

HERO HOUSING FINANCE LIMITED
 Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 48267000, Toll Free Number: 1800 212 8800. Email: customer.care@herohfi.com
 Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148
 Contact Address: A-6, Third Floor, Sector-4, Noida - 201301

DEMAND NOTICE
 Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to 'Obligors'/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notices, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notices, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) of the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due payment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice
HHFSD LAP2100 0016680	Pradhyumanshi Ramsanghani, Jadesa, Kusumba Ramsanghani, Jadesa, Shilpaka Pradhyumanshi Jadesa, Dayabhai Gokulbhai Sitapara	Rs.2125492/- due as on 10-07-2026	13-07-2026

Description of The Secured Assets/Immovable Properties/ Mortgaged Properties: All That Piece And Parcel of Immovable Property of Plot No 12 To 27 Pakli Sub Plot No 3, Land Admeasuring 72.96 Sq. Mt. i.e. 87.29 Sq. Yr. Known As Mandaravji Society, Bearing Joravamangalantarpana City Survey No. 4223 Paiki And Bearing Ratnagar Revenue Survey No. 371 Paiki, Situated At Area Known As Mandaravji Society At Ratana Taluka, Madhwa, Dist. Surendranagar Within The Municipal Limits Of Surendranagar District/Within Municipality In The State Of Gujarat. Property Bounded By: North: Mt. 08.20 This Side Plot No: 12 to 27 Pakli Sub Plot No. 2, South: Mt. 08.20 This Side Plot No: 12 to 27 Pakli Sub Plot No. 4, East: Mt. 06.90 This Side Open Land, West: Mt. 06.90 This Side 6.10 Mt. Wide Road.

*With further interest, additional interest, at the rate as more particularly stated in respective Demand Notice date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act. Date: 18.07.2026 Place: Surendranagar Sd/- Authorised Officer, For Hero Housing Finance Limited

Indian Bank
 Branch - Dharti Vikas Circle Naranpura
 Memada Chambers, Dharti Vikas Circle
 Vijaynagar, Opp. IOC Petrol Pump,
 Naranpura - 380013

APPENDIX IV POSSESSION NOTICE
 (For immovable property) [Rule 8(1)]

Whereas, The undersigned being the Authorised Officer of Indian Bank under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 20.04.2026 calling upon Mrs. Aratiben Gyanendra Bhadoriya (borrower and Mortgagee), Mr. Bhadoriya Gyanendra Kumar (Guarantor) with our Dharti Vikas Circle, Naranpura Branch to repay the amount mentioned in the notice being Rs. 18,07,145/- (Rupees Eighteen Lakhs Seven Thousand One Hundred Forty Five Only) towards Loan as on 20.04.2026 and accrued interest and cost within 60 days from the date of receipt of the said notice.

The borrower/ guarantor/ mortgagee having failed to repay the amount notice is hereby given to the borrower, in particular and the public in general that the undersigned has taken 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 and 9 of the said rules on this 16th day of July month of year 2026.

The borrower/ guarantor/ mortgagee in particular and the public in general is hereby cautioned not to deal with the property and any dealing with property will be subject to the charge of Indian Bank, Dharti Vikas Circle, Naranpura Branch for an amount of Rs. 18,07,145/- (Rupees Eighteen Lakhs Seven Thousand One Hundred Forty Five Only) towards Housing Loan as on 20.04.2026 together with interest, Charges, Costs applicable till the date of payment.

"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece and Parcel of Immovable property bearing Flat No. F1, on 2nd Floor, in Mangal Murti Apartment having its built up area measuring about 54.34 sq. mtrs. being constructed on N.A. land bearing Survey No. 298/27/281, 298/28/2 of Ghodasir Village, Maninagar Taluka, Narol, Ahmedabad - 380050 within the Sub Registration District of Ahmedabad and Registration District of Ahmedabad and bounded as under : East : Flat No. F-4, West : Flat No. F-2, North : Common Stairs and Passage, South : Public Road. Date : 16.07.2026 Authorized Officer Indian Bank Place : Naranpura, Ahmedabad

