APPENDIX IV-A

Sale Notice for 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 read with proviso to Rule 8(6) 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 to Sammaan Capital Limited (formerly known as Indiabulis Housing Finance Ltd.) [CIN: L65922DL2005PLC136029] ("Secured Creditor"), the constructive possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold

on "as is where is", "as is what is" and "whatever there is" basis on 16.09.2025

from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 84,35,279/- (Rupees Eighty Four Lakh Thirty Five Thousand Two Hundred Seventy Nine only) i.e., Rs. 65,71,880/-

(Rupees Sixty Five Lakh Seventy One Thousand Eight Hundred Eighty only) pending towards Loan Account No. HHLAHE00504349; and Rs. 18,63,399/

(Rupees Eighteen Lakh Sixty Three Thousand Three Hundred Ninety Nine only) pending towards Loan Account No. HHEAHE00504488, by way of outstanding

principal, arrears (including accrued late charges) and interest till 23.07.2025 with applicable future interest in terms of the Loan Agreement and other related loan

document(s) w.e.f. 24.07.2025 along with legal expenses and other charges due to the Secured Creditor from BHAGWATIBEN MAHAVIRSINGH SARVAIYA (CO -

BORROWER, WIFE AS WELL AS LEGAL HEIR OF LATE MAHAVIRSINH

HARISINH SARVAIYA), HEMANGIBA MAHAVIRSINGH SARVAIYA (DAUGHTER

AS WELL AS LEGAL HEIR OF LATE MAHAVIRSINH HARISINH SARVAIYA) and

YAGNARAJSINGH MAHAVIRSINGH SARVAIYA (MINOR SON AS WELL AS

The Reserve Price of the immovable Property will be Rs. 3,21,00,000/- (Rupees

Three Crore Twenty One Lakh only) and the Earnest Money Deposit ("EMD") will

be Rs. 32,10,000/- (Rupees Thirty Two Lakh Ten Thousand only) i.e. equivalent to

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECES AND PARCELS OF LAND / PROPERTIES AS UNDER

TOGETHER WITH ALL PRESENT AND / OR FUTURE STRUCTURES

BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND / OR PLANT

AND MACHINERY INSTALLED / TO BE INSTALLED AND / OR CONSTRUCTED /

TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND / OR FUTURE

ALL THAT RIGHT, TITLE AND INTEREST OF PROPERTY BEARING TENEMENT

NO. A - 21, ADMEASURING 450 SQUARE YARDS I. E. 376.25 SQUARE METERS.

TOGETHER WITH CONSTRUCTION AREA ADMEASURING 310 SQUARE

METERS, AT & IN VARDHMAN KRUPA [GHATLODIYA] CO - OPERATIVE

HOUSING SOCIETY LTD., SITUATED AT LAND BEARING SURVEY NO. 63/1 &

63/2 BEING FINAL PLOT NO. 61/1/1 & 61/2 JAS PER MUNICIPAL TAX BILL FINAL PLOT NO. 111], OF TOWN PLANNING SCHEME NO. 1 WHICH IS COVERED

UNDER CITY SURVEY NO. 3338 OF MOUJE GHATLODIYA, TALUKA

RIGHTS, TITLES / OR INTERESTS OF MORTGAGOR(S) THEREIN:

LEGAL HEIR OF LATE MAHAVIRSINH HARISINH SARVAIYA).

10% of the Reserve Price.



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Registered Office: No. 9, M. P. Nagar, First Street, Kongu Nagar Extension.

Tirupur - 641607 Corporate Office: Kohlnoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No- 022-6923 1111/9773406175.

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

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers/Coborrowers M/S. Opal Asia India Private Limited , M/S Opal Asia Logistics (India) Pvt. Ltd Opal Asia Line India Pvt. Ltd, Mr. Ajith Menon and Mrs. Anuradha Menon that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by Omkara Assets Reconstruction Private Limited (OARPL), Secured Creditor, on 25.01.2025. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 05.09.2025 at 1.00 pm (last date and time for submission of bids is 04.09.2025 by 6.00 PM), for recovery of Rs. 4,46,29,899.11/- (Rupees Four Crore Forty Six Lacs Twenty Nine Thousand Eight Hundred Ninety Nine and Paise Eleven only) as on 13.09.2019, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Housing Finance Company Limited.

