Date: 31.05.2025

Place : Surat

SATURDAY, MAY 31, 2025

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [See proviso to rule 8 (6) read with 9(1)]

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 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower M/s Shivam Sales and co-borrowers Mr. Jayeshbhai Bachubhai Gajera & Mrs. Kantaben Jayeshbhai Patel that the below described immovable property mortgaged/charged to the Secured Creditor i.e. Omkara Assets Reconstruction Pvt Ltd. (OARPL) Further vide Registered Assignment Agreement dated 15:06:2020, ECL Finance Limited has absolutely assigned & transferred the financial asset/entire outstanding debt lying against the said borrowers & mortgagor guarantor along with underlying securities and their all rights and powers in favor of OARPL acting in the capacity of Trustee of PS 04/2020-21 Trust related to the credit facility provided to Borrower/ Co-Borrowers. Further OARPL acting in the capacity of Trustee of PS 04/2020-21 Trust has taken physical possession of the secured asset.

Accordingly, OARPL has stepped into the shoes of ECL Finance Limited, the original secured creditor and become is entitled to recover dues and enforce the securities. Property will be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Action "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 18.06.2025 at 11.00 am (last date and time for submission of bids is 17.06.2025 by 6.00 PM), for recovery of Rs. 18,41,258.42/- (Rupees Eighteen Lakh Forty-One Thousand Two Hundred Fifty-Eight and Forty-Two Paisa only) as on 22.07.2020 Plus Interest and Expenses.

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

DESCRIPTION OF THE PROPERTY Shop No 1, on the ground Floor, Vivek Residency, Survey No. 18/1 Block NO. 24, Moia

Village Saniya Hemad Gam, Kadodara Road, Surat. Reserve Price: Rs.10.12.500/-EMD: Rs.1,01,250/-

Date of E-Auction: 18.06,2025 at 11.00 A.M to 2.00 P.M 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: 17.06.2025 by 6:00 pm

Date of Inspection: 13.06.2025 between 01.00 pm to 04.00 pm Known Liabilities: To the best of our knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should

make their own independent inquiries regarding the encumbrances, title of the properties This publication is also a Fifteen-days' notice to the borrowers/co-borrowers under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Rajendra Dewarde - 9324546651 and Email- pratiksha.patel@omkararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile:88666 82937 Email Maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 04/2020-21 Trust)

## सेन्ट्रल जेंड ओइ ઇन्डिया सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India "CENTRAL" TO YOU SINCE 1911

BRANCH : KODKI

APPENDIX-IV (See Rule 8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Central Bank of India, Kodki Branch 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 (2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 13.02.2025 calling upon the Borrower Mrs. Khushiben Jitesh Harpani (Borrower) & Mr. Ratanshi Lalji Harpani (Co-Borrower) to repay the amount mentioned in the notice being Rs. 54,29,413/- (In Words Rupees Fifty Four Lakh Twenty Nine Thousand Four Hundred Thirteen Only) plus interest w.e.f. 13.02.2025, within 60 days from the date of receipt of the said Notice.

The Borrower 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 13 (4) of the said Act read with rule 9 of the said rules on this 26th day of May of

The Borrowers in particular and the Public in general is hereby cautioned not to deal with the Property and any dealings with the property will be subject to the charge of the Central Bank of India, Kodki Branch for an amount Rs. 54,29,413/- (In Words Rupees Fifty Four Lakh Twenty Nine Thousand Four Hundred Thirteen Only) and interest thereon w.e.f. 13.02.2025 plus other charges. (Amount deposited after issuing of Demand Notice U/Section 13(2) has been given effect:)

