

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office:- KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

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) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to 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 No	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	58236994	Loan Against Property	1. Raval Dineshbhai Laxmanbhai 2. Raval Kamlesh Kumar Dineshbhai 3. Raval Gitaben Dineshbhai	09.06.2025	INR 2,86,107.39/-

Property Address : All The Piece And Parcel Of Gantmal House No. 138/d1. Admeasuring About 840 Sq. Feet, Situated At Moje Motizer Under Kapadvanj Taluka, District. Kheda, Gujarat-387620. And **Bounded As:** East: Public Road, West: House Of Raval Shivbhai Laxmanbhai, North: House Of Raval Bhalabhai Okhabhai, South: House Of Patel Dulabhai Hirabhai

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited
Date: 24.06.2025
Place: Gujarat
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

smc finance
Moneywise Financial Services Pvt. Ltd., www.smcfinance.com
Heading Address:- 11-68,Shanti Chambers, Pusa Road, New Delhi - 110005,
Ph No:-91-11-30111000, nbfcar@smcfinance.com

DEMAND NOTICE
UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") & THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")
The undersigned being the Authorized Officer of Moneywise Financial Services Pvt Limited (SMC) under the Act and in exercise of the powers conferred under Section 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:

S. No.	Name of the Borrower/Co-Borrowers/Property Holders as the case may be	Description of Security Assets/Mortgage Property	Date of Demand Notice u/s 13(2) & Total O/s.
1.	Loan Accounts No. LA00344, Ram Enterprise (Borrower), Co-Borrowers:- 1. Mr. Digvijay Dineshbhai Dhami, 2. Mrs. Punjaben Dineshkumar Dhami, 3. Mr. Rajesh Ramjibhai Dhami, 4. Mr. Dineshkumar Ramjibhai Dhami, 5. Mr. Ramjibhai Jivrajbhai Dhami 6. Digvijay Foundry, 7. S R Enterprise Having address at :- "Digvijay Block No. 11/B, Vidhyutnagar-3, Opp Astron Society Garden, Near Amin Marg, Rajkot, Gujarat- 360001" Also at :- "1, Ramnagar-4, Near Digvijay Foundry, Behind Reliance Pump, Aji Vasahat, 80 ft Road, Rajkot, Gujarat-360003"	CONSTRUCTED RESIDENTIAL PROPERTY ADMESURING 429-1-0 SQ.YARDS OF REVENUE SURVEY NO - 437/1 P CITY SURVEY WARD NO. 15/2 P, C.S.NO - 4210/1/1 OF SHRI PLANKOT N.O. CO.OP.HOUS.SOC.LTD. PLOT NO -1 AT RAJKOT, GUJARAT- 360001. BOUNDARIES :- NORTH- PUBLIC ROAD, SOUTH - OTHER ROAD, EAST- OTHER ROAD, WEST- OTHER ROAD	Demand Notice Dt- 06/06/2025 Rs. 4,41,75,560/- (Rupees Four Crores Forty One Lakhs Seventy Five Thousand Five Hundred And Sixty only) by as on 06/06/2025 NPA Date: 03/06/2025

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Moneywise Financial Services Pvt Ltd is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, Moneywise shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. Moneywise is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), Moneywise also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Moneywise. This remedy is in addition and independent of all the other remedies available to Moneywise under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business any of the secured asset(s)), without prior written consent of Moneywise and noncompliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.
You may contact Mr. Samay Kochhar, Authorised Signatory or Mr. Amit Mishra, Reconciliation & Collections Head of Moneywise at 11/6-B, Second Floor, Shanti Chambers, Pusa Road, New Delhi 110005, through Contact No. +91 9971804797 / +91 9999078663 respectively or E-mail at samaykochhar@smcfinance.com or amitmishra@smcfinance.com.

Date: 24/06/2025, Place: Rajkot, Gujarat
AUTHORISED OFFICER, Moneywise Financial Services Pvt. Ltd

ROHA HOUSING FINANCE PRIVATE LIMITED
Corporate Office : Unit No. 1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, Uttar Pradesh - 201 301.