The description of the Immovable Properties, the reserve price, earnest money deposit, and

known encumbrances (if any) are as follows: DESCRIPTION OF THE PROPERTY All that part and parcel of the Office no. 403, 4th floor, Campus Corner, Near St. Xaviers Cross Road, Navrangoura, Ahmedabed - 380009 Boundaries :- East: Office No. 402. West: Office No. 404, North: Passage & Office No. 406, South: Marginal Space Reserve Price Rs.47,25,000/-EMD Rs.4,72,500/-

Date of E-Auction: -05.09.2025 at 01.00 P.M to 2.00 P.M Minimum Bid Increment Amount:- Rs. 50,000/- Fifty Thousand Only)

Last date and time for submission of bid letter of participation/KYC Document Proof of EMD: - 04.09.2025 by 6:00 pm Date of inspection: -20.08.2025 between 12.00 pm to 01.00 pm (only on prior confirmation)

Known Liabilities:- Not Known

FERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale dease refer to the link provided in http://omkaraarc.com/auction.php.

The auction shall be conducted online through 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 04.09.2025 by 6:00 PM. 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@bankeauctions.com, Helpline E-mail ID: support@bankeauctions.com ,Mr. Bhavik Pandya, Mobile: 8866682937 E mail - maharashtra@c1india.com and for any property related query contact the Authorized Officer: Tanaji Mandavkar , Mobile: +91 9769170774 Mail: tanaji@omkaraarc.com .At the time submission of the bid , bidder should submit affidavit in the spirit of section 29(A) of insolvency and bank corruptly code 2016. STATUTORY NOTICE FOR SALE UNDER Rule 8(6) R/w Rule 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) Read with Rule 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 with the advice to redeem the assets if so de sired by them, by paying the outstanding dues as mentioned before the closure of the Sale. 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.

Date: 14.08.2025

Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)

Authorized Officer,

Bank of Baroda

BANK OF BARODA, ROSAR BRANCH 4th Floor, Suraj Plaza Building - III, Sayajigunj, Baroda - 390020 Ph.: 0265-2225229, 2363351 Email : sarbar@bankofbaroda.com

APPENDIX IV [Rule 8 (1)] POSSESSION NOTICE (Immovable Property) 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 and in exercise of Powers conferred under Section 13(12) read with (Rule-3) the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 28.05.2025 subsequently paper published dtd, 05.06.2025 calling upon the Borrowers / Guarantor Mortgagor Virbhadrasinh Mahipatsinh Rathod and Mrs. Hansaba Mahipatsinh Rathod to repay the amount mentioned in the notice being Rs. 26,47,116/- (Rupees Twenty Six Lacs Forty Seven Thousand One Hundred Sixteen Only) and further interest thereon w.e.f. 20.05.2025 within 60 days from the date of notice/date of receipt of the said notice. The Borrowers / Guarantor / Mortgagor having failed to repay the amount, notice is hereby iven to the Borrowers / Guarantor / Mortgagor 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

The Borrowers / Guarantor / Mortgagor in particular and the public in general is hereby autioned not to deal with the property and any dealings with the property will be subject to he charge of the Rs. 27,31,379.53/- (Rupees Twenty Seven Lakh Thirty One Thousand Three Hundred Seventy Nine And Paise Fifty Three Only) and further

terest thereon w.e.f. 09-08-2025 plus other charges. The borrower's attention is invited to provision of sub section (8) of the section 13 of the Act, in

espect of time available, to redeem the secured assets Description of immovable property