DESCRIPTION OF THE IMMOVARI E PRODERTY

177	DESCRIPTION OF THE IMMOVABLE PROPERT	Y
Sr. No.	Description of the Secured Assets / Immovable Property	Details of Mortgage Deed / Document
1	All that Piece & Parcel of Commercial Shop No. 2, Ground Floor, Gram Panchayat Assets No. 2/ 140, Gram Panchayat Khata No. 19, Shop Area G.F. 18.21, F.F. 22.76, Total Area 40.97 Sq. Mtrs., Village - Ratanpar (Mau Moti), Ta. Mandvi, Kachchh. Boundaries: North: Plot of Damyantiben Mohanlal Bhimani, South: Road, East: G.P. No. 2/139, West: G.P. No. 2/141	As per Mortgage Deed No. 0530 Dated 04.02.2021
2	All that Piece & Parcel of and Commercial Shop No. 3, Ground Floor, Gram Panchayat Assets No. 5/ 164/ A.B.S./ A-3, Vill. Gadhshiha, Ta. Mandvi, Dist. Kachchh. Carpet Area: 50.37 Sq. Mtrs, Builtup Area: 62.96 Sq. Mtrs, Boundaries: North:	As per Mortgage Deed No. 0530 Dated

Date: 31.05.2025, Place: Bhuj Sd/- Authorised Officer, Central Bank of India

Shop No. 2, South: House of Jain Mahajan, East: Stairs, West:

## YARN SYNDICATE LTD

CIN: L51109GJ1946PLC153972 Registered Office: 13 S No-10 Devraj Estate Nr Balaji, Petrol Pump Pirana Road Piplaji Saijpur, Ahmedabad, Ahmadabad City, Gujarat, India, 382405

Extract of Standalone Audited Financial Results for the Quarter and Year ended 31/03/2025

Sr. No	Particulars	Quarter Ending on 31.03.2025	Year to date Figures as on 31.03.2025	Three Months Ended in the Previous Year 31.03.2024	Year to Date figures in the Previous Year 31.03.2024
1 2	Total income from operations (net) Net Profit for the period (before Tax,	3,266.41	4,961.42	104.62	251.53
	Exceptional and/or Extraordinary items) Net Profit for the period before Tax, (after	117:10	142.74	-7.79	8.08
4	Exceptional and/or Extraordinary items) Net Profit for the period after tax (after	117,10	142.74	-7.79	8.08
5	Exceptional and/or Extraordinary items)	111.51	137.15	-3.80	8.08
7	period (after Tax)	111.51	137.15	-3.80	8.08
6	Equity Share Capital	1275	1275	1275	1275
7	Face Value of Equity Share Capital	10/-	10/-	10/-	10/-
8	Earnings Per Share (Basic/ Diluted)	0.87	1.08	-0.05/-0.09	0.1/0.2
Extra	act of Consolidated Audited Financial	Results fo	r the Quar	ter and Year en	ded 31/03/2025
1 2	Total income from operations (net) Net Profit for the period (before Tax,	3,266.41	5,429.87	351.99	498.90
3	Exceptional and/or Extraordinary items) Net Profit for the period before Tax. (after	117.10	107.67	124.37	140.25
13	Exceptional and/or Extraordinary items) Net Profit for the period after tax (after	117.10	107.67	124.37	140.25
	Exceptional and/or Extraordinary items) Total Comprehensive income for the	111.51	102.08	128.36	140.25
85	period (after Tax)	27.9	-129.15	128.36	140.25
6	Equity Share Capital	1275	1275	1275	1275
7		10/-	10/-	10/-	10/-
8		0.22	-1.01	1.56/0.04	1.70/0.04

Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarterly and year ended Financial Results are available on the Stock Exchange website i.e. www.bseindia.com and also on the website of the Company i.e



For, YARN SYNDICATE LTD RAVI NIRANJAN PANDYA DIN: 09509086 Managing Director

(7 In Lakhs except EPS)

## **IDFC FIRST Bank Limited**

IDFC FIRST (erstwhile Capital First Limited and Bank amalgamated with IDFC Bank Limited)