POSSESSION NOTICE

Whereas, the authorized officer of Jana Small Finance Bank Limited 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 issued demand notices to the borrower(s)/ Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagee	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	45248640002640 & 45241060000643	1) M/s. S. J Creation Proprietorship Mr. Sugandhkumar Bhagchand Jain Mrs. Jyotikumari 2) Mr. Sugandhkumar Bhagchand Jain 3) Mrs. Jyotikumari Sugandhkumar Jain	14/05/2026 to Rs.75,28,875/- (Seventy Five Lakh Twenty Eight Thousand Eight Hundred and Seventy Five Rupees Only) as of 11/05/2026	Date: 15/07/2026 Time: 01:18 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of the Immovable Property bearing Office Plot No. 307 on the 3rd Floor, Building measuring 644 Sq. Feet, i.e. 59.83 Sq. Mtrs., Carpet area, & 71.79 Sq. mtrs., Built Up Area, & 1215 Sq. Feet, i.e. 112.87 Sq. Mtrs., Super Built Up Area, Along with undivided share in the land of "WESTERN ARENA", Situated at Revenue Survey No. 27 admeasuring Hecor are. 00-72-84 Sq. Mtrs., Aakar Rs.25-06 Paisa, Town Planning Scheme No.31 (Adajan), Final Plot No.93 admeasuring 5430.00 Sq.Mtrs., Paiki Sub Division No.1 admeasuring 3256.00 Sq. Mtrs., of Moje Adajan, City of Surat. Boundaries by: East: Final Plot No. 92, West: T. P. Road, North: T. P. Road, South: Western area Residential Cum Commercial Building.				
2	31029430000684	1) Manishkumar Amrutlal Desai 2) Pravinaben Manishkumar Desai	14/05/2026 to Rs.16,58,392/- (Sixteen Lakh Seventy Seven Thousand Nine Hundred and Sixty Rupees Only) as of 11/05/2026	Date: 16/07/2026 Time: 01:15 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of non-agricultural Plot of land in Moje Dahmod- Lumbha, lying being land bearing Block No. 334, Known as "SANGATH", Paiki Plot No. 43, as per Revised Plan No. 70, Plot admeasuring 85.30 Sq. Mtrs., i.e. 918.19 Sq. Fts., at Registration District & Sub-District Bardoli & District Surat. Boundaries by: North: As Per N.A. Plot No. 71, South: As Per N.A. Plot No.69, East: Block No.345, West: Society Internal Road.				
3	45189430001559 & 45189410000817	1) Parashar Kishan Kundanlal 2) Parashar Payal Kishanbhai 3) Parashar Kundanlal Bherulal 4) Parashar Girjadevi Kundanlal	14/05/2026 to Rs.21,72,222/- (Twenty One Lakh Seventy Two Thousand Two Hundred and Twenty Two Rupees Only) as of 11/05/2026	Date: 16/07/2026 Time: 03:35 PM Symbolic Possession
Description of Secured Asset: All that piece and parcel of the non agricultural plot of land in moje: Saved, Vadodra lying being land bearing R.S. No.6 Paiki, known as "Kamlesh Park" Paiki House No. B- 37 Undivided share of Common road admeasuring 142.81 Sq.Mtrs Construction Admeasuring 56.00 Sq.Mtrs. at Registration District & Sub District Vadodra, District -Vadodra. Boundaries are as under: East: Block No. B/36, West: Block No. B/38, North: Block No. B/32, South: Road.				

Whereas, the Borrowers/ Co-borrowers/ Guarantors/ Mortgagees, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of Jana Small Finance Bank Limited has taken possession of the properties/ secured assets described herein above in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrowers/ Co-borrowers/ Guarantors/ Mortgagees, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of Jana Small Finance Bank Limited.

Place: Ahmedabad Sd/- Authorised Officer
 Date: 17.07.2026 Jana Small Finance Bank Limited

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)
 Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challahallige, Bangalore-560071. Regional Branch Office: 208 to 213, 2nd Floor, Shanjirala Arcade, Above Saraswat Bank, 100 Feet Anand Nagar Road, Shyamla, Ahmedabad, Gujarat-380015.

