

FINANCIAL EXPRESS

43

Registered Office: The Oval, 8th Floor, No.10 and 12, Venkata Narayana Road, T. Nagar, Chennai-600017

POSSESSION NOTICE
(As per appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002)

Whereas, the under signed being the Authorized Officer of the "Unico Housing Finance Private Limited", 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 rule 3 of the Security Interest (Enforcement) Rules, 2002, issued the Demand notice dated 06.05.2025 calling upon the borrower, Mortgagor, Co-Borrower(s): **Mr./Mrs. MAYUR JAYRAJBHAI CHANDRA S/O JAYRAJBHAI CHANDRA, CHANDRA PRAKASH MADHUSUDAN S/O PRAKASH MADHUSUDAN** mentioned in the notice being loan Account Number 777800275001 for housing loan facility for an amount of Rs. 43,53,280 (Rupees Forty Three Lakhs Fifty Three Thousand Two Hundred Eighty Only) as on 13.05.2025 together with further interest thereon at the contractual rate plus all costs charges, and incidental expenses etc. within 60 days from the date of receipt of the said demand notice.

The borrower, Mortgagor, Co-Borrower(s) mentioned here in above having failed to repay the above said amount within the specified period, notice is hereby given to the borrower, Mortgagor, Co-Borrower(s) and the public in general that the undersigned Authorized officer has taken Symbolic possession of the property described here in below in exercise of powers conferred on him under section 13(4) of the SARFAESI Act read with rule 8 of Security interest (Enforcement) Rules, 2002, on this the 30/07/2025.

The borrower, in particular, and public in general is hereby cautioned not to deal with the property/ies and any dealings with the property/ies will be subject to the charge of the "Unico Housing Finance Private Limited" for an amount of Rs. 43,53,280 (Rupees Forty Three Lakhs Fifty Three Thousand Two Hundred Eighty Only) as on 13.05.2025 under the Loan Account Number 777800275001 for housing loan facility together with further interest thereon on at the contractual rate plus all costs charges, and incidental expenses etc.

The Borrower's attention is invited to sub-section (8) of Section 13 of the Act in respect of time Available to redeem the secured Assets. Shall of course be at your costs and consequences.

Description of the Immovable Property.

All that piece of land and building with an extent of Sub Plot No. 4/12, Ashirvad deep-4, Revenue Survey No. 1096, Near Vrundavan Park Behind Patel Part of Lalpur Bypass Road Jammgar, Gujarat. 36.1005, Admeasuring Area 79.99 Sq. Mtr. being bounded by:- East by: Sub-Plot 4/11 South by: Sub-Plot No. 4/7 West by: Registrar Survey No. 1103 P North by: 7.50 mt wide Road Place:Jammgar Date:30.07.2025. Authorised Officer (Unico Housing Finance Private Limited)

Bandhan Bank Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75

SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) 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 the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Mr. Mohankumar Gyrasaili Mali Mr. Premaram Gyrasaili Mali 20001010009566	All that piece and parcel of the immovable property situated at Block No. 135, Paiki Row House No. 43/A, Vrundavan Society At Ramosana, Dist. Mehsana, Gujarat-384002, Admeasuring Area 43.80 Sq. Mtr. and bounded by: North: Block No. 42-B, East: Internal Road, West: Margin Land and Block No. 20, South: Block No. 43-B	31.03.2025	28.07.2025	Rs. 4,72,740.79 (As on 24.03.2025)

Place: Mehsana
Date: 01/08/2025

Authorised Officer
Bandhan Bank Limited

केनरा बैंक Canara Bank A Government of India Undertaking

सिंडिकेट Syndicate

ARM Branch, 7th Floor, Gift One Building, Gift City, Gandhinagar-382355

The undersigned as Authorized officer of CANARA BANK has taken over possession of the following property/ies under section 13(4) of the SARFAESI act, Public at large is informed that **e-auction** (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on **"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"** BASIS Under Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

