

OMKARA **OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**
 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai - 400028 Tel: 022-69231111/9833546349/8879093790

[Appendix - IV-A1] [See proviso to rule 8(6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION 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) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to Borrower(s), Co-Borrower(s), that the below described immovable property mortgaged/charged to Secured Creditor, the possession of which has been taken by the Authorised Officer of Sammaan Capital Limited being the secured creditor.

Further Omkara Assets Reconstruction Pvt. Ltd (OARPL) acting in its capacity as trustee of Omkara PS 22/2024-25 Trust, has acquired entire outstanding debt along with the underlying security vid Assignment Agreement dated, 29.03.2025, from Sammaan Capital Limited (Indiabulls Housing Finance Limited) the assignor. Pursuant to the said Assignment Agreement OARPL has taken the shoes of the assignor and is entitled to recover the dues and enforce the security. Accordingly, the below described immovable property will be sold on "As is where is", "As is what is" and "Whatever there is" and "Without Recourse" for recovery of total outstanding dues Rs.9,37,80/- (Rupees Nine Lakh Thirty Seven Thousand Eight Hundred Six Only) as on 06.01.2026, plus interest and expense w.e.f. 07.01.2026 due to OARPL from above mentioned Borrower/ Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act.

The Reserve Price and the earnest money deposit of the property has been mentioned below in respective column.

Sr. No. **Description of immovable property** **Reserve Price EMD Rs.** **Borrower/ Co-Borrower**

1. Flat No S-18, Second Floor, EWS Block, Sheetal Dham, Gram Samartha, Hoshangabad Road, Bhopal, 462001. Area : 213 sq. ft
 Rs.5,50,000/-
 Rs.55,000/- Govind Vishwakarma (Borrower)
 Varsha Vishwakarma (Co-borrower)

Incremental Bid Amount Rs.25,000/-

Inspection Date & Time 16th January 2026

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 27th January 2026 (up to 4:00 PM)

Auction Date 29th January 2026 (11:00 AM to 12:00 Noon)

Known Liabilities NONE

The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/Pay Order in original or remittance by way of NEFT/RTGS) is 27th January 2026, by 4:00 PM. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. In case of failure to submit the same bid shall be rejected.

For detailed terms and conditions of the sale, please refer to the link provided in <https://omkaraarc.com/auction.php>.

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 "Ms. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981242/25/26, Helpline E-mail ID: support@bankeactions.com. For any property related query contact the Authorised Officer Mr. Rajendra Bhowale, Mobile: +91 9833546349 E Mail: rajendra.bhowale@omkaraarc.com in official hours and working days. In case of failure in the same bid shall be rejected.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/ Guarantors/ Mortgagors of the above loan account under Rule 8 (6) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses, within the time as stipulated under section 13(8) of the SARFAESI Act. In case of default in payment, the property shall at the discretion of the Authorised Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Sd/- Authorized Officer
 Date : 09.01.2026
 Place : Mumbai

Omkaara Assets Reconstruction Pvt Ltd.
 (Acting in its capacity as a Trustee of Omkara PS 22/2024-25 Trust)

TATA CAPITAL HOUSING FINANCE LIMITED
 Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ghatkopar
TATA Kadam Marg, Lower Parel, Mumbai-400013, CIN No. U67190MH2008PLC187552

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)
 (As per Appendix IV read with Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, 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 rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken Physical Possession of the property described herein view of order passed by Additional District Magistrate, Indore. In below mentioned CC No. through the Tahsildar and the said Tahsildar handed over the Physical Possession to the undersigned Authorised Officer.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. From the date of demand notice, 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 Obligor(s) / Legal Heir(s) / Legal Representative(s)** **Amount as per Demand Notice** **Demand Notice Dt.** **Order Dt.**
 TCHHL028 Mr. Rahul Marothiya Rs. 21,40,102/- 09-06-2025 05-12-2025
 400010035 1389 & Mrs. Babita Marothiya & Rs. 88,153/- 06-01-2026 Case No. 0303-B-121/
 TCHIN023 2741 2025-26