GRIHUM HOUSING FINANCE LIMITED E-AUCTION - SALE NOTICE
 (Sale of secured immovable asset under SARFAESI Act)

Registered Office:- 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014
 Branch Off Unit:- Office No. 303 & 304, Aryaman Shopping Complex, 3rd Floor, Jetalpur Road, Vishwas Colony, Vadiwadi, Vadodara - 390020, Gujarat/ Girnar Khushbu Plaza, Office No. 52, Second Floor, GIDC, Vapi - 396195, Gujarat/ Office No. 607, ICC Complex, Opposite Civil Hospital, Besides Kadiwala School, Centre Point, Surat, Gujarat - 395002

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagee (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 18-08-2026 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihumhousing.com.

Sr. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances /Court cases if any (K)
1	Loan No. HL006461000000501 Savita Dipak Sakhare (Borrower) Dipak Jagnnath Sakhare (Co Borrower)	Notice date: 09-03-2026 Total Dues: Rs. 1108653/- (Rupees Eleven Lakh Eight Thousand Six Hundred Fifty Three Only) payable as on 09-03-2026 along with interest @13.35% p.a. till the realization.	Physical	All That Piece And Parcel Of Property Being Flat No. 109 Admeasuring About 850.00 Sq.Fts Equivalent To 78.96 Sq.Mtrs. Super Built Up Area Situated On The First Floor Of The Building Known As "Hari Krupa Complex" Constructed On N.A. Land Bearing Revenue Survey No. 255 Admeasuring 14164.00 Square Meters, Paikie Plot No..... 1.Plot No:-44 Area Adm Sq.Mtrs:-186.19,Old Survey No:-255/Paikie 4,New Survey No:-19428 2.Plot No:-45Area Adm Sq.Mtrs:-19800 Survey No:-255/Paikie 5New Survey No:-19478 3.Plot No:-54Area Adm Sq.Mtrs:-195.1601 Survey No:-255/Paikie 6New Survey No:-1954, Situated At Village Chhatri, Taluka-Vapi, District Valsad Together With All Movables & Receivables, All Existing Buildings And Structures Thereon And Buildings And Structures As May Be Erected/Constructed There Upon Any Time From/After The Date Of Respective Mortgages And All Additions Thereto And All Fixtures And Furniture's Attached To The Earth Or Permanently Fastened To Anything Attached To The Earth, Both Present And Future And Bounded As Under. North By: Passage, South By: Open Space, East By: Flat No. 108, West By: Open Space, Measuring East To West On The Northern Side: NA, East To West On The Southern Side: NA, North To South On The Eastern Side: NA, North To South On The Western Side: NA	Rs. 952000/- (Rupees Nine Lacs Fifty Two Thousand Only)	Rs. 95200/- (Rupees Ninety Five Thousand Two Hundred Only)	17-08-2026 Before 5 PM	10,000/-	10-08-2026 (11AM - 4PM)	18-08-2026 (11 AM - 2PM)	NIL
2	Loan No. HL006261000000503 Nagar Ronak (Borrower) Chauhan Sweta Sarvajit (Co Borrower) Sumitranbhar Rajeshkumar Nagar	Notice date: 09-01-2026 Total Dues: Rs. 2812324/- (Rupees Twenty Eight Lakh Twelve Thousand Three Hundred Twenty Four Only) payable as on 09-01-2026 along with interest @12.35% p.a. till the realization.	