DETAILS FOR MEGA E-AUCTION ON 20-08-2025 (01:00 PM TO 03:00 PM) • LAST DATE OF EMD : 19-08-2025

Sr. No.	NAME OF BORROWER/S / GUARANTOR/S / MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH
1	M/s. Lila Enterprise, Mrs. Lilaben Dharmabhai More (Proprietor/ Mortgagor) Mr. Ramesh Kumar (Guarantor)	Rs. 69,46,115/- as on 12-05-2025 plus further interest and other charges due	Property No.3873 Paiki 3873/1 adm. About 160 sq mtrs (Super Built Up) on First Floor in scheme known as Mohan Complex Village - Singara, taluka - Dascroi, District - Ahmedabad-12 (Nikol), Bounded as : East : Property No. 3535, West : House of the Society, North : Public Road, South : Common Road Status of Possession : Physical Possession	RESERVE PRICE : Rs. 9,50,000/- EMD : Rs.95,000/-	ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 8386803703 9680505055 Email : cb3966@canarabank.com A/C No.: 209272434 IFSC : CNRB0003966
2	M/S SHEZA ENTERPRISES (Borrower) MR. JAKIRBHAI VHORA S/O ISMAILEBHAI (Proprietor/ Mortgagor)	Rs. 34,86,822.50 as on 08.03.2025 plus further interest and other charges due	All that piece & parcel of immovable residential property sub-Plot/ House No. 4, Ronak Park, Bavla Rupal Road, Survey No. 969/1 paiki Adm. 183.64.85 sq. mtrs., located and situated lying in the sim of village – Bavla, Taluka- Bavla, Dist.- Ahmedabad Bavla (Gujarat) Bounded By :- East : Bavla Rupal Road West : Sub Plot No. 8 & 9, North : Sub Plot No. 5, South: Sub Plot No. 3 CERSAI Security Interest ID: 400062418602 Status of Possession : Symbolic Possession	RESERVE PRICE : Rs. 18,81,000/- EMD : Rs. 1,88,100/-	
3	Mrs Roshni Paresh Soni (Borrower & Mortgager), Mr Paresh Hashmukhbhai Soni (Co-Borrower), Memon M Sajid Abdul Gafur (Guarantor)	Rs. 20,81,151.49 as on 09.01.2019 plus further interest and other charges due	All the piece and parcel of the property being: Residential property at revenue survey no. 2507/1 and 2508/1 total admeasuring 9813.49 sq. mtr NA Land paiki sub Plot no 43 area 71.17 sq. mtr. Upon constructed a house admeasuring 34.29 sq. mtr. Situated at Moje Tow Anand Taluka in the name of Roshni Paresh Soni. The Plot is bounded by On the North – 6 Mtr road, On the South – Sub Plot No 58, On the East- 7.50 Mtr road/Society Road , On the West – Sub Plot No 44 CERSAI Security Interest ID: 400014997125 Status of Possession : Physical Possession	RESERVE PRICE : Rs. 15,21,000/- EMD : Rs. 1,52,100/-	
4	Mr. Mehul Dashrathbhai Agravat s/o Dashrathbhai Agravat (Borrower and Mortgagor)	Rs. 1,13,67,900.86/- as on 31-03-2025 plus further interest and other charges due	All that piece and parcel of immovable property being Plot/Bungalow No. 190-191 plot area admeasuring total 581.61 sq.mtr. with undivided pro-rate share in land of common Road and common plot and construction area of unit No. 191 is 301.54 sq. mtr. thereon in the scheme Known as Gajanana situated on land bearing Block/Survey No. 871, old survey No. 587/3/A/Paiki1, Block/Survey No. 872 old survey No. 587/3/A/Paiki2, Block/Survey No. 873, old Survey No. 587/3/A/Paiki2 paiki 5, Block Survey No. 874, old Survey No. 587/3/A paiki 2 paiki 6, Block/Survey No. 878 old survey No. 587/3/A/ paiki 2 paiki 4 of Village Moje Kumetha in the Registration District Vadodara and sub Registration District Waghadia of the Gujarat slate in the name of Mr. Mehul Dashrathbhai Agravat. Bounded by: For Plot No. 190 : On the East: Plot No. 191, On the West : Plot No. 189, On the North : Block S. No. 871, On the South : 9.00 mt. wide Road For Plot No. 191 : On the East : Plot No. 192, On the West : Plot No. 190, On the North : Block S. No. 871, On the South : 9.00 mt. wide Road Status of Possession : Physical Possession	RESERVE PRICE : Rs. 50,00,000/- EMD : Rs. 5,00,000/-	
5	Mr. Maheshbhai Dayabhai Munjpara (Borrower) Subhash Popatbhai Dhaduk (Guarantor)	Rs. 20,86,833.03 as on 09.11.2023 plus further interest and other charges due	All that piece and parcel of the immovable property known as plot no 197 admeasuring area 63.51 sq. mtrs. Along with common rights, construction made or to be made thereon and undivided proportionate share in COP and road of "Shree Shubh Residency" situated on the land bearing block no. 204 R. S No 192/2 of village Jokha, Taluka kamrej, Dist-Surat. Boundaries: North – Block no 206, South – Society Internal road, East- Plot No 196 , West – Plot No 198 CERSAI SECURITY INTEREST ID: 400013992668 Status of Possession : SYMBOLIC Possession	RESERVE PRICE : Rs. 8,70,000/- EMD : Rs. 87,000/-	