CIN: L65110TN2014PLC097792 Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

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

Whereas the undersigned being the Authorised Officer of the IDFC FIRST Bank Limited erstwhile Capital First Limited and amalgamated with IDFC 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 a demand notice dated 22.03.2025 calling upon the borrower, co-borrowers and guarantors 1. MODI SONS, 2. PARIMALBHAI HARISHBHAI MODI, 3. PARIMALBHAI HARISHBHAI MODI (IN THE CAPACITY OF AVAILABLE LEGAL HEIR OF LATE VIMALKUMAR HARISHBHAI MODI) to repay the amount mentioned in the notice being Rs. 47,88,294.99/- (Rupees Forty Seven Lac Eighty Eight Thousand Two Hundred Ninety Four And Ninety Nine Paise Only) as on 21.03.2025 within 60 days from the date of receipt of the said Demand notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower 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 Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 29th day of MAY 2025.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of THE IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of Rs. 47,88,294.99/- (Rupees Forty Seven Lac Eighty Eight Thousand Two Hundred Ninety Four And Ninety Nine Paise Only) 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 redeem the secured assets.

## Description of the Immovable properties.

Item No. 1:- All That Piece And Parcel Of Immovable Property, Premises Of Flat No. B/903, Admeasuring 1111.00 Sq. Fts. I.e. 103.22 Sq. Mtrs. (super Built Up Area) & Admeasuring 699.11 Sq. Fts. I.e. 64.95 Sq. Mtrs. (Built Up Area), Alongwith Proportionate Undivided Share In Ground Land, "B-Building", "Nineth Floor", "Galaxy Imperiya" Developed Upon Land Bearing Revenue Survey Nos. 234/1 & 234/2, Block No. 231, T.p. Scheme No. 10 (pal), Final Plot No. 154 N.a. Land Paikee. Situated At Moje: Village Pal, Sub- District & Taluka: Surat City, District: Surat, State: Gujarat-395009, And Four Boundaries Of The Property:- East: Final Plot No. 195 West: T.P. Road North: Final Plot No. 155 South: Final Plot No. 153 Item No. 2:- All That Piece And Parcel Of Immovable Property, Premises Of Flat No. B/904, Admeasuring 1041,00 Sq. Fts. I.e. 96.75 Sq. Mtrs. (Super Built Up Area) & Admeasuring 694.88 Sq. Fts. I.e. 64.58 Sq. Mtrs. (built Up Area), Alongwith Proportionate Undivided Share In Ground Land, "B-Building" "Nineth Floor", "Galaxy Imperiya" Developed Upon Land Bearing Revenue Survey Nos. 234/1 & 234/2, Block No. 231, T.p. Scheme No. 10 (Pal), Final Plot No. 154 N.a. Land Paikee. Situated At Moje: Village Pal, Sub- District & Taluka: Surat City, District: Surat, State: Gujarat-395009, And Four Boundaries Of The Property:- East: Final Plot No.

195 West; T.P. Road North: Final Plot No. 155 South: Final Plot No. 153

Date: 29-05-2025 Place: GUJARAT Loan Account No: 31639494

interest, charges and costs etc...

Name & Address of

oan Account Number

on 30.05.2025

Description of

mmovable Property

Reserve Price in INR

E-auction date and time

ast date of submission

Bid Increment Amount in Rs.

Encumbrance Known to

Date of Inspection of

- auction Portal

Secured Creditor

Date: 30.05.2025

Place: Pune

of EMD

Property

Statutory Demand Notice | Notice dated 26.07.2024

u/s.13(2) Date & Amount | Demand amount Rs.7183128.01/-

**BAJAJ FINANCE LIMITED** 

Complex Mumbai Pune Road Akurdi Pune 411035.