Description of the Secured Assets / Immovable Properties / Mortgaged Properties:
 All The piece and parcel of the Immovable property Prakoshtha No.201, Having builtup area measuring 713 Sq.ft. (66.26 Sq.mtr.) on Second Floor of Sunrise Twins 'Block-B' Constructed on Plot No.26 of Shri Krishna Avenue Phase -3, Situated at Village Limbodi Tehsil & Distt. Indore (M.P.) **Boundaries:** East: Plot No.27, West: Prakoshtha No.202, North: Prakoshtha No.204, South: Road

DATE :- 09-01-2026, PLACE:- INDORE **Sd/- Authorised Officer** **For TATA CAPITAL HOUSING FINANCE LIMITED**

FEDBANK
 FINANCIAL SERVICES LIMITED

Registered office : Unit No.: 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Vasai, Mumbai - 400087
 Whereas the undersigned being the Authorized Officer of Fedbank Financial Services Ltd. under the Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount notice is hereby given to the following borrowers and the and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

LAN / Borrower(s) / Co - Borrower (s) / Guarantor (s)

1 **Loan Account No.** **FEDRJK0H0493312; (1) SIGARAM CHOUHAN (Borrower); (2) KIRAN CHOUHAN (Co - Borrower); (3) SANJAY CHOUHAN (Co - Borrower); | Demand Notice Date & Amount : 13-10-2025, Rs. 21,30,555/- (Rupees Twenty One Lac Thirty Thousand Five Hundred Fifty Only) as on 13/10/2025 i.e., Rs. 13,27,961/- (Rupees Thirteen Lac Twenty Seven Thousand Nine Hundred Sixty One Only) in Loan Account No. FEDDEW0H0533282 and Rs. 8,02,594/- (Rupees Eight Lac Two Thousand Five Hundred Ninety Four Only) in Loan Account No. FEDDEWSTL0533295; | Date & Type of Possession: 06/01/2026 & Symbolic possession | DESCRIPTION OF THE MORTGAGED PROPERTY: ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING HOUSE NO 432 ADMG 2107 SQ FT, PH NO 63 GRAM LALAKHEDI, TEH SONKATCH DISTT DEWAS - 455118, MADHYA PRADESH. Bounded by: East - HOUSE OF HAJRILAL JI, West - HOUSE OF SANTOSH, North - COMMON WAY, South - NALI AFTER GOVERNMENT'S LAND**

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Fedbank Financial Services Limited for an amount mentioned herein above and interest thereon. 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.

Place: DEWAS
 Date: 06-01-2026

sd/- (Authorized Officer) - Fedbank Financial Services Ltd

DIAGEO
 India

UNITED SPIRITS LIMITED

Corporate Identity Number: L01551KA1999PLC024991
 Regd. Office: 'UB Tower', # 24, Vittal Mallya Road, Bengaluru - 560 001, Karnataka, India.

Tel: +91 80 2221 0705 | Fax: +91 80 2225 5253

Email: investor.india@diageo.com | Website: www.diageoindia.com

NOTICE OF LOSS OF SHARE CERTIFICATES

Notice is hereby given that the Company has received requests from the following shareholder(s) for issuance of Letter of Confirmation in lieu of Original Share Certificate(s) reported to have been lost/misplaced. The share certificate(s) mentioned hereunder are therefore deemed to be cancelled and no transactions thereon would be recognized by the Company:

Sl No	Folio No.	Name of the Shareholder	No. of Shares	Certificate Number	Distinctive Nos
01	MS137455	ARAYAMPARAMBIL MANOHARAN	1000	5876	723116136 - 723117135
02	MS042265	A V ANNAPURNA	1250	1537	720677816 - 720679065

The public are hereby advised against dealing in any way with the above share certificates. Any person(s) who/ has/ have any claim(s) in respect of the said share certificates are requested to lodge such claim(s) along with all documentary evidences with the Company at its Registered Office within 7 (seven) days of publication of this notice, after which no claim(s) will be entertained, and the Company shall proceed to issue a Letter of Confirmation in accordance with applicable SEBI regulations.

For **UNITED SPIRITS LIMITED**

Sd/-
 Pragya Kaul
 Company Secretary and Compliance Officer

Place : Bengaluru

Dated: January 08, 2026

THE COSMOS CO-OP. BANK LTD.
 (Multistate Scheduled Bank)
 Enriching Life!