6	Mr. Shailesh Babubhai Italiya (Borrower/ Mortgagor), Mr. Maheshkumar Chandubhai Patel (Guarantor)	Rs. 35,36,859.05 as on 04.08.2023 plus further interest and other charges due	PlotNo 93, BlockNo.302/6 R.S.No.232/1+2,233/1+2,234/1+2 Plot / House No. 93, Kavya Residency Vibhag - B.Opp. Raghunathi Residency, Nr. Om Residency, Nr. Pratishtha Park-1 & 2, Off. Vadoli-Kim Road, At: Mulad, Taluka: Olpad, District: Surat - 394110. Boundaries of the property : - North: Other's House, South: Internal Road , East: Other's Open Land, West: House No. 92 Status of Possession : Physical Possession	RESERVE PRICE : Rs. 11,93,000/- EMD : Rs. 1,19,300/-	
7	M/s. Nilkamal Printers (Legal Heirs of Late Nilesh Vrajilal Shah & Legal Heirs of Late Alka Kamlesh Shah) (Borrower/ Mortgagor)	Rs. 39,21,645.80 as on 12-05-2025 plus further interest and other charges due	All that piece and parcel of freehold immovable property being Shop/Office No. F/1 & F/2, admeasuring 10.17 sq. mtrs. of each office, on First Floor, in the scheme known as "Vakta Chambers" of Vakta Chambers Commercial Centre Owners Association constructed on City Survey No. 1280 & 1281 of City Survey Ward Kalupur-1, Taluka: City in the District of Ahmedabad and Registration Sub- District Ahmedabad-1 (City) within the state of Gujarat. Bounded as : East: Stair & Than Margin Area, West: Margin Road & Other Complex, North: Residential Area, South: Shop No. 03 Status of Possession : Physical Possession	RESERVE PRICE : Rs. 3,53,000/- EMD : Rs. 35,300/-	
8	M/s. Himanshu Engineering, Mr. Krish Himanshubhai Varia (Borrower / Proprietor), Mrs. Chandrakanta Prafulchandra Varia (Mortgagor)	Rs. 2,62,58,554.21/- as on 31.05.2025 plus further interest and other charges due	All that piece or parcel of the land with building/premise bearing flat no. C/1001 on the 10th floor with pent house, in the society known as Democratic co. operative housing society ltd. Vibhag-2, in the scheme known as "Asavan" situated on land bearing Old Survey No. 996/2 paiki of vajapur and new survey No. 323/2 paiki of Jodhpur, T.P. Scheme No. 6, Final plot No. 161/2, 161/3, 161/4 & 163 situated lying and being at moje Village: Jodhpur, Taluka: City, and Registration District sub District at Ahmedabad-4 (Paldi) and the said property is bounded as follows: (As per sale deed). On the east by : Open Plot of Asavari, On the west by: wide angle cinema, On the North by: Block No. 'D', On the South by: Block No. 'C'-1002 Admeasuring : Undivided share in land : 25 sq.mtrs. Construction : 437.78 sq. mtrs. i.e. 520 sq.yrds. Year of construction : 1998 Status of Possession : Symbolic Possession	RESERVE PRICE : Rs. 2,05,00,000/- EMD : Rs. 20,50,000/-	
9	Prajapati Jitendra Kumar (Borrower / Mortgagor)	Rs. 20,30,355.94/- as on 26.09.2024 plus further interest and other charges due	All the piece and parcel of non agricultural plot of land in mauje Manjalpur Vadodara City Survey No. 2806/A admeasuring 260.90 sq.mtrs. C/S No. admeasuring 54.84 sq mtrs, C/SNo. admeasuring 36.40 sq mtrs Total admeasuring 353.33 sq.mtrs known as "Laxmi Flats" Fifth Floor: Flat No. 502 super built up area construction admeasuring 600.00 sq.mtrs Vadodara-390001. Bounded as: North : Others property, South : Flat No. 503, East : By Monalisa Tower, West: Flat No. 505 Status of Possession : Physical Possession	RESERVE PRICE : Rs. 12,45,000/- EMD : Rs. 1,24,500/-	
10	M/s Shiv Asurvedic Aushadhalay (Borrower), Mr. Ganesh Haribhai Patel (Proprietor/ Mortgagor), Mrs. Ramlaben Ganeshbhai Patel (Guarantor)	Rs. 12,21,811.00/- as on 31-10-2019 & Rs. 10,16,297.00/- as on 29-10-2019 plus further interest and other charges due	All that piece and parcel of land and buildings existing and/or to be constructed thereon together with easementary and appurtenances thereto First Floor shop No. B/3 of 348 sq. ft. in "Soham Complex" on land being Odhav GIDC Estate Plot No. 9 on the part of land S. No. 510 of Moje:- Odhav, Taluke:- Ahmedabad city-East, Sub District:- AHD-7 (Odhav) District Ahmedabad Muni. Tenement No.: 0431-05-1517-0001-S Situated near Soni ni Chali, Near Char Rasla, on Plot No. 9 in GIDC Estate- Odhav, Ahamdabad. Boundaries of the property: East: Other Building, West: 21 mtr. Wide S.P. Ring Road, North: Shop No. B/F/F/02, South: Passage Status of Possession : Physical Possession	RESERVE PRICE : Rs. 11,33,000/- EMD : Rs. 1,13,300/-	