DEMAND NOTICE
NOTICE TO BORROWER UNDER SECTION 13 (2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.
NOTICE is hereby given that the following borrower/s who have availed loan from Roha Housing Finance Private Limited (RHPL) have failed to pay Equated Monthly Installments (EMIs) of their loan to RHPL and that their loan account has been classified as Non-performing Asset as per the guidelines issued by National Housing Bank. The borrower(s) have provided security of the immovable property/ies to RHPL, the details of which are described herein below. The details of the loan and the amounts outstanding and payable by the borrower/s to RHPL as on date are also indicated here below. The borrower(s) as well as the public in general are hereby informed that the undersigned being the Authorized Officer of RHPL, the secured creditor has initiated action against the following borrower(s) under the provisions of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002 (the SARFAESI Act). If the following borrower(s) fail to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers conferred on the Secured Creditor under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property/ies and sell the same. The public in general is advised not to deal with property/ies described here below.

S. No.	Name of the Borrower(s) / Co-Borrower (s)/ Loan A/c No./ Branch	Demand Notice Date & Amount	Description of secured asset(s) (immovable property/ies)
1	LAN: HLSRTCSPR000005005726 / Branch: Surat Cluster 1. Kishorkumar J Korat (Borrower) 2. Ilaben Kishorbhai Korat (Co-Borrower) Both Add: 115, Narayan Nagar Society, Mr.bhavani Society, Surat, Gujarat-395006 Both Add: Flat No.507, Area Adm. 720 Sq. Ft., 5th Floor, Building-B, HariKunj Avenue, Sak Vatika Row House, Vibhag-2 R.S.No.201/1 & 210/2 & 111, Block No.270, 271, 272/A, plot No.E (As Per Passing Plan Plot No.52 To 54) Bagumara, Palsana, Surat, Gujarat-394305	11-06-2025 & ₹ 4,31,680/-	All that part and parcel of the property bearing Property Address: Flat No.507, Area Adm. 720 Sq. Ft., 5th Floor, Building-B, HariKunj Avenue, Sak Vatika Row House, Vibhag-2 R.S.No.201/1 & 210/2 & 111, Block No.270, 271, 272/A, plot No.E (As per Passing Plan Plot No.52 To 54) Bagumara, Palsana, Surat, Gujarat-394305
2	LAN: HLSRTCSPR000005002686 / Branch: Surat Cluster 1. Manish Kumar Jha (Borrower) 2. Rina Rajendra Patil (Co-Borrower) Both Add: 336, GIT Govind SOC, Near Ambika Hotel, Surat, Gujarat-394327 Both Add: Flat No.306, 3rd Floor, Meera Building, Krishna Residency, B/H Ambika Hotel, Off. Surat- Bardoli Road, Opp. Garden Silk Mills, Area: Vareli, Surat, Gujarat-394327	11-06-2025 & ₹ 5,89,478/-	All that part and parcel of the property bearing Property Address: Flat No.306, 3rd Floor, Meera Building, Krishna Residency, B/H Ambika Hotel, Off. Surat- Bardoli Road, Opp. Garden Silk Mills, Area: Vareli, Surat, Gujarat-394327
3	LAN: HLRJKSCON000005006911 / Branch: Rajkot Cluster 1. Meetesh K Zinzuvadia (Borrower) Add.: Isha Jewellery, Soni Sire Ni Sitala Mata Temple, Jamnagar, Gujarat-361160 2. Sonal Komalprasad Sharma (Co-Borrower) Both Add: Near Derasar, Kalwad, Jamnagar, Gujarat-361160 Both Add: Plot No.1 To 30 Sub Plot No.18 To 25/8 To 18 To 25/2114 , of Area Know As "Vruj Vatika" of R.S.No.225/3, Area Adm. 105-52 Sq. Mtr., Situated At Villageratanpur, District & Sub-district Rajkot Gujarat	11-06-2025 & ₹ 13,09,879/-	All that part and parcel of the property bearing Property Address: (Plot No.1 To 30 Sub Plot No.18 To 25/8 To 18 To 25/2114 , of Area Know As "Vruj Vatika" of R.S.No.225/3, Area Adm. 105-52 Sq. Mtr., Situated At Villageratanpur, District & Sub-district Rajkot Gujarat
4	LAN: HLAHMCSPPR000005000992/ Branch: Ahmedabad Cluster 1. Rajesh Ramchandra Dhoobi (Borrower) Add.: 323, TF, 882/A/3, Karanavdi Garment Mall, Ahmedabad, Gujarat-380001 2. Arati Rajesh Dhoobi (Co-Borrower) Both Add: Shri Ram Nagar, Gurukrupanagar, Ahmedabad, Gujarat-380016 Both Add: Plot No.283 As Per Plan Plot No.B-251, Surya Kiran Residency opp. Bob Bank, Off Sahol-Kosamba Road, NR.GSFC School, Area-Kharach, City-Hansot, Tal- Hansot, Dist-Baruch, Surat, Gujarat-394120	11-06-2025 & ₹ 5,73,088/-	All that part and parcel of the property bearing Property Address: Plot No.283 As Per Plan Plot No.B-251, Surya Kiran Residency opp. Bob Bank, Off Sahol-Kosamba Road, NR.GSFC School, Area-Kharach, City-Hansot, Tal- Hansot, Dist-Baruch, Surat, Gujarat-394120
5	LAN: LAPALNMSOM000005009730/ Branch: Palanpur 1. Sangitaben Sureshji Thakor (Borrower) Add.: Maa Jahu ParLOUR And Tea Store, Siddhpur Char Rasta, Nr ICICI Bank, Siddhpur, Gujarat-384265 2. Sureshji Magaji Thakor (Co-Borrower) Both Add: Thakorvas Nr Hadkai Mata Temple, At Ajimana, Siddhpur, Gujarat-384265 Both Add: Milkat No.128, Thakor Vas, Nr. Chamunda Mata Temple, at Ajimana, Ta.Saraswati, Dist. Patan, Siddhpur, Gujarat-384265	11-06-2025 & ₹ 5,34,898/-	All that part and parcel of the property bearing Property Address: Milkat No.128, Thakor Vas, Nr. Chamunda Mata Temple, at Ajimana, Ta. Saraswati, Dist. Patan, Siddhpur, Gujarat-384265