Registered Office: Bajaj Finance Limited, C/o Bajaj Auto Limited

Rules ('the Rules') for recovery of the dues detailed as under:

Corporate Office: Bajaj Finance Ltd., Off Pune-Ahmednagar Road, Viman Nagar, Pune 411014

Branch Office: Bajaj Finance Limited, 1St Floor Shop No 128 Landmark Building Near

Dist. Court Tokharkhada Silvassa 396230: Authorized Officer's Details: Name: Arsalan

Shekh, Legal Manager, Email ID: arsalan.shekh@bajaifinserv.in Mob No. +91 8200909372

APPENDIX- IV-A (See proviso to rule 8 (6))

e-Auction Sale Notice Under SARFAESI Act 2002

Sale of Immovable Assets Under the Securitization and Reconstruction of Financial

Assets and Enforcement of Security Interest Act, 2002 ("ACT")

Notice is hereby given to the public in general and to the Borrowers/Co-

borrowers/Mortgagor(s) in respect of below mentioned secured asset which is

mortgaged with Bajaj Finance Limited ("BFL"), and possession of which had been taken

by undersigned Authorised Officer of BFL under the provisions of the ACT will be sold by

Auction for recovery of the amount mentioned hereunder and further applicable

The secured asset described below is being sold on "AS IS WHERE IS, AS IS WHAT IS

AND WHATEVER THERE IS" under Rule No. 8 & 9 of the Security Interest (Enforcement)

Particulars of E-auction

1.Mr. Manish Vijay Patil R/o. 702 Samudra Apartment Sea

Face Road Beside Brighton Hotel Nani Daman Daman And Diu 396210 Dadra & Nagar Haveli, Also At R/o, 11/B Omkar House Himalsinh Park B/h. Sanskardham School Vapi Chharwada Road Valsad 396191 Gujrat. Also At R/o. Plot No.27(Final

P.No.42), Sr.No.538/1 + 538/2 + 539/1/Paikee/ 12, Khata

No.1290, Gram Panchayat House No.1740/14, At. Shree Ram Nagar Society, Nr. Entrance Gate Of Udwadagam, Moje.

2. Mrs. Samta Manish Patil R/o. Flat No. 702 Samudra

Apartment Sea Face Road Daman Daman And Diu Daman

396210 Dadra And Nagar Haveli Also At R/o. 712/2 D Type

3. M/s. Ecoindia Electromech Private Limited Thr. Its Director

Manish Patil R/o. Eco House Plot No.48 Shri Ramnagar Kolak

Udwada Valsad Gujarat 396375 Contact- 9687636400/

9825110580 E-Mail Id- manish.patildaman@gmail.com;

Five Hundred Fifty Five and Sixty Seven Paisa Only) for LAN

P6M1PBS5659572 and Rs. 20,63,643.66/- (Rupees Twenty

Lakhs Sixty Three Thousand Six Hundred Forty Three and

All That Piece And Parcel Old Survey No. 538/1 + 538/2 + 539/1

Palkee 12 Palkee Plot No. 27 (Original Plot No. 42) House No.

1740/14 Village Udwada Tai, Pardi Valsad 396185 Gujrat (Area

Adm. 2178 Sq.Ft.). Bounded As: On East-Adj, Property & Plot

No. 43; On West-Adj. Property; On North-Adj. Commom Plot;

Rs.7106161.5/- (Rupees Seventy One Lakhs Six Thousand

Rs.710616/- (Rupees Seven Lakhs Ten Thousand Six Hundred

From 01/06/25 to 14/06/25 on working day between 9.30 AM

Mortgaged Property

**Authorized Officer** 

Bajaj Finance Ltd.

Sixty Six Paisa Only) for LAN P6M1PBS6506409

One Hundred Sixty One and Five Paisa only)

Udwadagam, Tal. Pardi, Dist. Valsad-396185.

