarantor/Mortgagor along with the due and payable amount as on 30.11.2014 is mentioned below:

Sl. No.	Name of Borrower	Name of Director/ Guarantors/Co-borrower/	Date of Notice U/s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s.13(2) as on 30.11.2014
1.	P. K. Import Exports Prop. Kulbir Singh Darshan Singh Sahni	Hasneet Kaur Sahni	01.12.2014	Rs. 1,47,91,545/-
2.	P. K. Developer and Builder Pvt. Ltd.	Mr. Kulbir Singh Darshan Singh Sahni Mrs. Parminder Kaur Kulbir Singh Sahni	01.12.2014	Rs. 4,58,26,330/-
3.	Perfect Kool Solutions Prop. Kulbir Singh Darshan Singh Sahni	Hasneet Kaur Sahni	01.12.2014	Rs. 2,27,18,659/-
4.	Horizon Idea Innovations Prop. Hasneet Kaur Sahni	Mr. Kulbir Singh Darshan Singh Sahni	01.12.2014	Rs. 1,69,60,947/-

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:

Sl. No.	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
1.	A) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane: S. No. Area HR Assessment Rs. Ps. 131/19(P) 0-40-0 2=54 Out of the area of 2-00-0 HR "The Larger Property" On or towards East: Road Going towards the Salt Pan, On or towards West: Land of Vanraj More, On or towards South: Remaining portion of 0-40-0 H.R. of the land bearing Gut No.131/19 part belonged to the party of the first part and after that the govt land reserve for sale part. On or towards North: 0-12-0 Haar-Aar plot of the land out of the same gut no and thereafter the remaining portion of the land bearing gut no. 131/19(P) belonged to the vendor. Along with all necessary easement rights appurtenances to the land and right access from main road. B) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record: S. No. Area HR Assessment Rs. Ps. 131/19(P) 2-00-0 2=54 Out of the above land the area of 0-60-0 Aar i.e. (1 acre, 20 Gunthas) land owned and possessed by the Vendor is sold out to the purchaser by vendor is sold out to the purchaser by the vendor which is the subject matter of this deed of conveyance. On or towards East: Road Going towards the Salt Pan On or towards West: Land of Jagganath More On or towards South: Remaining portion of 0-40-0 H. Aar of the land bearing Gut No.131/19 part belonged Shri Premchandra Balram Singh. On or towards North: Palghar Kharekuran Road. Along with all necessary easement rights appurtenances to the land and right access from main road. C) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record: S. No. Area HR Assessment Rs. Ps. 131/30 0-40-0 2=61 On or towards East: Road Going towards the Salt Pan On or towards West: Land of Jagganath More On or towards South: Land of Shri Brijesh Yadav On or towards North: Land of Jagganath More and at present in possession of Shri Kulbir Singh Sahni Along with all necessary easement rights appurtenances to the land and right access from main road. D) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane: S. No. Area HR Assessment Rs. Ps. 131/19(P) 0-40-0 2=54 Out of the area of 2-00-0 HR "The Larger Property" On or towards East: Road Going towards the Salt Pan On or towards West: Land of Vanraj More On or towards South: Govt land reserve for salt pan On or towards North: 0-40-0 HR plot of land of our same gut no. belonging to purchasers Along with all necessary easement rights appurtenances to the land and right access from main road.	Rs. 82,00,000/-	Rs. 8,20,000/-

Date of E- Auction 09.09.2025 at 11.00 am
Minimum Bid Increment Amount Rs. 3,00,000/-
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 08.09.2025 by 6:00 pm
Last Date to withdraw the BID 08.09.2025 by 6:00 pm
Date of Inspection 22.08.2025 at 11:30 am to 12:30 pm
Known Encumbrances Details Not Known
For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankauction.com>.
The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd.", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Abhishek Shelar, Mobile: +91 8097998596 Mail: abhishek.shelar@omkaraarc.com At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code, 2016.
Date: 13.08.2025
Place: MUMBAI

Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 03/2019-20 Trust)