All that piece and parcel of immovable property located at Flat no 304, 3rd Floor, Tower-Shubh, "SHREEM SATATYA" construction adm 47.2755 Sqr. Mtr, Undivided share of land adm 11.93 Sqr. Mtrs and Common Plot & road adm. 14.26 Sqr. Mtrs on land bearing R.S. No. 218, T.P Scheme No. 27, F.P. No. 21/4 adm 7689.00 Sq. Mtrs, Paikki land area adm 2637 Sq. Mtrs. Moje Village Tandalja, Registration district & Sub District Vadodara in the name of Rathod Virbhadrasinh Mahipatsinh and said property bounded as under Boundaries:-East: Passage and By Flat No. 301 West: Compound wall and Other Property North By Flat No. 305 South: By Flat No. 303

Sd/- Authorized Officer Date :12.08.2025 Bank of Baroda

Public Notice

TO WHOMSOEVER IT MAY CONCERN

This is to inform the General Public that the following share certificates of Nilkamal Limited having its Registered Office at Survey No. 354/2 & 354/3, Near Rakholi Bridge, Silvassa-Khanvel Road, Vasona, Silvassa, Union Territory of Dadra & Nagar Haveli, 396230 registered in the name of the following Shareholder/s have been lost by them.

Sr. No.	Name of the Shareholder	Folio No	Certificate No.	Distincti From	No of Shares	
1	SURESH HARAKCHAND PARAKH	S008271	11882	1188101	1188200	100
2	SURESH HARAKCHAND PARAKH	S008271	18353	1835201	1835300	100
3	SURESH HARAKCHAND PARAKH	S008271	23635	2363401	2363500	100
4	SURESH HARAKCHAND PARAKH	S008271	29673	2967201	2967300	100
5	SURESH HARAKCHAND PARAKH	S008271	72720	5910015	5910114	100

The Public are hereby cautioned against purchasing or dealing in any way with the above-referred share certificates.

Any person who has any claim in respect of the said share certificate/s should lodge such claim with the Company or its Registrar and Transfer Agents MUFG Intime India Private Limited 247 Park, C-101, 1st Floor, L B. S. Marg, Vikroli (W) Mumbai-400083 TEL: +91810811676 within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue Duplicate Share Certificate/s.

SURESH HARAKCHAND PARAKH Date: 14.08.2025

GRIHUM HOUSING FINANCE LIMITED (Formerly known as Poonawalla Housing Finance Ltd.) Registered Office:- 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014. Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as

the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice 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 herein below in exercise of powers conferred on him/ her under Section

	The the	borrowers in p charge of secu	articular and the public in general are hereby ca	utioned not to he borrower's	deal with the properties attention is invited	erty and any dealings with the property will be subject to provisions of sub-section (8) of section 13 of the Act are herein below.		
	Sr. Name of No. Borrowers		Description of Property		Date of statutory			
- 1	NO.	borrowers		taken Date	Demand Notice	Loan No. LAP0589200000005015154		
	1.	RASID KHAN, FARHANA KHATOON	All that piece snd Parcel of The Property Bearing Plot No. 25 Admeasuring 44.59 Sq. Mts., In "Safina Park", Situate At Block/Survey No. 274 Admeasuring 0-44-52 Sq. Mts., of Moje Village Italva, Ta: Palsana, Dist: Surat. Boundaries of The Property: On the East: - Plot No. 24, On the West: - Plot No. 26, On the North: -Society Road, On the South: Plot No. 26	10/08/2025	10/02/2025	Rs. 303311/- (Rupees Three Lakh Three Thousand Three Hundred Eleven Only) payabl as on 10/02/2025 along with interest @ 13.3 p.a. till the realization. Loan No. HF0190H20100163 Rs. 737030/- (Rupees Seven Lakh Thirty Seven Thousand Thirty Only) payable as on 10/02/2025 along with interest @ 9.9 p.a. till		

Note: In any case if there is any difference between the contents of local language publication and English newspaper publication, the Content, of the English newspaper language published in Financial Express shall be prevail. Place: Gujarat Sd/- Authorised Officer Dated: 14-08-2025

Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)



TGB BANQUETS AND HOTELS LIMITED

CIN: L55100GJ1999PLC036830

THE GRAND BHAGWATT Regd. Office: "The Grand Bhagwati", Plot No. 380, S.G. Road, Bodakdev, Ahmedabad - 380054 E-mail: info@tgbhotels.com Website: www.tgbhotels.com Tel. 079-26841000

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON **30TH JUNE, 2025**

The Board of Directors of the Company, at the meeting held on 13th August, 2025 approved the Financial Results of the Company for Quarter ended on 30th June, 2025.