Physical	All That Piece And Parcel Of The Non-Agricultural Plot Of Land In Majje: Village Bapod, R.S./Block No. 560, 560 Paiki 1, 560 Paiki 1 Paiki 1, T.P. Scheme No. 43, F.P. No. 1712, Admeasuring 3775 Sq. Mtrs., & Block/ Survey No. 561, T.P. Scheme No. 43, F.P. No. 18, Admeasuring 1576 Sq. Mtrs., Total Admeasuring 5351 Sq. Mtrs., Scheme Known As "Shreeji Vandan" Paiki Tower - C, 6th Floor, Flat No. C-601, Carpet Area Admeasuring 58.9354 Sq. Mtrs., Extra Terrace Area 62.15 Sq. Mtrs., And Attached Balcony Admeasuring 3.2146 Sq. Mtrs., Undivided Share Of Land Admeasuring 20.59 Sq. Mtrs., At Registration District & Sub District: Vadodara, District Vadodra & Bounded As Under: East: By Margin Then 18 Mtrs. Road, West: By Margin And Open Space Then Tower I, North: By Flat No. C-602, South: By Tower B.	Rs. 2990050/- (Rupees Twenty Nine Lacs Ninety Thousand Fifty Only)	Rs. 299005/- (Rupees Twenty Nine Lacs Ninety Thousand Five Only)	17-08-2026 Before 5 PM	10,000/-	10-08-2026 (11AM - 4PM)	18-08-2026 (11 AM - 2PM)	NIL
3	Loan No. HF0190H2010060 Vinod Kumar Singh (Borrower) Seema Devi (Co Borrower) Deepak Kumar Singh	Notice date: 11-02-2026 Total Dues: Rs. 1370223/- (Rupees Thirteen Lakh Seventy Thousand Two Hundred Twenty Three Only) payable as on 11-02-2026 along with interest @9.72% p.a. till the realization.	Physical	All The Piece And Parcel Of The Non Agricultural Plot Of Land In Majje Soyani, Lying Being Land Bearing R.S.No. 123, Block No. 146, & R.S. No. 130, Block No. 146A, R.S. No. 131/1- 131/1 Block No. 147, R.S. No. 132, Block No. 148, R.S.No. 133, Block No. 149, Total Admeasuring 41885.00 Sq. Mtrs., Known As "Royal Residency" Paikii As Per K. J. P. Block No. 146, Plot No. 217, (As Per Plan Plot No. H/217), Total Admeasuring 66.92 Sq. Mtrs., Road, C. O. P. Undivided Share Of Land Admeasuring 42.45 Sq. Mtrs., At Registration District & Sub-District Palsana & District Surat Within The State Of Gujarat. Boundaries:- East- By Plot No. 206, West- By Society Road, North- By Plot No. 218, South- By Plot No. 216.	Rs. 1037750/- (Rupees Ten Lacs Thirty Seven Thousand Seven Hundred Fifty Only)	Rs. 103775/- (Rupees One Lacs Three Thousand Seven Hundred Seventy Five Only)	17-08-2026 Before 5 PM	10,000/-	10-08-2026 (11AM - 4PM)	18-08-2026 (11 AM - 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd Floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email ID - Support@bankauctions.com. Contact Person - Dharni P, E-mail id: dharni.p@c1india.com, Contact No.9948182222. Please note that Prospective bidders may avail online trading on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/DD in the Account name - GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C, Account no. - 09155100028, IFSC code - ICIC000915, Branch Address - ICICI Bank Ltd, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before 17-08-2026 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address- 303 & 304, Aryaman Shopping Complex, 3rd Floor, Jetalpur Road, Vishwas Colony, Vadiwadi, Vadodara - 390020, Gujarat/ Girnar Khushbu Plaza, Office No. 52, Second Floor, GIDC, Vapi - 396195/ Office No. 607, ICC Complex, Opposite Civil Hospital, Besides Kadiwala School, Centre Point, Surat, Gujarat - 395002, Gujarat/ Mobile no. +91 8281138143 e-mail ID p.adith@grihumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction. This notice should also be considered as 30 DAYS (Thirty) notice to Borrower / Co-Borrower/ Mortgagee (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002. 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. Date: 18-07-2026, Place: Gujarat Sd/- Authorised Officer, Grihum Housing Finance Limited

