

Bank of Baroda
Pardi BRANCH, Pardi Char Rasta, Killa Pardi,
Bulsar-396125, Phone +91 0260-2373422, 2373281
Email: pardi@bankofbaroda.com

APPENDIX IV, [See Rule 8(1)] POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(54 of 2002) and in exercise of Powers conferred under Section 13 (12)read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 17.07.2026 (Also Published in Newspaper on dated 30.07.2026) calling upon the Borrowers/Guarantor/Mortgagors (M/S. Karishma Garments(Borrower) prop. Mr. Sarfaraz Mahmadrakif Mewan (Mortgagor), Mrs. Yasimbanu Sarfaraz Mewan (Guarantor) and Mr. Mohsin Mahmadrakif Mewan (Guarantor) to repay the amount mentioned in the notice being **Rs.1,09,21,798.98 (Rs.One Crore Nine Lakh Twenty One Thousand Seven Hundred Ninety Eight and Paise Ninety Eight only)Dues as on 17.07.2026 (inclusive of interest upto 17.07.2026)** and further interest within 60 days from the date of receipt of the said notice.

The Borrowers /Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers / Mortgagors and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **8th day of October of the year 2026.**

The Borrowers / Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda Pardi branch an amount of **Rs.1,09,21,798.98 (Rs. One Crore Nine Lakh Twenty One Thousand Seven Hundred Ninety Eight and Paise Ninety Eight only) Dues as on 17.07.2026 (inclusive of interest upto 17.07.2026)** and further interest and expenses thereon until full payment.

The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of immovable property

All the pieces and parcels of Residential Flat No. Jai-2/41, Admeasuring 1115.00 Square Feet's Equivalent To 103.62 Square Meters, Super BuiltUp Area, Situated on the 7th Floor of The Building Known As 'Jai Towers-2' Constructed on The Land Bearing City Survey No. 3069, Admeasuring 8329.81 Square Meters, Having Original the Non-Agricultural Land Bearing Consolidated Survey No. 562/A/1 Paikoe, Situated Within the Municipality Limit of Vapi, Taluka: Vapi, District: Valsad, State, Gujarat, India Along With 10.00 Square Meters Undivided Share Of Land Area Together With All Other Rights, Title Interest And Benefits Connected There to owned by Mr. Sarfaraj Mahmadrakif Mewan, Boundaries as follows: East: OTS, West: Passage and flat no 8/40, North: Passage and Flat No 8/42, South: Open Space
Date : 08.10.2026
Place : Valsad

Sd/- Authorized Officer
Bank of Baroda

DMI HOUSING FINANCE PRIVATE LIMITED **DEMAND NOTICE**
Regd. Off.: WBO House, Gulab Bhawan, 2nd Floor, 6, Bahadur Shah Zafar Marg, New Delhi-110002
Tel.: +91-411-69167197, 011-49222570, E-mail: dmi@housingfinance.in, UMR52D2DL281P1C216373

Whereas the Borrowers/Co-borrowers/Guarantors/Mortgagors mentioned hereunder had availed the financial assistance from DMI Housing Finance Private Limited. We state that despite having availed the financial assistance, the borrowers/guarantors/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder in accordance with the directives/guidelines issued by Reserve Bank of India, consequent to the Authorized Officer of DMI Housing Finance Private Limited under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/guarantors/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc until the date of payment within 60 days from the date of receipt of notices.

S. No.	Name of the Borrower/Co-Borrower/Guarantor	Outstanding Amount (Rs.)	Loan Account No.
1.	Devendra Chunilal Joshi	Rs. 761275/- (Seven Lakh Sixty One Thousand Two Hundred And Seventy Five)	Loan Account (Rs.) Rs. 954560 NPA Date Oct 3, 2026
2.	Chandrika Ben Joshi		Date of Notice 08-Oct-2026
3.	Joshi Bharathai Chuniilalbhai		

Schedule of the Property: All the part and parcel of the property **Legal Address :** Flat No. 108 1st Floor Vishvanath Residency, Plot No. 70 To 72, R. S. No. 442 + 443, Old Block No. 569/70, 569/71, 569/72, New Block No. 844, 845, 846, N.h Road, Opp. Hanumanji Mandir, Nr. Kadodra Char Rasta, Umbhel Kamrej Police Station Palsana Surat Gujarat 394325 India Flat total area 407.90 sq. ft. and 37.91 sq. mt. Bounded as follows: On the North by : Entrance And Passage And Stair, On the South by : Open Space, On the East by : Flat No. 109, On the West by : Flat No. 107