The Financial Results along with the Audit Report are available on the Stock Exchange websites i.e. www.nseindia.com, www.bseindia.com and hosted on Company's Website at www.tgbhotels.com and can be accessed by scanning the QR Code



For, TGB Banquets and Hotels Limited Narendra G. Somani **Chairman & Managing Director** (DIN: 00054229)

Note: The above intimation is in accordance with Regulation 33 and 47(1) of SEBI (Listing Obligation and Disclosure Requirments), 2015



Place: Ahmedabad

Date: August 13, 2025

VIRAT INDUSTRIES LIMITED

CIN NO.: L29199GJ1990PLC014514

Regd. Office: A-1/2, GIDC Industrial Estate, Kabilpore, Navsari – 396 424, Gujarat. E-mail: factory@viratindustries.com | Website : www.viratindustries.com

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON JUNE 30, 2025

The Board of Directors of the company, at the Meeting held on August 13, 2025 approved the unaudited financial results of the company, for the quarter ended on 30th June, 2025.

The results, along with Auditor'e Report, have been posted on Company's website at

https://www.viratindustries.com/. For Virat Industries Ltd.

Adi F. Madan **Managing Director** DIN: 00023629

Place: Mumbai Date: 13-08-2025



Note: The above intimation is in accordance with Regulations 33 read with Regulation 47(1) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015.

केनरा बैंक Canara Bank 🚓 Ty future Syndicate

Bopal Branch (8238091941) Plot No. 4, Shreeji Complex, Nr India Colony,

Bopal Ghum Road, Ahmedabad - 380058. POSSESSION NOTICE (For Immovable property)

Whereas, The undersigned being the Authorised Officer of Canara Bank, Bopal Branch, Ahmedabad under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (herein after referred t as "Act") and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated: 08.05.2025 calling upon the Borrower M/s. Shiv Kailash Construction, through its partners Mr. Shashi Shankar Singh (Partner / Mortgagor / Guarantor) and Mrs. Sarita Singh (Partner / Mortgagor / Guarantor) to repay the amount mentioned in the notice being as on 07.05.2025, an amount of Rs. 3,15,12,248.78 (Rupees Three Crore Fifteen Lakh Twelve Thousand Two Hundred Forty Eight and Paise Seventy Eight Only) further Interest and charges from 08.05.2025 in your Working Capital account and as on 07.05.2025 of an amount Rs. 8,44,141.86 (Rupees Eight Lakh Forty Four thousand One Hundred Forty One and Paise Eighty Six only) + further Interest and charges from 08.04.2025 in your GECL 1.0 (EXTENSION) account together with further interest and incidental expenses and costs within 60 days from the date of notice. The Borrower/ Guarantor/ Mortgager having failed to repay the amount, notice is hereby given to the Borrower/ Guarantor/ Mortgager and the public in general that th undersigned has taken Symbolic Possession of the property being described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 & 9 of the Security Interest Enforcement Rules of the said Act on this on the

The Borrower/ Guarantor/ Mortgager in particular and the public in general is hereb cautioned not to deal with the property and any dealings with property will be subject t the charge of the Canara Bank for an amount of being as on 07.05.2025, an amount of Rs. 3,15,12,248.78 (Rupees Three Crore Fifteen Lakh Twelve Thousand Two Hundred Forty Eight and Paise Seventy Eight Only) + further Interest and charges from 08.05.2025 in your Working Capital account and as on 07.05.2025 of an amount Rs. 8,44,141.86 (Rupees Eight Lakh Forty Four thousand One Hundred Forty One and Paise Eighty Six only) + further Interest and charges from 08.04.2025 in your GECL 1.0 (EXTENSION) account and further interest thereon. The borrower's attention is invited to the provisions of sub-section (8) of section