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 Regd. Office : 9, M.P. Nagar, 1st Street, Kungu Nagar Extn, Tinpur-461607
 Corporate Office: Kohnoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai -400028, Tel: 022-6923111/9833546349

APPENDIX IV Rule 8 (1)
POSSESSION NOTICE (For Immovable property)

WHEREAS, The Authorized Officer of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE 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 30.03.2026 calling upon the Borrowers DABHI DHARMENDRA SINH and DABHI SHILPA BEN to repay the amount mentioned in the Notice being Rs. 22,85,160/- (Rupees Twenty-Two Lakh Eighty-Five Thousand One Hundred Sixty Only) against Loan Account No. HHLBAR09507322 as on 30.03.2026 and interest thereon within 60 days from the date of receipt of the said Notice.

Further OMKARA Assets Reconstruction Pvt. Ltd. (OARPL) acting into capacity as trustee of OMKARA PS 22/2024-25 Trust has acquired entire outstanding debt along with underlying securities vide assignment agreement dated 29.03.2026 from Samman Capital Ltd. Pursuant to the said assignment agreement dated 29.03.2026 OARPL a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with the Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the SARFAESI Act, 2002, having CIN No. U67100TZ2014PTC023063 and its registered office at 9, M. P. Nagar, 1st Street, Kungu Nagar Extn, Tinpur - 641607 and Corporate office at 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai -400028 acting in its capacity as the Trustee of "Omikara PS 22/2024-25 Trust", has stepped into the shoes of Assignor and becomes entitled to recover all the dues and enforce all rights, powers and benefits under the financial and security documents including guarantee and security documents executed for the purpose of availing the financial assistance provided by Assignor.

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 Symbolic 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 16th July 2026. The Borrowers/co-borrower 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 OARPL for an amount of Rs. 22,85,160/- (Rupees Twenty-Two Lakh Eighty-Five Thousand One Hundred Sixty Only) as on 30.03.2026 and interest thereon.

The Borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available to the borrower to redeem the Secured Assets by paying the outstanding dues.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Pieces Or Parcel Of Land Properties And/Or Under Together With The 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 Rights, Title And/Or Interests Dabhi Dharmendrasinh And Dabhi Shilpaben Therein: All That Right, Title And Interest Of Property Being Non Agricultural Plot Of Land In Majje Kapardi, Vadodara Lying Being Land Bearing R.S. No. 374, Block No. 170 & Block No. 170/Paiki 1, T.P. Scheme No. 41, F.P. No. 73, Total Admeasuring 3181.00 Sq. Mtrs. Known As 'sai Jala Heights', Tower A, Fourth Floor, Plot No. A/403, Carpet Area Admeasuring 37.48 Sq. Mtrs., Balcony Admeasuring 2.47 Sq. Mtrs., Construction Admeasuring 47.08 Sq. Mtrs., Undivided Share Of Land Admeasuring 16.57 Sq. Mtrs., Undivided Share Of Common Internal Road Admeasuring 0.4 Sq. Mtrs., Undivided Share Of Common Plot Admeasuring 3.42 Sq. Mtrs., At Registration District Vadodara, Sub District Vadodara, Gujarat - 390004, Owned By Dabhi Dharmendrasinh And Dabhi Shilpaben, Built And Bounded By In The: North: Flat No. A/404, East: Common Passage And Lift, West: 12 Mt.Road, South: Flat No. B/404

Authorized Officer
 Omkara Assets Reconstruction Pvt Ltd
 (Omkara PS 22/2024-25 Trust)
 Date: 16/07/2026
 Place: VADODARA

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 Corporate Office: Kohnoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar West, Mumbai - 400028, Contact No-9773406175

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 below mentioned Borrowers (s) and co-borrower (s) named hereinafter that the below described immovable properties mortgaged/charged to the Secured Creditor. The Authorized Officer of Edelweiss Housing Finance Limited in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice u/s 13(2) on 28.07.2018 thereby calling upon the borrower i.e. 1) Sanjay Santosh Panda (Borrower) 2) Pankajani Sangaykumar Panda (Co-Borrower) for repayment of outstanding amount aggregating to of Rs.16,16,940/- (Rupees Sixteen Lakh Sixteen Thousand Nine Hundred Forty Only) as on 24.07.2018 plus interest and other charges, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

Further, OMKARA Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of OMKARA PS 33/2020-21 Trust) has acquired entire outstanding debts lying against the above-mentioned borrowers/borrowers/mortgagees vide Assignment Agreement, dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor. Accordingly, OARPL has stepped into the shoes of assignors and is empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took physical possession of the below-mentioned property from the assignor.

Now therefore the Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues. The property 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 Guarantor (s). The description of the immovable property along with details of reserve price and earnest money deposit (EMD) is as mentioned below:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD/ Bid Increment Amount
Old survey 169, new survey 309, Ankleshwar Valia road, Gokul society-2 flat no. A-23,3rd floor, Akshardham apartment, near Ragni cinema, bhadrakholi village, Ankleshwar, Bhavnagar district, Gujarat- 393002, Area: 944 sq. ft.	Rs. 7,20,000/-	Rs.72,000/-

Date of E-Auction & Time 04.08.2026 at 11:00 am
Minimum Bid Increment Amount Rs. 10000/- (Rupees Ten Thousand)
Inspection of the property Date: 01.08.2026 to 03.08.2026, Time: 11 AM to 12 PM
Last date and time for submission of bid letter of participation/KYC document/Proof of EMD: 03.08.2026 by 6:00 pm