Please note that under section 13 (13) of the said Act, no borrower shall, transfer by way of sale or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Date: 10.10.2026
Place: Gujarat

DMI Housing Finance Pvt. Ltd.
Authorized Officer

यूको बैंक **UCO BANK**
(भारत सरकार का उपक्रम) (A Govt. Of India Undertaking)
सामान्य आपके विश्वास का HONOURS YOUR TRUST

UCO Bank, Recovery Department, Zonal Office, Near Sanyas Ashram,
Ashram Road, Ahmedabad, Pin - 380009,
Phone : 079-40176910/40176900, E mail : Zoahmedabad.rec@uco.bank.in

SALE NOTICE E - AUCTION (28/10/2026 BETWEEN 10:00 AM TO 6:00 PM)

Whereas under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued demand notice for the recovery of outstanding dues from the Borrowers / Guarantors / Mortgagors (herein referred to as borrowers). Further, in exercise of powers contained in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the Possession of the under mentioned secured assets, which are held as securities in respect of Loan/credit facilities granted, whereas sale of the secured asset/s is to be made through Public E-Auction for recovery of the secured debt due to **UCO Bank** amounting to outstanding dues, plus interest and expenses incurred by the bank thereon. The General Public is invited to bid either personally or by duly authorized agent.

SCHEDULE OF THE SECURED ASSETS

No.	Name of Borrower /Guarantors	Outstanding Amount	Description of the Properties	Reserve Price & EMD	Branch Head Name & Contact Number
1.	Kapilaben Paresbbhai Vekariya	Rs. 24,80,859.68 as on 30.09.2026 plus interest and Incidental Exp. Demand Notice Date : 02.12.2025 Possession Notice Date : 06.02.2026 (Physical Possession)	Residential Flat situated at Adhewada R.S. No. 32/2 Paiki, Flat No. 204, 2nd Floor, Sree Residency, Amalgated Plot No. 5-6, T.P. No. 10, OP No. 20, PP No. 20/A & B Paiki, Mouje - Adhewada, Tal. & Distt. Bhavnagar, Gujarat - 364002.	Rs. 10,97,000/- Rs. 1,09,700/- Bid Increase Amount Rs. 10,000/-	Arvind Kumar (M) : 9168877178 Mid Corporate Bhavnagar (0074)
2.	M/s. Haneer Enterprise Proprietorship Darji Ramilaben Anandbhai	Rs. 49,59,567.03 as on 30.09.2026 plus interest and Incidental Exp. Demand Notice Date : 15.12.2025 Possession Notice Date : 06.05.2026 (Physical Possession)	Plot No. 5 of Old Revenue Survey No. 466/1 Paiki at present because of re-survey allotted New Block / Survey No. 425 Paiki and construction of residential house, bearing Gram Panchayat Property No. 16, Mahadev Faliyru, Village - Limbhoi, Modasa, Distt. Aravali, Gujarat, Admeasuring 195.04 Sq. Meter	Rs. 20,70,000/- Rs. 2,07,000/- Bid Increase Amount Rs. 10,000/-	Ayush Parashar (M) : 9041633337 Nikhil Raj (AO) (M) : 8004130443 Himmatnagar (2401)
3.	M/s. Vibrant India Proprietorship Bharatiben Bharatkumar Chaudhary & Bharatbhai Ratanjibhai Chaudhary (Guarantor)	Rs. 92,00,512.21 as on 30.09.2026 plus interest and Incidental Exp. Demand Notice Date : 20.11.2025 Possession Notice Date : 05.02.2026 (Physical Possession)	Out of Revenue Survey No. 1193/1 Paiki, Plot No. 15, Municipal Tenament No. 101212/2359/4 (Old No. 12/2359/4), situated in the SIM of Palanpur, Tal. Palanpur, Distt. Banaskantha, Gujarat- 385001.	Rs. 80,19,000/- Rs. 8,01,900/- Bid Increase Amount Rs. 10,000/-	Ashok Kumar Meena (M) : 9230502781 Mukesh Kumar Meena (AO) (M) : 9165971593 Palanpur (2781)

Date & Time of Inspection : 23.10.2026 to 24.10.2026, Time: 10.00 AM to 6.00 PM
Date & Time of E-Auction : 28.10.2026, Time : 10.00 AM to 6.00 PM

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions :-

- The properties are being sold on "As is where is", "As is what is", and "Whatever there is",
- The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation & The secured asset will not be sold below the reserve price.,
- The auction sale will be "online through e-auction portal <https://banknet.com> (PSB Alliance Pvt. Ltd.)
- The bidders are also advised to go through the portal <https://banknet.com> (PSB Alliance Pvt. Ltd.)