13 of the SARFAESI Act, in respect of time available, to redeem the secured assets DESCRIPTION OF IMMOVABLE PROPERTY

Equitable mortgage of Immovable Property Bearing Thana No. 11, Tauzi No. 303, Khata No. 711, Khesara No. 1330, Ward No. 18/24, Sheet No. 148, M.S. Plot No. 1375 Situated At Mauza- Pyare Lal Ke Baugh, Mahal - Sandalpur, P.S. Alamganj, Registration District Patna and Sub Dist. of Patna, Bihar. Bounded as Under: North: Alang, East: 10 Ft Wide Road, West: Prem Kumar Mehta, South: Rajeshwar Dayal & Vinodkumar Singh Date: 11.08.2025 **Authorized Officer** Place : Ahmedabad Canara Bank

GHATLODIYA IN THE REGISTRATION DISTRICT OF AHMEDABAD & SUB DISTRICT AHMEDABAD - 2 [WADAJ], AHMEDABAD - 380061, GUJARAT AND WHICH IS BUTTED AND BOUNDED BY IN THE :-

WEST : SOCIETY ROAD EAST : TENEMENT NO. A/20 NORTH: T.P. SCHEME ROAD SOUTH : TENEMENT NO. A/22 For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No: 0124-

6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com. For

bidding, log on to www.auctionfocus.in. Authorized officer (Formerly known as Date: 06.08.2025

SAMMAAN CAPITAL LIMITED INDIABULLS HOUSING FINANCE LTD.) Place : AHMEDABAD

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai 400028. Tel: 7303021311

[Appendix - IV-A] [See provision to rule 8 (6)] Public Notice For E-Auction for sale of immovable properties 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 provision 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. M/s H. Sakhiya Fashions Pvt Ltd, having Co-borrower/Guarantor Mortgagor as Mr. Hiteshbhai Devshibhai Sakhiya, Mrs. Manishaben Hiteshbhai Sakhiya, Mr. Hirpara Niteshkumar Dudabhai, Mr. Kapadiya Kishorbhai Ravjibhai, and Mr. Kapadiya Bharatbhai Ravjibhai that the below described immovable properties mortgaged/charged to TJSB Sahakari Bank 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 on 10.11.2023, 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.8,00,22,378/- (Rupees Eight Crores Twenty-Two Thousand Three Hundred Seventy-Eight Only) due and payable as on 23.08.2018 with further interest and Expenses we.f. 09.01.2015 due to the OARPL, Secured Creditor from above mentioned Borroweri

OARPL (acting in its capacity as trustee of Omkara PS 17/2020-21 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 TJSB Sahakari

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

Description of immovable property		Reserve Price	EMD	Bid Increment Amount		
Shop No. 206, 207, 208 & 209, Abhinandan Roy F. P. No. 163 paiki of T. P. Scheme No. 9, Surv No. 89, Village Majura, Taluka & District Surat. (Admeasuring 2370 sq ft + 569 sq ft of terrace)			Rs. 8,20,000/-	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 03:00pm				
Known Encumbrance Details	Not Known					
For detailed terms and conditions of the sale pleas	e re	fer to the link o	rovided in sec	notibers benu		

website i.e. http://omkaraarc.com/auction.php. Bidder may also visit the website 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: +91-7291961124/25/26. Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile: 8886682937 E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Abhishek Shelar, Mobile: +91 8097998596 Mail: abhishek.shelan@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. Sd/- Authorized Officer Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust Date: 14.08.2025

POSSESSION NOTICE (for immovable property)

The undersigned being the Authorized Officer of SAMMAAN FINSERVE LIMITED (CIN:U65923DL2006PLC150632) (formerly known as INDIABULLS COMMERCIAL CREDIT LIMITED) 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 Notice dated 20.01.2025 calling upon the Borrower(s) SHAH MAULIK KIRTIKUMAR ALIAS MAULIK KUMAR K SHAH PROPRIETOR MAULIK BOOK CENTRE and SHAH VAISHALI MAULIK PROPRIETOR POOJAN SALES to repay the amount mentioned in the Notice being Rs. 79,49,290.90 (Rupees Seventy Nine Lakhs Forty Nine Thousand Two Hundred Ninety And Paise Ninety Only) against Loan Account No. HLLASRM00512645 as on 17.01.2025 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 12.08.2025.