Other Terms and Conditions : The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions. **(1) Auction will be held on 20.08.2025 from 01:00 pm to 03:00 pm (2)** For all the properties The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bare the same. **(3) Auction / bidding** shall only through "Online Electronic Bidding" through the website <https://baanknet.com/> Bidders are advised to go through the website (www.canarabank.com) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings **(4) The Property can be inspected, with Prior Appointment with Authorized Officer, on 11.08.2025.** **(5)** The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. **(6) EMD**-EMD amount of 10% of the Reserve Price is to be deposited **19.08.2025 in E-Wallet of M/s PSB Alliance Private Limited (baanknet)** portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. **(7)** Intending bidders should hold a valid signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S PSB Alliance (baanknet) (For Contact Details please refer Point No. 19). **Intending on the same date payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature) (8) Last date for depositing the EMD is 19.08.2025** after payment of the EMD amount, the intending bidders should send a copy of the following documents /details on or before date of submission of the bid(s), to Canara Bank, Branch, concerned to the property. **(A)** Demand Draft/Pay order towards EMD amount if paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. **(B)** Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. **(C)** Bidders Name, Contact No., Address, E-mail **(D)** Bidder's A/c. Details for online refund of EMD. **(9) Last Date for receipt of tender documents: 19.08.2025.** **(10)** The intending bidders should register their names at portal <https://baanknet.com/> to get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider <https://baanknet.com/> (For Contact Details please refer Point No. 19). **(11)** EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest. **(12)** The bank will have the absolute right/discretion for acceptance/rejection of any bid and all bidders to undertake not to initiate any legal action against the Bank from non-sale of such denied asset simply because such a bidder was successful/highest bidder. **(13)** Auction would commence at Reserve Price plus one increment of Rs. 10,000 and bidders shall improve their offers multiples of Rs. 10,000 (Rs. Ten Thousand), if required. The bidder who submits the highest bid (not below the Reserve Price on closer of 'Online 'auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. **(14)** The successful bidder shall deposit 25% of sale price (inclusive of EMD already paid) immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the successful creditor in respective Branch's account as mentioned in Branch details. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him/her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put for sale again. Notwithstanding contained herein, the confirmation regarding successful bidder is subject to any suit filed/to be filed or any other order by any competent authority/ies/court/tribunal. **(15)** Where the sale consideration, of the property to be transferred is Rs. 50 Lakhs and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1 % on the sale proceeds and deposit the same by furnishing the Challan in form 260B and submit the original receipt of TDS certificate to the Bank **(16)** All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. **(17)** Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. **(18)** In case there are bidders who do not have access to the internet but interested in participating in the e-auction, they can approach Canara Bank, Circle Office, Gandhinagar or Concerned Branch of Canara Bank who as a facilitating centre shall make necessary arrangements. **(19)** For further details Contact M/S PSB Alliance (baanknet). Email : support.BAANKNET@psballiance.com - Helpdesk No.: 8291220220, 7046612345, 6354910172, 9892219848, 8160205051. For User Creation Helpline Number: Mr. Karan Modi - 7016716557, Mr Vasu Patel - 9510974587, Mr Kashyap Patel - 6354604884 and Mr. Animesh Jain - 7046-612345 **(20)** The bank is free to sale the property under private treaty or purchase as Non-Banking Assets, out of the above said properties, under the provision of the SARFAESI Act, in case no bidder is turning up for the purchase of property. No future notice shall be issued for the same. **(21)** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrance, title of properties put on auction and claims/rights/dues/affecting, the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be demand to constitute any commitment or any representation of the Banks. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. Further some properties are available on symbolic possession and few are occupied by tenants/third parties as mentioned in the advertisement which may be noted. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues. **(22)** Where Factory land, building and Plant and Machinery both are put on auction for any borrower, EMD only for factory land and building will not be considered and sale will be confirmed after the plant machinery are sold out.