Govt. Qtrs. Sector 8 Gandhinagar 382010 Gujrat

P6M1PBS5659572 & P6M1PBS6506409

Outstanding Amount as Rs. 60,61,555.67/- (Rupees Sixty Lakhs Sixty One Thousand

manish@ecoindiagroup.com

On South-Internal Road

16/06/25 2:00 pm to 4:00 pm

to 5 PM with Prior appointment

Public in General and Borrowers in particular please take notice that if in case auction on

date scheduled herein fails for any reason whatsoever then secured creditor may enforce

security interest by way of sale through private treaty, at the discretion on of the secured

creditor. For detailed terms and conditions of the sale, please refer to the link

https://bankauctions.in.and.https://www.bajajfinserv.in/auction-notices

https://bankauctions.in

Sixteen Only)

14/06/25

Rs.25000/-

**Authorised Officer IDFC First Bank Limited** (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

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FINSERV

**AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED** Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6)) That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular No. RBI/2018-19/ 203, DBR.No. BP. BC. 45/21.04. 048/2018-19 dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (Hereinafter referred to as "RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai- 400028 and Branch Office: Work Easy Co Working Space C/o. Authum Investment & Infrastructure Ltd 2nd Floor, Cross Roads Above Jaddu's Hotel Nr R.P.J. Hotel Kalawad Road Rajkot 360005 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankeauctions.com.

Borrower(S) /Co-Orrower(S)	Demand Notice Date And Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
/Guarantor(S)	2011	Total Outstanding	
Loan A/C No.	26th Juny,2018 &	7TH DEC 18	Rs. 8,37,912/- (Rupees Eight
RHAHRAJ000053666 Branch: Rajkot	Rs. 8,20,823/- (Rupees Eight Lakh Twenty Thousand	Total Outstanding as on 27/05/2025	Lakh Thirty Seven Nine Hundred Twelve Only)
1) Rajeshbhai	Eight Hundred Twenty-Three	Rs. 28,90,129/- (Rupees	Earnest Money Deposit (EMD) :
Rudabhai Tank 2) Nilesh Rajubhai Tank	Only) Bid Incremental:	Twenty Eight Lakh Ninety	Rs.83,791.2/- (Rupees Eighty
3) Rekhaben	Rs.15000/- (Rupees Fifteen	Thousand One Hundred &	Three Thousand Seven
Rajeshbhai Tank	Thousand Only)	Twenty Nine Only)	Hundred Ninety One and Twenty
Rajestibilai falik	Thousand Only)		Paisa Only)

Description Of the Immovable Property/ Secured Asset: All that Piece And Parcel Of Structure Admesuringflat No F 166 Of R.s. No. 297(P)M Ward No. 10, Nr

ı	36.42 Sq.mt. Built Up Area On Second Floor Block No 7 Anand Nagar Colony Situated At Rajkot, R.s. No. 297(P)M Ward No. 10, Nr								
ı	Gnanganga School Off Kothariya Road Rajkot Rajkot Gujarat-360004.								
ı	Loan A/C No.	24th September,2018 &	27TH JUNE,2019	Rs.8,15,850 /- (Rupees Eight					
ı	RHAHRAJ000034256 &	Rs.10,08,593/- (Rupees Ten	Total Outstanding as on	Lakh Fifteen Thousand Eight					
ı	RHATRAJ000034379	Lakh Eight Thousand Five	27/05/2025	Fifty Only)					
ı	Branch: Rajkot	Hundred Ninety Three Only)	Rs. 28,28,248/- (Rupees	Earnest Money Deposit (EMD) :					
ı	1) Hirenbhai Jagdishbhai Gohel		Twenty Eight Lakh Twenty	Rs.81,585/- (Rupees Eighty One					
ı	2) Jignasha Hirenbhai Gohel	(Rupees Fifteen Thousand	Eight Thousand Two Hundred	Thousand Five Hundred Eighty					

Description Of The Immovable Property/ Secured Asset: All That Piece And Parcel Of Structure Admesuringflat No-B-401 4th Floor Manglam Bulding-B Nr.nageshwar Temple Oof.jamnagr Road Ghanteshwar Rajkot Gujarat-360004.