E-auction Sale Notice for Sale of Movable & Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6 & 6(2) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Guarantors & Mortgagor that the below described Movable & Immovable properties are charged to the secured Creditor, the physical possession of which has been taken by the Authorised Officer of The Cosmos Co-op. Bank Ltd. will be sold on "As is where is", "As is what is", and "Whatever there is basis" on 30.01.2026 from 12:30 p.m. to 1:30 p.m. with unlimited extension of 5 minutes each.

Name of the Borrower, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details	Possession Date	Sale / E-Auction
	Date Outstanding Amt.	Date	Time

1. **M/s. Bhavishya Agro and Food Industries, Prop. Mrs. Mamta Jat, W/o. Mr. Mukesh Jat**
 Address-1 : At Plot No. 862, Sector-3, Industrial Area Pithampur, Dist. Dhar, Madhya Pradesh-454 774.
 Address-2 : 238, Village Sulawad, Dist. Dhar, Madhya Pradesh-454 774.

2. **Mr. Sunil Jat, S/o. Mr. Girdhari Singh Jat, Address : HIG-3, Airport Road, Adarsh Nagar, Gandhi Nagar, Huzur, Bhopal-462036.**

3. **Mr. Santosh Jat S/o. Mr. Ramchandar Jat Address : 238, Village Sulawad, Dist. Dhar, Madhya Pradesh-454 774.**

4. **Mr. Mukesh Jat S/o. Mr. Gajulal Jat Address : 238, Village Sulawad, Dist. Dhar, Madhya Pradesh-454 774.**

Branch: Indore

Reserve Price **Earnest Money Deposit**
 ₹ 18.00 Lakhs ₹ 1.80 Lakhs
 (₹ Eighteen Lakhs Only) (₹ One Lakh Eighty Thousand Only)

Schedule I - Details of Movable Property :-
 Plant and Machinery used for Wheat flour mill such as cleaning machine with capacity 1200 kg. / Hr. (Separator / destoner/blower/cyclone), Wheat Crusher, Gravity Separator, Elevator etc. (Owned by Borrower Detailed list available with Authorised Officer.

Schedule II - Details of Immovable Property :-
 Plot No. 862, Industrial area sector 3, Sagar, Pithampur, Tehsil Patera, Dist. Dhar (MP) having 1451 sq.mtrs. land area along with construction standing thereon. Boundaries of the said plot are as follows : On or towards East - Plot No. 862, On or towards West - 30 mtrs wide road, On or towards South : 30 mtrs. wide road, On or towards North - 24 mtrs. wide road. (Owned by M/s. Bhavishya Agro and Food Industries through its Prop. Mrs. Mamta Jat W/o. Mr. Mukesh Jat)

Reserve Price **Earnest Money Deposit**
 ₹ 97.00 Lakhs ₹ 9.70 Lakhs
 (₹ Ninety Seven Lakhs Only) (₹ Nine Lakh Seventy Thousand Only)

Notes : 1. For an inspection of the property will be arranged on 27.01.2026 at 11:00 a.m. to 1:00 p.m. 2. For any queries regarding e-auction contact to the Authorised Officer on above mentioned number. 3. Earnest Money Deposit (EMD) shall be deposited through D.D./RTGS/NEFT fund transfer to credit the amount to The Cosmos Co-op. Bank Ltd. "E-Auction EMD Account" No.COS370219, IFSC Code : COSB0000090 on or before 29.01.2026 up to 5:00 p.m. 4. The priority will be given to sale above properties in bunch. This also be considered as a 15 days' notice to the Borrower/ Mortgagors / Guarantors under rule 8(6) & 6(2) of the security interest (Enforcement) Rule, 2002.

Detailed terms & conditions of the sale are available with the Bank Website i.e. [https://www.cosmosbank.com](http://www.cosmosbank.com) AND <https://cosmosbank.auctiontiger.net>

Date : 09.01.2026
Place : Pune

Asst. General Manager (OSD) & Authorised Officer
 The Cosmos Co-operative Bank Ltd.

Place: Mumbai

Date: 8th January, 2026