For detailed terms and conditions of the sale please refer to the link provided on secured creditor website <http://omkaraassets.com/auction.php>, and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 Email- pratiksha.patel@omkaraassets.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 -86666 82937 E-mail - Maharashtra@india.com. Intending bidders shall comply and give declaration under section 23A of Insolvency and bankruptcy code 2016.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W 9(1) OF STATUTORY 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 and 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 desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. 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: 18.07.2026 Sd/- Authorized Officer, OMKARA Assets Reconstruction Pvt Ltd.
 Place: Bhauruch (Acting in its capacity as a Trustee of OMKARA PS 33/2020-21 Trust)

PoojaWestern Metals Limited
POOJAWESTERN METALIKS LIMITED
 CIN: L27320GJ2016PLC094314
 Regd Office: Plot No.1, Phase II, GIDC, Dared, Jamnagar, Gujarat - 361004, India
 Email: poojametals@gmail.com, Website: www.poojametals.com Tel.: +91 288 2730088

NOTICE OF POSTAL BALLOT

NOTICE is hereby given pursuant to the provisions of Section 108 and 110 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 (as amended from time to time) General Circular No. 09/2023 dated 25th September, 2023 and General Circular No. 09/2024 dated September 19, 2024 subsequent circulars issued in this regard latest being General Circular No. 3/2025 dated September 22, 2025 and other relevant Circulars issued by the Ministry of Corporate Affairs ("MCA") from time to time ("MCA Circulars"), the Secretarial Standard-2 on General Meetings issued by the Institute of Company Secretaries of India ("SS-2"), the resolutions as set out in the notice for Special Business are proposed to be approved, through Postal Ballot by way of remote electronic voting (e-voting) process only.

The Postal Ballot is accordingly being initiated in compliance with the MCA Circulars and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, as provided in the said MCA Circulars, hard copy of Postal Ballot Notice, Postal Ballot Forms and pre-paid business envelope, will not be sent to the shareholders for this Postal Ballot. The Company will send Postal Ballot Notice by email to all its shareholders who have registered their email addresses with the Company or depository / depository participants and the communication of assent / dissent of the members will only take place through the remote e-voting system.

In light of the MCA & SEBI Circulars, for remote e-voting for this postal ballot, the shareholders whether holding equity shares in demat form or physical form and who have not submitted their email addresses and in consequence to whom the remote e-voting notice could not be serviced, may temporarily get their e-mail addresses registered with the Company, where:

- In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to: poojametals@gmail.com.
- In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to poojametals@gmail.com. If you are an Individual shareholder holding securities in demat mode, you are requested to refer to the login method explained at step 1 (A) i.e. Login method for e-Voting for Individual shareholders holding securities in demat mode.
- Alternatively, shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

The Company has entered into an agreement with National Securities Depository Limited ("NSDL") for facilitating remote e-voting to all the Members. Members may note that the voting period commences from Saturday, July 18, 2026 (9.00 A.M. IST) and ends on Sunday, August 16, 2026 (5.00 P.M. IST) (Both days inclusive). During this period, the Members of the Company holding equity shares either in physical form or dematerialised form, as on Friday, July 10, 2026 ('cut-off date') shall only be entitled to avail the facility of remote e-voting and such Members may cast their vote electronically. A person who is not a member as on cut-off date should treat this notice for information purpose only. The e-voting module will be disabled for voting after Sunday, August 16, 2026 by NSDL and remote e-voting shall not be allowed by member before the said date and time. Once vote on a resolution is cast by the member, he/she shall not be allowed to change it subsequently or cast the vote again. The detailed procedure for voting has been mentioned in the Postal Ballot Notice.

The Board of Directors of the Company has appointed M/s. SCS and Co. LLP (FRN: L22020GJ008700), Company Secretaries as the Scrutinizer for conducting the postal ballot and remote e-voting and to scrutinize the votes received through remote e-voting in a fair and transparent manner. The result of postal ballot shall be declared on or before Tuesday, August 18, 2026 at the registered office of the Company and will also be posted on the Company's website www.poojametals.com and communicated on the same day to stock exchange and e-voting agency.

Member who have not received the Postal Ballot Notice