Nisarg Palace Ashopalava Park - 3 Opp Omkar School Off 80 Ft Road Off Kothariya Road Rajkot Gujarat-360001."

Loan A/C No.	11th Juny, 2017 &	
RHAHRAJ000030233	Rs.17,68,159/- (Rupees	
Branch: Rajkot	Seventeen Lacs Sixty-Eight	
1)Deveshbhai Hasmukhbhai	Thousand One Hundred	
Sakdecha	Fifty Nine Only)	
2)Hasmukhbhai Babubhai	Bid Incremental : Rs.15000/-	The
Sakdecha	(Rupees Fifteen Thousand	''''
3) Kashmiraben Hasmukhbhai	Only)	
Sakdecha		
4) Pankajkuamr Vasantbhai		

11TH JUNY.2019 Total Outstanding as on 27/05/2025 Rs.59,63,286/- (Rupees Fifty Nine Lakh Sixty Three housand Two Hundred Eighty

Forty Eight Only)

Six Only)

Rs.14,81,878/- (Rupees Fourteen Lakh Eighty One Thousand **Eight Hundred Seventy Eight** Only)

Five Only)

Earnest Money Deposit (EMD): Rs.1,48,187.8/- (Rupees One Lakh Forty Eight Thousand One **Hundred Eighty Seven Point** Eight Only)

Sarpadiya Description Of The Immovable Property/ Secured Asset: "All That Piece And Parcel Of Structure Admesuringflat No 202 2nd Floor

	and the second s		
		27TH JANUARY,2020 Total Outstanding as on 27/05/2025 Rs. 25,93,277/- (Rupees Twenty Five Lakh Ninety Three Thousand Two Hundred Seventy Seven Only)  That Piece And Parcel Of Structuariya Road Rajkot Rajkot Gujarat-3	
Loan A/C No. RHAHRAJ000045348 Branch: Rajkot 1) Chetan Chandulal Kadivar 2) Sonalben Chetan Kadivar	11th Juny ,2017 & Rs.10,92,660/- (Rupees Ten Lacs Ninety-Two Thousand Six Hundred Sixty Only) Bid Incremental : Rs.15000/- (Rupees Fifteen Thousand Only)	6TH AUGUST,2019 Total Outstanding as on 27/05/2025 Rs. 39,96,403/- (Rupees Thirty Nine Lakh Ninety Six Thouasand Four Hundred Three Only)	Rs.8,75,582/- (Rupees Eight Lakh Seventy Five Thousand Five Hundred Eighty Two Only) Earnest Money Deposit (EMD) : Rs. 87,558.2/- (Rupees Eighty Seven Thousand Five Hundred Fifty Eight and Twenty Paisa

Only) Description Of The Immovable Property/ Secured Asset: "All The Piece And Parcel Of The Immovable Property Bearing Fl No.101,1st Flr, Shivnandan Residency, Sur No.5/1 Of Sheet No.a/8, , Pancheshwar Tower Road, Jamnagar, Kalawad, Gujarat-360362. 26th May,2018 & Loan A/C No. 28TH FEBRUARY,2020 Rs.10,11,904/- (Rupees Ten Lakh Eleven Thousand Nine Hundred RHAHRAJ000057782 Rs.10,16,592/- (Rupees Ten Total Outstanding as on Lacs Sixteen Thousand Five Branch: Rajkot Four Only) 27/05/2025 Hundred Ninety-Two Only) 1) Bharatbhai Parsotambhai Earnest Money Deposit (EMD) Rs. 33,60,001/- (Rupees Thirty

Jolapara Bid Incremental: Three Lakh Sixty Thousand Rs.1,01,190.4/- (Rupees One 2) Shitalben Bharatbhai Rs.15,000/- (Rupees Fifteen Lakh One thousand One One Only) Thousand Only) Jolapara **Hundred Ninety and Forty** 3) Dharmesh Nandlalbhai Jalera Paisa Only) **Description Of The Immovable Property/ Secured Asset:** "All That Piece And Parcel Of Structure Admesuringflat No B-202 2nd Floor Akshratit Arcade B Building Bh Atithi Party Plot Opp Tapsi Hotel Opp Om Tirupati Balaii Park Raikot Guiarat-360004"