For detailed terms and conditions of sale, please refer to the link provided in <https://baanknet.com/> and <https://www.canarabank.com>
Also, Prospective Bidders may contact respective Branches / Authorised Officer.

Date : 01.08.2025 | Place : Gandhinagar

Sd/- Authorised Officer, Canara Bank

OMKARA Omkara Assets Reconstruction Private Limited
Registered Office : No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.
Corporate Office : Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. | Tel.: 022-6923 1111 / 9173670406

[Appendix - IV-A] [See proviso to rule 8 (6) with rule 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) 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 Kamlesh Dineshbhai Khunt and co-borrower Vipul Dineshbhai Khunt, Bhnauben Dineshbhai Khunt that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Fullerton India Credit Company Ltd, the original Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 21/08/2025 at 01.00 pm to 02.00 pm (last date and time for submission of bids is 20/08/2025 by 6.00 PM), for recovery of **Rs. 18,13,388/- (Rupees Eighteen Lakhs Thirteen Thousand Three Hundred Eighty Eight Only) as on 04.05.2019** Plus expenses and all future Interest s w.e.f. 05.05.2019 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

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 Credit Company Limited.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that piece and parcel Non-Agricultural land bearing plot no. 79, admeasuring 98.61 sq. mts, along with 11.26 sq. mts, undivided share in the land of road & Cop. total adm. 109.87 sq. mts. Shilalekh Residency situated at block no. 116 admeasuring 15884 sq. mtrs. Of Moje village, Uttyadara, Taluka, Ankleshwar Dist. Bharuch, Gujarat Bounded with - North: Agricultural Land South : Plot no 80 East: Plot no. 78 West: Agricultural Land	Rs. 5,10,000/-	Rs. 51,000/-

Date of E - Auction 21/08/2025 From 01.00 pm to 2.00 pm
Minimum Bid Increment Amount Rs. 10,000/- (Rupees Ten Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 20/08/2025 by 6:00 pm
Date of Inspection 11/08/2025 between 10.30 am to 11.30 am (only on prior confirmation)
Known Liabilities Not Known

This Publication is also a 'Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6)/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e., <http://omkaraarc.com/auction.php>, and the contact details of authorised officer Pratishka Patel: 9773406175 Email: Pratishka.patel@omkaraarc.com, Also at Gehna Balwani : 9173670406 and Email gehna.balwani@omkaraarc.com. Bidder may also visit the website <http://www.bankauction.com> or contact service provider M/s. C1 India Pvt. Ltd., Tel. Helpline: +91 7291981124/25/26, Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937 Email – HYPERLINK 'mailto:-Maharashtra@c1india.com' Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/- Authorized Officer,
Date : 29.07.2025 Omkara Assets Reconstruction Pvt Ltd.
Place : Bharuch (Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)