Place : Gujarat
Date : 24-06-2025
Sd/- Authorised Officer
Roha Housing Finance Private Limited

Central Bank of India
Branch Office: Abu Road, Distt. Sirahi

POSSESSION NOTICE UNDER RULE 8 (1) SARFAESI Rule
Whereas, the Authorized officer of the Central Bank of India, Abu Road Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (2) and 13 (12) read with the Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice dated 15.03.2025 calling upon the borrowers **M/S Kaushal Metattech Private Limited, Address: A66-Adarsh Estate-2, B/H Ashish Manglam, Cinema Adinath Nagar Road, Odhav, District Ahmedabad, Gujarat-382415, Firm Address: Plot No. G-149(A), RIICO Industrial Area Growth Center, Phase-II, Maval, Abu Road, District Sirahi (Raj)-307025 and Guarantors Mr. Gangaram Vishnoi S/o Mr. Surtaram Vishnoi, Address: 85, Vishnoyan Ki Dhaniya, Bhawanipura, Bherudi, Dhorimana, District Barmer, Pin Code-344704, Mrs. Noranji Kamlesh Vishnoi, Address: 8-14, Nirmal Royai, Opp Uma Party Plot Motera, Ahmedabad city, Sabarmati, Ahmedabad, Gujarat-380005** to repay the loan being Rs. 51,65,341.78 (Rupees Fifty One Lakhs Sixty Three Thousand Three Hundred Forty One and Seventy Eight Paisa only) in respect of Cash credit account a/c no. 3760223566 (which represents the principal plus interest due as on the 15.03.2025) plus interest and other charges from 15.03.2025 to till date within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described here in below in exercise of powers conferred on him under section 13 (4) of the said act read with Rule 8 of the Security Interest (Enforcement) rules, 2002 on this 18.06.2025. The borrowers and the guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Central Bank of India (Abu Road) for an amount of Rs. 51,65,341.78 (Rupees Fifty One Lakhs Sixty Three Thousand Three Hundred Forty One and Seventy Eight Paisa only) in respect of Cash credit account a/c no. 3760223566 which represents the principal plus interest due on the 15.03.2025), plus interest and other charges from 15.03.2025. (if any recovery made after issuing the notice is adjusted in account of borrower). The Borrower's/Guarantor's attention is invited to provisions of sub-section (8) of section 13) of the said Act, in respect of the time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY
Immovable Asset:- All parts & parcel of Industrial property measuring area of 1008.52 sq metres owned by M/S Kaushal Metattech Private Limited situated at Plot No. G-149(A), RIICO Industrial Area Growth Center, Phase-II, Abu Road, District Sirahi (Raj)- 307025, Bounded by:- North: Road, South: Plot No. H-162, 163, East: Plot No. G-149, West: Plot No. G-150
Place: Abu Road Date: 18.06.2025
(Ranu Tiwari) Authorized Officer
Central Bank of India

JM FINANCIAL HOME LOANS
Corporate Office: 3rd Floor Suashish IT Park, Plot No 68E, Off Datta Pada Road, Borivali East, Mumbai - 400066.