Date : 09.10.2026
Place : Ahmedabad

Nodal Officer : Umrav Singh Bhati, (M) : 8758317078

Sd/-
Authorised Officer,
UCO Bank

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

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 (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1.-Mr. Rajnikant Shrimali ("Borrower") 2.- Mrs. Jignasaben Shrimali (Co-borrower) 3.-Mr. Sunilkumar Shrimali (Co-borrower) LOAN ACCOUNT No. LNMEKA1000144646 (Old) /80300005723880 (New) Rs.23,78,341/- (Rupees Twenty Three Lakh Seventy Eight Thousand Three Hundred and Forty One Only) as on 17.02.2026 along with applicable future interest.	All that Piece and Parcel of residential Property having land and building being House No. 8, being Milkat No. 1944 (Admeasuring about 53.61.60 Plot area & Construction thereon Ground Floor 52.95 Sq. Mtrs. & First Floor 52.95 Sq. Mtrs., Total 105.90 Sq. Mtrs.), in the Scheme Known as "Indirinaragar Society", Mouje: Chhatral, Taluka: Kalol, Sub District: Kalol, District- Gandhinagar, Gujarat - 382729 Bounded of the said property:East: Road & House of Dineshbhai Shrimali West: Road & House of Narsinhbhai Shrimali , North: House of Jayantibhai Shrimali, South: 8 Ft. Road Bounded of the said property as per site; East: Road, West: Road, North: House of Jayantibhai Shrimali, South: House of Atmanam Vaghela,	1.E-AUCTION DATE: 30.10.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.10.2026 3. DATE OF INSPECTION: 28.10.2026	RESERVE PRICE: Rs.10,00,000/- (Rupees Ten Lakh Only). EARNEST MONEY DEPOSIT: Rs.1,00,000/- (Rupees One Lakh Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. www. Capriglobal.in/auction/TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids/.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ram Kumar Mob. 8000223297. Email: ramprasad@auctiontiger.net.
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 29-10-2026
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited Regional Office, 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 29-10-2026. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale:- in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name."
- After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, Regional Office/3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
22. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
24. Movable item (if any) lying in the property is not offer with sale.
25. Please Note that Forfeiture for Non-Participation by Sole Bidder/Where only one bidder is found eligible after deposit of EMD, such bidder shall mandatorily log in and participate in the live e-auction at the scheduled date and time. Mere submission of bid form and deposit of EMD shall not constitute participation. If the sole eligible bidder fails to log in and participate in the live e-auction for any reason whatsoever (except certified technical failure of the e-auction service provider), the EMD shall stand automatically forfeited without further notice, and the Authorized Officer shall be free to cancel the auction and/or conduct a fresh auction without any liability to the bidder.
26. For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Mayur Jagdishbhai Vekariya No. Mo. 7359578273 and Mr. Ajeet Kumar Mo. No. 9910198552

This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : GUJARAT Date : 10-Oct-2026

Sd/- (Authorised Officer) Capri Global Capital Ltd.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadhkar Chowk, Dadar (West), Mumbai - 400028, CIN: U67100TZ2014PTC020363
Email: gehna.balwan@omkara.com, Tel.: 022-69231111 [Authorised Officer M.no.: +91 91736 79406]