OMKARA Omkara Assets Reconstruction Private Limited
Registered Office : No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.
Corporate Office : Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. | Tel.: 022-6923 1111 / 9173670406

[Appendix - IV-A] [See proviso to rule 8 (6) with rule 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) 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 Borrowers/Co-borrowers Munaf Aziz Memon Known as MK Memon, Rabiya Munaf Memon that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 12/12/2024, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 21/08/2025 between 01.00 pm to 2.00 pm (last date and time for submission of bids is 20/08/2025 by 6.00 PM), for recovery of **Rs. 21,88,554.45/- (Rupees Twenty One Lakh Eighty Eight Thousand Five Hundred Fifty Four and Forty Five Paise Only) as on 11.10.2019** Plus Interest and Expenses w.e.f. 12.10.2019 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

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 Home Finance Company Limited.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
ALL PIECE PARCEL OF PROPERTY/IES BEARING ADDRESS:- City Survey No. 381 admeasuring 137.67 sq.mts. Paiki 100.91 Sq.mts. Open Land, in Situate at Sheet No. 14, Chalta No.488, Of Moje Village kaddod, Ta. Bardoli, Dist. Surat, Own by Munaf Aziz Memon, surrounded by boundries :- East : Road West : Property of City Survey No. 382 North : Property of City Survey No.387,388,389 South : Property of City Survey No. 380	Rs. 19,80,000/-	Rs. 1,98,000/-

Date of E - Auction 21/08/2025 at 01.00 pm to 02.00 pm
Minimum Bid Increment Amount Rs. 10,000/- (Rupees Ten Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 20/08/2025 by 6:00 pm
Date of Inspection 12/08/2025 between 8.30 am to 9.30 am (only on prior confirmation)
Known Liabilities Not Known

This Publication is also a 'Fifteen Days' notice to the aforementioned borrowers/co-borrower under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e., <http://omkaraarc.com/auction.php>, and the contact details of authorised officer Pratishka Patel: 9773406175 Email: pratishka.patel@omkaraarc.com, Also at Gehna Balwani : 9173670406 and Email- gehna.balwani@omkaraarc.com Bidder may also visit the website <http://www.bankauction.com> or contact service provider M/s. C1 India Pvt. Ltd., Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 Email –Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/- Authorized Officer,
Date : 29/07/2025 Omkara Assets Reconstruction Pvt Ltd.
Place : Kaddod (Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)

OMKARA Omkara Assets Reconstruction Private Limited
Registered Office : No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.
Corporate Office : Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. | Tel.: 022-6923 1111 / 9173670406

[Appendix - IV-A] [See proviso to rule 8 (6) with rule 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) 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 Rakesh Maganbhai Thakur and co-borrower Sapana Rakesh Thakur that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 12th April, 2022, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 21/08/2025 at 1.00 pm to 2.00 pm (last date and time for submission of bids is 20/08/2025 by 6.00 PM), for recovery of **Rs. 6,25,836.97/- (Rupees Six Lacs Twenty-Five Thousand Eight Hundred Thirty-Six and Ninety Seven Paise Only) as on 12.09.2019** Plus Interest and Expenses w.e.f. 13.09.2019 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

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, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that piece and parcel of Property Bearing Flat No. N/402, admeasuring 36.00 Sq. Yards i.e. 30.10 Sq. Mts. With applicable undivided share in the land of scheme, Fourth Floor, Thereon 'Suramy Apartment Co. Op Housing Society Ltd.' of Land bearing Survey No. 197, Final Plot No.62, of T.P Scheme No. 46 (Ghodasar-1), Moje(Sim) Ghodasar, Ta. Maninagar, in the Registration District Ahmedabad and sub District Ahmedabad-5 (Narol), surrounded by the boundaries :- East:- Society Road West:- Block M Terrace North:- Flat No N/401 South:- Flat No N/403	Rs. 4,50,000/-	Rs. 45,000/-

Date of E - Auction 21/08/2025 between 1.00 pm to 2.00 pm
Minimum Bid Increment Amount Rs. 10,000/- (Rupees Ten Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 20/08/2025 by 6:00 pm
Date of Inspection 04/08/2025 between 10.00 am to 11.00 am (only on prior confirmation)