Session Notice
Under section 13(4) of securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and rule 8(1) of the security interest (enforcement) rule 2002 (appendix iv)
Whereas the undersigned being the authorised officer of JM Financial Home Loans Limited (hereinafter referred as JMFHL) under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued a demand notice to the borrower(s)/co-borrower(s)/guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower(s)/co-borrower(s)/guarantor(s) having failed to repay the demanded amount, notice is hereby given to the borrower(s)/co-borrower(s)/guarantor(s) and the public in general that the undersigned on behalf of JMFHL has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said act read with rule 8(1) of the said rules. The borrower(s)/co-borrower(s)/guarantor(s) in particular and the public in general is hereby cautioned not to deal with the below mentioned property and any dealings with the said property will be subject to the first charge of the JMFHL for the amount as mentioned herein below with future interest thereon.

Sr. No	Borrower (s) / Co-Borrower (s) / Guarantor (s) Name And Loan No.	Description of Secured Asset (Immovable Property)	1. Date of Possession 2. Demand Notice Date 3. Amount Due In Rs.
1.	1. Mr. Chintan Ghanshyambhai Vaghela. 2. Mrs. Minaben Ghanshyambhai Vaghela. Loan Account Number HAMD22000024957	Flat No. C-501 at "RATANJOY COMPLEX PART-I" situated at Survey No. 24 of T.P.S. No.1 of Final Plot No. 7 of Sub Plot No. 4, 5 & 6 of Mouje - Chandoliya, Taluka - Sabarmati, Dist. - Ahmedabad, Gujarat - 380005. Boundaries:- East: Open Land and common Plot. West: Stair case, Passage Then after tarries North: Flat No. C202 South: Society Road Then After Block-D	1. 22-06-2025 2. 08-11-2024 3. Rs. 29,12,342/- (Rupees Twenty-Nine Lakh Twelve Thousand Three Hundred Forty-Two only) outstanding as on 07-Nov-2024.

Date: 24-06-2025 Place: Gujarat
Sd/- Authorised Officer, For JM Financial Home Loans

RBL BANK LTD.
Administrative Office: 1st Lane, Shahupuri, Kolhapur - 416001.
Branch Office at: RBL Bank Limited, 9th Floor, Techniplex-I, Off. Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062.

Securitisation Notice under S. 13(2) OF SARFAESI ACT, 2002.
We, **RBL Bank Limited** the secured creditor of Applicant & Co-Applieant mentioned in below mentioned columns, do hereby inform you all that your account has been classified as Non-performing Account (NPA) in pursuant to the defaults in making payment / repayment of principal and interest and the amount mentioned in the below mentioned columns is now due and payable by you as on the date of the notice, together with further interest thereon to **RBL Bank Ltd.** In spite of our repeated demands, you have failed and neglected to make payment / amount(s) outstanding in your account(s) and you have not discharged your liabilities.
We, therefore, issued notice under section 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding payment of the amounts together with further interest applicable at the contracted rates, costs, charges, other moneys to discharge your liabilities in full within 60 days from the date of the notice.

Loan Account Nos., Name of the Borrowers, 13(2) Notice details and Symbolic Possession Date	Mortgaged Property Details
1) M/s. Rashmi Marketing INC (Applicant) A proprietorship firm through its proprietor name Mr. Vineetsingh Gulabsingh Rore. 2) Mr. Vineetsingh Gulabsingh Rore (Co-Applieant & Mortgagor) 3) Mrs. Lipsica Vineetsingh Rore (Co-Applieant & Mortgagor) 4) M/s. Rashmi Gulabsingh Rore (Co-Applieant & Mortgagor). Address of Correspondence 1) C/2, Swastik Society, 302, Vraj Avenue Complex, Near ST Xaviers Ladies Hostel, Navrangpura, Ahmedabad, Gujrat 380009. 2) Samarpan Bungalows, Near Jugal Bungalows, Cross Road Bodakdev, Ahmedabad City, Ahmedabad, Gujrat 380054. Loan A/C : 609000346305 Loan Amount : Rs.37,81,000/- NPA Date : 20/03/2025 13(2) Notice dated : 19/06/2025 13(2) Notice amount : Rs.35,18,832.35/-	Description of Mortgaged Property Property Jointly Owned by Mr. Vineetsingh Gulabsingh Rore, Mrs. Lipsica Vineetsingh Rore & M/s. Rashmi Gulabsingh Rore All the piece and parcel of Residential Property bearing Bunglow No. 25 (admeasuring about 250 sq. yds) in the scheme Samarpan Bungalows, The Gujarat Police Co-operative Housing Limited Part-I, constructed on Survey No.278 & 279, T.P. Scheme No.1/B, F.P. No. 170 & 171 of Mouje Bodakdev, Sub-District Ahmedabad-3 (Memnagar) & District Ahmedabad, Gujarat 380054.