The Borrower(s) 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 SAMMAAN FINSERVE LIMITED (formerly known as INDIABULLS COMMERCIAL CREDIT LIMITED) for an amount of Rs. 79,49,290.90 (Rupees Seventy Nine Lakhs Forty Nine Thousand Two Hundred Ninety And Paise Ninety Only) as on 17.01.2025 and interest thereon.

The Borrowers' 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

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL, OF IMMOVABLE PROPERTY PREMISES OF BLOCK NO G-7, ADMEASURING CARPET AREA 509.99 SQ FTS, I.E 47.38 SQ MTS (SUPER BUILT UP AREAADMEASURING 835 SQ FTS, I.E 77.57 SQ MTS). ALONG WITH PROPORTIONATE UNDIVIDED SHARE, IN GROUND LAND, IN A BUILDING KNOWN AS "JOLLY PLAZA", DEVELOPED UPON LAND SITUATED IN DISTRICT: SURAT, SUB-DISTRICT: SURAT CITY 1, (ATHWA) TALUKA CITY, SURAT CITY, NANPURAATHWA GATE CIRCLE BEARING CITY SURVEY WARD NO 1, NONDH NOS 528/1/2, SURAT-395001, GUJARAT.

Date : 12.08.2025 SAMMAAN FINSERVE LIMITED Place: SURAT (formerly known as INDIABULLS COMMERCIAL CREDIT LIMITED)

Ahmedabad

Uniphos Enterprises Limited

Regd. Office : 11, G.I.D.C., V	9GJ1969PLC001588 api, Dist.: Valsad - 396 1	95, Gujarat.				
Unaudited Financial Results	for the quarter ended	30 June, 2025		(Rs. In Lakhs)		
		Quarter ended				
Particulars	30-06-2025	31-03-2025	30-06-2024	31-03-2025 Audited		
Section Control	Unaudited	Unaudited	Unaudited			
Total income from operations Net Profit/(loss) for the period before tax and exceptional items Net Profit/(loss) for the period after tax Total Comprehensive Income for the period (Comprising profit for the period (after tax) and Other Comprehensive income (after tax)) Equity Share Capital Earnings Per Share (of Rs. 2/- each) Basic and diluted (Rs. Per Share) (not annualised)	585.80 (73.61) (73.61) 7,817.56 1,390.92 (0.11)	7,290.28 (157.56) (157.56) 53,585.85 1,390.92 (0.23)	302.57 (14.72) (14.72) (14.72) 40,145.83 1,390.92 (0.02)	11,151.13 22,68 27,83 70,583.65 1,390.92 0.04		

The above is an extract of the detailed format of quarterly unaudited Financial Results for the quarter ended 30 June, 2025 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Unaudited Financial Results for the quarter ended 30 June, 2025 are available on the website of the Company at www.uelonline.com and may also be accessed on the website of the Stock Exchanges, i.e., BSE Limited (BSE) at www.bseindia.com and National Stock Exchange of India Limited (NSE) at www.nseindia.com, where the equity shares of the Company are listed. The above unaudited financial results were reviewed by the Audit Committee and thereafter approved at the meeting of the Board of Directors held on 13 August, 2025.