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from Indusind Bank Ltd along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the **physical possession** of the below mentioned secured properties from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the lenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act, on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment/Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/Mortgagor	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.09.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Khodiyar Fabrication (Co-Borrower/ Mortgagor), Mr. Vikram Vinubhai Sakariya (Co-Borrower/ Mortgagor), Mrs. Manishaben Sakariya (Co-Borrower) & Vinu Keshav bhai Sakariya (Co-Borrower)	All that Piece or parcel of Property bearing Shop No. G-43 admeasuring 36.79 sq. mtrs. Built up area, along with undivided share in the land of 'Abhishek Arcade', situated at: Revenue Survey No.30/2, 30/3/2, 318, 319, 320 & 321 Paiki Block No. 346/D admeasuring 8095 sq. mtrs. & Akar Rs.14.57 Paise, T.P. Scheme No.60 (Puna), Final Plot No.117 (Sub Plot No.1) as per Final Plot admeasuring 6478 sq. mtrs. Paiki Western Side 3549.34 sq. mtrs. of Moje Village Puna, City of Surat, Owned by, Sakariya Vikram Vinubhai, Boundaries: On the East:- Passage, On the West :- Shop No.13, On the South :- Shop No.44, On the North - Shop No.42	Sakariya Vikram Vinubhai	Rs. 95,82,205.17/- (Rupees Ninety-Five Lakhs Eighty-Two Thousand Two Hundred Five and Paise Seventeen Only)	15.03.2022	17.03.2024 (Physical Possession)	Rs. 23,57,000/- (Rupees Twenty-Three Lakhs Fifty-Seven Thousand Only)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 2,35,700/- (Rupees Two Lakh Thirty-Five Thousand Seven Hundred Only)	Time: 21.10.2026 From 9.30 A.M. to 10:30 A.M.

Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555

*Bank/ARC dues to have priority over any other statutory dues.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 26.10.2026 till 6:00 pm
Date of E-Auction & Time: 27.10.2026 1:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.banksauction.com>. Contact no. 88666 82937 (Bhavik Pandya).

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

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

Date : 08.10.2026, Place : Surat

CAPRI GLOBAL CAPRI GLOBAL HOUSING FINANCE LIMITED
HOUSING FINANCE LIMITED
Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

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 (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr.Kishor Haribhai Makvana ("Borrower") 2. Mrs.Rekhaben Kishorbhai Makvana (Co-borrower) LOAN ACCOUNT No. LNHLRAJ000055397 (Old) 50300000881959 (New) Rs.11,56,609/- (Rupees Eleven Lakh Fifty Six Thousand Six Hundred and Nine Only) as on 13.04.2026 along with applicable future interest.	All that piece and parcel of residential property having land and building, land area admeasuring 60.57 Sq. Mtrs,Construction area 81.72 sq mtr. situated at Sub-Plot No.12/02 of Plot no 12 of Revenue Survey No.117/2 Paiki 3 in the area known as "Nilakamal Park", Harbhole Society, situated at Gondal, Taluka & District: Rajkot, Gujarat - 360311, Bounded As: North: Adj. Property OF RSN 117/1 Paiki, South : Adj. Property of Sub-Plot No.12/01, East : Adj. 7-50 Mtr. Public Road, West : Adj. Property of Plot No.23	1.E-AUCTION DATE: 30.10.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.10.2026 3. DATE OF INSPECTION: 28.10.2026	RESERVE PRICE : Rs.7,00,000/- (Rupees Seven Lakh Only). EARNEST MONEY DEPOSIT: Rs.70,000/- (Rupees Seventy Thousand Only) INCREMENTAL VALUE: Rs.5,000/- (Rupees Five Thousand Only)
2.	1. Mr.Mandeep Phoolchandra Mali ("Borrower") 2. Mrs. Poonam Mandip Mali (Co-borrower) LOAN ACCOUNT No. LNHLRSU000035040 (Old) /51500000907920 (New) Rs. 8,18,370/- (Rupees Eight Lakh Eighteen Thousand Three Hundred and Seventy Only) as on 17.02.2026 along with applicable future interest.	All that Piece and Parcel of residential Property having land and building being Flat No. A/505, 5th Floor, admeasuring 32.41 Sq. Yards i.e., 27.01 Sq. Mt., togetherwith undivided proportionate share adm. 9.95 Sq. Mt. in underneath land in A-Wing of Somnath Residency, Situated and Constructed on the land bearing Block No. 88, Paiki Plot No. 111	1.E-AUCTION DATE: 30.10.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.10.2026 3. DATE OF INSPECTION: 28.10.2026	RESERVE PRICE: Rs.2,00,000/- (Rupees Two Lakh Only). EARNEST MONEY DEPOSIT: Rs. 20,000/- (Rupees Twenty Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.caprihome loans.com/auctionTERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids/.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net.
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand and Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 29-10-2026
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office, 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 29.10.2026. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale:- in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name."
- After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of