Now the authorized officer of **RBL Bank Ltd.** do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the above-mentioned security created by you in our favour by exercising any or all the rights given under the said Act.
Please note that this publication is made without prejudice to such rights and remedies as are available to RBL Bank against the borrower and the guarantors of the said financial under 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 above secured asset, without our prior written consent.
Place: Ahmedabad, Gujarat
Date: 23/06/2025
Sd/-
RBL Bank Ltd.
Authorised Officer

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar West, Mumbai 400 028 Tel: 022-49231111 M.N. 3869026887. CIN: U67100T22014PTC020363
(Appendix - IV-A) [See provision to rule 8 (6) read with 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) read with 9 (1) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower **M. JBL Buildcon Company** (Proprietorship of Mr. Bimal Joshi) and Guarantors/Mortgagors **Mr. Bimal Joshi, Mrs. Vashali Bimal Joshi** that the below described immovable properties mortgaged with the Secured Creditor viz. Pramal Capital & Housing Finance Limited ("PCHFL") will be sold under public e-auction under the provisions of SARFAESI ACT 2002. The financial assets along with the underlying securities are acquired by Omkara Assets Reconstruction Pvt. Ltd ("OARPL"), acting in its capacity as a trustee of Omkara PS 03/2023-24 Trust, a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at: M.P Nagar, 1st Street, Kongsu Nagar East, Trinagar 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai. 400028. Pursuant to the assignment agreement dated 30.03.2024 OARPL has stepped into the shoes of PCHFL. Further, the physical possession of the below mentioned immovable assets have been taken by the Authorized Officer of OARPL acting in its capacity as a Trustee of Omkara PS 03/2023-24 Trust on 09.11.2024. The said immovable secured assets will be sold under the provisions of SARFAESI ACT 2002 on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis on 11.07.2025 at 1.00 p.m. for recovery of dues of Rs.101,89,72,775/- (Rupees One Hundred One Crores Eighty Nine Lakhs Seventy Two Thousand Seven Hundred Seventy Five Only) as on 31.01.2025 along with the future interest at contractual rate and penal and other charges and expenses w.a.f. 01.02.2025 till the date of entire payment.
The description of the Immovable Property, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

Description of the Property	Date of Demand Notice	Reserve Price	EMD	Minimum Bid Increment Amount
All that piece and parcel of property of plot No. A-36 adme. 455 Sq.yards, with undivided share adme. 114 Sq.yards, total adme. 569 Sq.yards along with construction made thereon in the scheme known as "Aryanam" forming part of the land of final plot No. 61/par, corresponding to block Nos. 482/par and 742 of mouje Shilaj, Taluka Dascroi in the registration district of Ahmedabad and sub-district of Ahmedabad-3 (Bopal) ("Bungalow" situated in Plot No. A-36 of Aryanam Bungalow, construction area 570.90 sq.mtrs.)	10.09.2020	Rs. 5,09,00,000/-	Rs. 50,90,000/-	Rs. 5,00,000/-

Date of E-Auction
: 11.07.2025, Friday at 1.00 p.m. to 3.00 p.m.
Inspection Date
: 04.07.2025, Friday 3.00 p.m. to 5.00 p.m.
Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD
: 10.07.2025, Thursday by 6:00 pm
Possession Type
: Physical Possession

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 10.07.2025, Thursday by 6:00 pm. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(4) of Insolvency Bankruptcy Code, 2016.
For detailed terms and conditions of the sale, please refer to the link provided in https://omkaraarc.com/auction.php and/or https://www.bankauctions.com. The interested 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: IDsupport@bankauctions.com, or Mr. Bhavik Pandya, Mobile: 8866862937 E-mail: maharashtra@c1india.com, and for any property related query contact the Authorised Officer, Mr. Aniket Joshi, Mobile: +91 9896026887 E Mail: aniket.joshi@omkaraarc.com

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with 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) and 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 advance to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses, to the extent as stipulated under section 13(8) of the SARFAESI Act in case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.
Sd/- Aniket Joshi Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd
Date : 24-06-2025
Place : Mumbai
(Acting in its capacity as a Trustee of Omkara PS 03/2023-24 Trust)

CAPRI GLOBAL CAPITAL LIMITED
Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013, Circle Office :-9B, 2nd Floor, Pusa Road, New Delhi - 110060

DEMAND NOTICE
Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Capri Global Capital Limited (CGCL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to CGCL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGCL by the said Borrower(s) respectively.