For Uniphos Enterprises Limited Sandra Rajnikant Shroff Place : Mumbai Managing Director Date: 13 August, 2025

mortgaged/charged to the Secure Limited Secured Creditor, will b brorrower(s)/mortgagor(s)/Legal mortgagor(s)/Isince deceased) as	d Creditor, the co e sold on "AS Heirs, Legal R the case may b	instructive IS WHEF lepresenta e indicater	to the borrower(s) & guarantor(s) indicated in Colum /Privsical Pussession of which has been taken (as IE IS, AS IS WHAT IS and WHATEVER THER tive, (whether Known or Unknown), executor(s) is in Column no-A under Rule-8(6) & 9 of the Secu- NB Housing Finance Limited/secured creditor's we	described in E IS BASI s), administrative interest	n Column i S* as per strator(s), Enforceme ww.pnbho	no-C) by the the details successor(ent Rules, 20 using.com.	authorize mention s), assign 302 amen	d Officer of My	's PNB Housi lice is hereb	ng Finance v given to
Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses- sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	(10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incr- emental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Engun brances Cour Case if any ()
NHL/AHM/0122/951943 Aakash Rasikbhai Patel / Jayaben Patel, B.O.: AHMEDABAD	Rs. 16883 63.99 & 08- 08-2024		507,5th Floor, The Newyork Empire,nr Muthia Toll Tax, S. P. Ring Road, Naroda Dahegam Circe, Ahmedabad, Gujarat-382330, India.		144,800	29-08-25	Rs. 10000	21-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/SRT/0723/1132257 Sanjay Rameshbha Kanojiya / Nikuni Rameshbhai Kanojiya / Ankita Sanjaybhai Kanojiya, B.O.: SURAT	Rs. 2299655.67 & 10-09-2024	Physical Posses- sion	Buildling A2, First Floor, flat No 102, Antillia Dreams, Antillia Dreams, Bapa Sitaram Chowk, opp Whie House Chaprabhata, rs No 1357, Amroli Chapprabhata Road, bapa Sitaram Chowk, Surat, Gujarat-394107, india.	1983000	Rs. 198,300	29-08-25	Rs. 10000	19-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	NOT KNOWN
NHL/SRT/0819/741333 Vipulkumar T Patel / Manishaben Vipulbhai Dholakia / Meet Pickers, B.O.: SURAT	Rs. 1316959.95 & 1316959.9522 8173	Posses-	Shop No 07 ground Floor, Building No A And B Jal Darshan Flats, Near D Mart Show Room, Singanpore Road, Singanpore, Surat, Gujarat- 395004, India.	1024000	Rs. 102,400	29-08-25	Rs. 10000	25-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/SRT/0920/820788 & NHL/SRT/0223/1083718 Dharmendrabhai M Dankhara / Sonalben Dharmendrabhai Dankhara, B.O.: SURAT	Rs. 2119604.23 & 10-06-2024	Posses-	Flat No 503,5th Floor, As Per Site Building No A10 As Per Plan J Buildi Ng And As Per Revised Plan F Building, Surashtra Residency Opp Swastik Residency, Nr Om Township, Pasodara, Surat, Gujarat-395006, India.	1422000	Rs. 142,200	29-08-25	Rs. 10000	18-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/AHD/1120/833325 Pradip Nebhani / Janvi Nebhani, B.O.: ODHAV	Rs. 1059921.29 & 16-10-2024	Posses-	Flat No 403, Maya Avenue, G Ward Opp Ganesh, Flat, Kuber Nagar, Ahmedabad, Gujarat - 382340, Ahmedabad, India.	Rs. 1132000	Rs. 113,200	22-09-25	Rs. 10000	18-08-2025 12:00pm to 04:00pm	23-09-2025 2PM to 03:00PM	KNOWN
HOU/AHD/0321/867241 Brijmohan Jayprakash Saini / Sapna Saini, B.O.: ODHAV	Rs. 27,66,425,40 & 25-09-2024		Tower A 402,4.0,402.0,KALASH ENCLAVE-3, Nr Dev Ashish Divine 2, LAMBHA, VATVA, Ahmedabad, Gujarat - 382440, India.	Rs. 2236000	Rs. 223,600	22-09-25	Rs. 10000	19-08-2025 12:00pm to 04:00pm	23-09-2025 2PM to 03:00PM	KNOWN

@ pnb Housing APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND

in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alterating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no.-K. (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no.-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the BidForm. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is eighty bounded to deposit 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expression as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited Williams (4.) M/s C1 India Pr

PLACE :- GUJARAT SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITE