

Public Notice						
TO WHOMSOEVER IT MAY CONCERN						
This is to inform the General Public that the following share certificates of <b>Nilkamal Limited</b> 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.						
No.	Name of the Shareholder	Folio No	Certificate No.	Distinctive Nos. From	To	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.

Date : 14.08.2025

**SURESH HARAKCHAND PARAKH**



**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**  
 Corporate Office: Kohnibar Square, 7/303 Third, N.C Kallur Marg, R.G Gadkar Chowk, Dadar(W), Mumbai 400028. Tel: 4793021311



**[Appendix - IV-A] [See provision to rule 8 (5)]**

## 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 provision to Rule 8 (5) read with Rule 8(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 vide **M/s H. Sakhiya Fashions Pvt Ltd**, having Co-borrower/Guarantor, **Mortgagor as Mr. Hiteshbhai Devnibhai Sakhiya, Mrs. Manishaben Hiteshbhai Sakhiya, Mr. Hirpara Niteshkumar Dudabhai, Mr. Kapadaya Kishorabhai Rayjibhai, and Mr. Kapadaya Bhanurabhai Rayjibhai** that the below described immovable properties mortgaged/charged to **TJSB Sahakar Bank Ltd.**, the Secured Creditor who in turn assigned the underlying security interest therein unto the **Omikara 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 08.09.2025 at 11:00 am (last date and time for submission of bid is 08.09.2025 by 8:00 pm) for recovery of Rs.6,00,22,378/- (Rupees Eight Lacs Twenty Two Thousand Three Hundred Seventy Eight Rupees and paise only) on 23.08.2018 with future Interest and Expenses w.e.f. 09.01.2015 due to the OARPL, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

OARPL (acting in its capacity as trustee of Omikara 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 Sahakar Bank Ltd.

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 Road, P. P. No. 163 palak of T. P. Scheme No. 9, Survey No. 89, Village Majura, Taluka & District Surat. (Addressing under 237 sq ft + 569 sq ft of terrace)	Rs. 82,00,000/-	Rs. 8,20,000/-	Rs. 1,00,000/-

<b>Date of E-Auction</b>	09.09.2025 at 11:00 am
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	08.09.2025 by 6:00 pm
<b>Last Date to Withdraw the BID</b>	08.09.2025 by 6:00 pm
<b>Date of Inspection</b>	22.08.2025 between 02:30 pm to 03:00pm
<b>Known Encumbrance Details</b>	Not Known

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://www.omikaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankexauc.com>

The Intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider 'M/s. C India Pvt. Ltd'. Tel: Helpline: +91-7291961124/25/26, Helpline E-mail ID: support@bankexauc.com, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtrac@CIndia.com and for any other property related query contact the Authorised Officer, Mr. Abhishek Shelar, Mobile: +91 8097989596 Mail: [abhishek.shelar@omikaraarc.com](mailto:abhishek.shelar@omikaraarc.com)

At the time submission of the bid, bidder should submit affidavit in the form of Section 29(A) of Insolvency and Bankruptcy code, 2016.

**Sd/- Authorised Officer,  
Omikara Assets Reconstruction Pvt Ltd**

**Date: 14.08.2025** (Acting in its capacity as a trustee of Omikara PS 17/2020-21 Trust)

**POSSESSION NOTICE**  
(for immovable property)

**Whereas,**

The undersigned being the Authorized Officer of **SAMMAAN FINSERVE LIMITED** (CIN:U65923DL2006PLC150832) (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. **HLASLRM00512645** 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 AREA ADMEASURING 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, (AT/HWA) TALUKA CITY, SURAT CITY, NANPURAATHWA GATE CIRCLE BEARING CITY SURVEY WARD NO 1, NONDH NOS 528/1/2, SURAT-395001, GUJARAT.**

**Sd/-**

**Date : 12.08.2025** **Authorised Officer**

**Place : SURAT** **SAMMAAN FINSERVE LIMITED**

(formerly known as **INDIABULLS COMMERCIAL CREDIT LIMITED**)

<div>  <div> <div>Uniphos Enterprises Limited</div> <div> CIN : L24219GJ1969PLC001588  Regd. Office : 11, G.I.D.C., Vapi, Dist.: Valsad - 396 195, Gujarat. </div> </div> </div>				
Unaudited Financial Results for the quarter ended 30 June, 2025				(Rs. in Lakhs)
Particulars	Quarter ended			Year ended
	30-06-2025	31-03-2025	30-06-2024	31-03-2025
	Unaudited	Unaudited	Unaudited	Audited
Total income from operations	585.80	7,290.28	302.57	11,151.13
Net Profit/(loss) for the period before tax and exceptional items	(73.61)	(157.56)	(14.72)	22.68
Net Profit/(loss) for the period after tax	(73.61)	(157.56)	(14.72)	27.83
Total Comprehensive Income for the period (Comprising profit for the period, (after tax) and Other Comprehensive income (after tax))	7,817.56	53,585.85	40,145.83	70,583.65
Equity Share Capital	1,390.92	1,390.92	1,390.92	1,390.92
Earnings Per Share (of Rs. 2/- each)				
Basic and diluted (Rs. Per Share) (not annualised)	(0.11)	(0.23)	(0.02)	0.04

**Notes:**


1) 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.uniphos.com](http://www.uniphos.com) and may also be accessed on the website of the Stock Exchanges, i.e., BSE Limited (BSE) at [www.bseindia.com](http://www.bseindia.com) and National Stock Exchange of India Limited (NSE) at [www.nseindia.com](http://www.nseindia.com), where the equity shares of the Company are listed.

2) 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  
Managing Director  
DIN: 00189012

Place : Mumbai  
Date : 13 August, 2025

<div>  <b>APPENDIX-IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES/ E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS UNDER THE ENFORCEMENT OF SECURITY INTEREST ACT, 2002 read WITH PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002</b> </div>										
<b>Reg. Office:</b> 9 <sup>th</sup> Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Phone:011-23357171, 23357172, 23705414, <a href="http://www.pnbhousing.com">Web: www.pnbhousing.com</a>										
<b>N/A SUREAT-305-306 Third Floor, Titanium Square, Adajan Char Rasta Adajan, Surat, Gujarat- 395009. D. 0. AHMEDABAD-2nd Floor, Patti Megha House, Opp. Kotak Bank, Mithakhali, Law Garden Road, Biltirchod Ahmedabad, Gujarat-360001. D. 0. ODHAV-1<sup>st</sup> Floor, Mangal Estate, No. 221, Odhavvi, near Gurukul, Odhav Ahmedabad, Gujarat-382415</b>										
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgage(s)/charged to the Secured Creditor, the constructive/ Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of <b>M/S PNB Housing Finance Limited</b> Secured Creditor, will be sold on <b>AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS</b> as per the details mentioned below. Notice is hereby given to the borrower(s) and guarantor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 announced on date. For detailed terms and conditions of the sale, please refer to the link provided in <b>M/S PNB Housing Finance Limited/secured creditor's website</b> i.e. <a href="http://www.pnbhousing.com">www.pnbhousing.com</a> .										
Lot no. as per the Borrower/ Guarantors (A)	Particulars of the Property (B)	Amount Due (Rs.) (C)	Legal Possession (C)	Properties mortgaged (D)	Reserve Price (Rs.) (E)	10% of RP (F)	1 <sup>st</sup> date of bid (G)	Inspection Date & Time (H)	Date of Auction & Time (I)	Known Encumbrances (J) if any (K)
NHL/AHM/0122/95443 Ankash Joshi, P. S. 1943 Patel, B. B. AHMEDABAD	Rs. 16863 13/08-06-08 06-08-24	Physical Possession	Shop 5th Floor, The Newyork- Emerald or Mumia Toll Road, Ring Road, Near, Bhagam Circle, Ahmedabad-382330, India.	Rs. 1448000	Rs. 144,800	29-08-25	Rs. 10000	21-08-25 to 04:00pm	30-08-25 to 03:00PM	NOT KNOWN
NHL/SRT/0723/132357 Sanjay Rameshkhanna Chavhan Sanjay Rameshkhanna Chavhan Ankita Sanjaykhanna Kanoyia B. J. : SURAT	Rs. 229656.57 10-09-2004	Physical Possession	Building 42, First Floor, No. 102, Antolia Dreams, Antolia Dreams, Bapa Saranam Chowk, opp. Vase, Chhaparathi Road, near Chhok, Surat, Gujarat-394107, India.	Rs. 1983000	Rs. 198,300	29-08-25	Rs. 10000	19-08-25 to 12:00pm to 04:00pm	30-08-25 to 03:00PM	NOT KNOWN
NHL/SRT/0819/741333 Joshi, P. S. 1943 Manishaben Vipulbhai Dholakia / Meek Picters, B. D. : SURAT	Rs. 131659.95 13/08-06-08 13/08-06-08	Physical Possession	Shop No 67, ground Floor Building No A And B Jai Jagadish, Ring Road, Near, Bhagam Circle, Singapore Road, Singapore, Surat, Gujarat-395004, India.	Rs. 1024000	Rs. 102,400	29-08-25	Rs. 10000	25-08-25 to 04:00pm	30-08-25 to 03:00PM	NOT KNOWN
NHL/SRT/0920/820785 Joshi, P. S. 1943 Dharmendrahai M Dhanakra / Sonalben Dharmendrahai Dhanakra B. J. : SURAT	Rs. 211669.23 10-06-2004	Physical Possession	Plot No 503/51th Floor, As Per Side Building No A10 Building, Ring Road, column no-1, including but not limited to the plot no. 503/51, Building, Surashtra Residency Opp Swastik Residency, No. 01 Township, Pasodara, Surat, Gujarat-394107, India.	Rs. 1422000	Rs. 142,200	29-08-25	Rs. 10000	18-08-25 to 04:00pm	30-08-25 to 03:00PM	NOT KNOWN
NHL/AHD/1120/833325 Pradip Nehani / Janvi Nehani B. J. : ODHAV	Rs. 1059921.29 16-10-2004	Physical Possession	Flat No. 403, Marine Avenue, G Ward Opp Ganesh Flat, Kuber Nagar, Ahmedabad, Gujarat - 382340, Ahmedabad, India.	Rs. 1132000	Rs. 113,200	22-09-25	Rs. 10000	18-08-25 to 12:00pm to 04:00pm	23-09-25 to 2PM to 03:00PM	NOT KNOWN
NHL/AHD/0321/867241 Brijwada Jankiben Chavhan Sagna Sami, B. D. : ODHAV	Rs. 27,68,16,40 25-09-2004	Physical Possession	Tower A 402, A 402, O. KALASH ENCLAVE-3, Nr. Vastu Sahib, near Vastu, LAMBHA, VATVA, Ahmedabad, Gujarat - 382440, India.	Rs. 2236000	Rs. 223,600	29-08-25	Rs. 10000	14-08-25 to 04:00pm	23-09-25 to 2PM to 03:00PM	NOT KNOWN

Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upon the date of payment and/or realization thereof. \* To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances, claims in respect of above mentioned immovable/securitized assets except what is disclosed in Column no-A. Further such claim shall be satisfied by the successful purchaser/bidder at the time of payment of the purchase price. The prospective purchaser/bidder shall be required to ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no other restraining and/or court injunction PNBHFL, the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/securitized assets and status is mentioned in column no-K (2.) The prospective purchaser/bidder and interested parties may independently take the title of the property, the details of the prospective purchaser/bidder and the details of the property to be sold, including but not limited to the title pertaining thereto available with 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 bid form and the details of the property to be sold, including but not limited to the title pertaining thereto available with PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making offer(s). 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Ahmedabad