S. No.	Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of secured asset (immovable property)
1.	(Loan Account No. LNMEEHU000017374 (Old) 80400005584853 (New) (Bhuj Branch) Mr. Vinod Ravaji Chuyra (Borrower) Mr. Kalyanji Ravji Chuyra, Mrs. Shital Vinod Chuyra, Mrs. Priti Kalyanji Chuyra (Co-Borrower)	18/06/2025 Rs. 28,43,584 (As on 12/06/2025)	All that piece and parcel of Property bearing Plot No. 7, area plot about 147.68 Sq. Mtrs., Gram Panchayat No. - 5/5/95-7, City Survey No. 3131, Survey No. 88/2 Paiki, Surya Society, Mundra, Kachchh, Gujarat - 370421 Bounded As: East By - Common Public Plot No. B, West By - Adjoining land bearing Revenue Survey No. 88/2 Paiki of Police Quarter land , North By - Adjoining land bearing Revenue Survey No. 88/2 Paiki, South By - Plot No. 6 & internal road

If the said Borrowers shall fail to make payment to CGCL as aforesaid, CGCL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of CGCL. Any person who contravenes or abets contravention of the provisions of the said Act/Rules made the reunder, shall be liable for imprisonment and/or penalty as provided under the Act.
Place : Bhuj, Gujarat
Date : 24/06/2025
Sd/- (Authorised Officer)
For Capri Global Capital Limited (CGCL)

Ujjivan Small Finance Bank
Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office : 7th Floor, Almonte IT Park, Sr.No. 8, Khardi-Mundhwa Bypass, Village Kharadi, Pune-411014.

POSSESSION NOTICE
WHEREAS, the Authorised officer of Ujjivan Small Finance Bank, 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) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s) / Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and/or realisation.

Sr. No	Loan No	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date / Outstanding Due (in Rs.)	Date & Type of Possession
1	446721/0170000071	1) Maheshkumar Bababhai Parmar 2) Nibaten Maheshbhai Parmar, both are residing at Mikat No. 773, Balimki Vas, Near Baba Ramdev Pir Mandir Vasna, Village- Dedhad, Taluka- Bavla, Ahmedabad, Gujarat-382220 and also at Bhangi Vas, Vasna Dedhad, Bavla, Ahmedabad, Bavla, Gujarat- 382220. 1) also at Raks Pharma Pvt. Ltd., Plot No. 882/1 871 behind Amneel Pharmaceutical Pvt. Ltd., Sarkej Bavla Highway Near Hotel Kankavati, Village-Rajoda Taluka- Bavla, Ahmedabad, Gujarat-382220.	05.03.2025 / Rs. 8,44,528.56 as on 01.03.2025	19.06.2025 / Symbolic Possession
2	446822/028000008	1) S W CHARGE through its proprietor Pankaj jawaharbhai Golani, 2) Pankaj jawaharbhai Golani, 3) Khushbu Pankaj Golani, All are residing at A-4/B Punil Complex, Nr. Nelson Higher Secondary School, Mani nagar, Ahmedabad-380008. 2) and 3) also at F 301 dev Samrudhi Residency, B/H Mehul Bhavan, S. P. Ring Road, Vastral, Ahmedabad - 382418.	20.05.2024/ Rs. 38,82,184.87 as on 17.05.2024	20.06.2025 / Symbolic Possession

Description of the Immovable Property : 1. Commercial Property bearing Gram Panchayat Property No. 773, as per technical report Plot area admeasuring 900 Sq. fts., Ground floor Built-up area 560 Sq. Fts., & 1st floor Built-up area 140 Sq. fts., together with construction thereon situated at Village- Vasna (Dedhad), Taluka- Bavla, District- Ahmedabad in the Registration Sub-District of Bavla and District of Ahmedabad. Property bounded as under; East: Open Space, West: Property of Dashrathbhai Manibhai, North: Property of Rahulbhai Gabhabhai