L	1 loof Aksiliatit Alcade B Building Bif Attitif Farty Flot Opp Tapsi Flotel Opp Off Flidpatt Balaji Fark Kajkot Gujarat-300004						
ı	Loan A/C No.	11th May, 2017 &	6TH AUGUST,2019	Rs.15,85,980/- (Rupees Fifteer			
l	RHAHJAM000024160	Rs.12,27,614/- (Rupees	Total Outstanding as on	Lakh Eighty Five Thousand			
l	Branch: Jamnagar	Twelve Lacs Twenty Seven	14/04/2025	Nine Hundred Eighty Only)			
l	1) Savaliya Samir Dhanjibhai	Thousand Six Hundred	Rs.38,84,354/- (Rupees	Earnest Money Deposit (EMD)			
l	2) Savaliya Meetaben	Fourteen Only)	Thirty Eight Lakh Èighty Four	Rs.1,58,598/- (Rupees One Lak			
l	Samirbhai	Bid Incremental :	Thousand Three Hundred Fifty	Fifty Eight Thousand ninety			
l		Rs.15000/- (Rupees Fifteen	Four Only)	Three Only)			
ı		Thousand Only)	4				
l	Description Of The Immovable Property/ Secured Asset: "All That Piece And Parcel Of Immovable Property Plot No 73/D Mayo						
ı	Baug Raniit Sagar Road Jampac	gar Payan Chakli Jamnagar Gu	uiarat."				

Rs.11,50,931/- (Rupees eleveen 23rd August, 2019 & 28TH FEBRUARY, 2020 Loan A/C No. RHAHRAJ000031131 Rs.16,16,210/- (Rupees Lakh Fifty Thousand Nine Total Outstanding as on Branch: Rajkot **Hundred Thoirty One Only)** Sixteen Lakh Sixteen 27/05/2025 1) Ripalbhai Pravinbhai Thousand Two Hundred Ten **Earnest Money Deposit (EMD)** Rs.39,69,871/- (Rupees Thirty Ghorecha Only) Nine Lakh Sixty Nine Thousand Rs.1,15,093/- (Rupees One Lakh 2)Parulben R Ghorecha Bid Incremental: Rs.15000/-Fifteen Thousand ninety Three Eight Hundred Seventy One Only) (Rupees Fifteen Thousand Only)

Shri Ram Kutir Compl Ex Ramnagar St No-2 Nr Ram Mandir & Pdm College Off Gondal Road Rajkot Rajkot Gujarat-360004." EMD Last Date : 16th Jun 25 | Date/ Time of E-Auction : 17th Jun Date Of Inspection :- 10th Jun 25 till 5:00 PM 25 11:00 -13:00 Mode Of Payment : All Payment Shall Be Made By Demand Draft In Favour Of "Authum Investment & Infrastructure Limited" Payable At Rajkot Or Through Rtgs/Neft The Accounts Details Are As Follows: A) Name Of The Account: - Authum Investment &

Description Of The Immovable Property/ Secured Asset: "All That Piece And Parcel Of Structure Admesuringflat No C 2nd Floor

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.

Infrastructure Limited Chd A/C B) Name Of The Bank: Hdfc Bank Ltd., C) Account No: 99999917071983, D) Ifsc Code: Hdfc000119.

2. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd ,Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26 )Support Email – Support@bankeauctions.com , Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com

For further details and queries, contact Authorised Officer: Mr. Shivrajsinh Chudasama – (Ph. 9712175252) This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.

Date: 31.05.2025 SD/-.Authorized Officer

# STATE BANK OF INDIA Bareja Branch (13455)

04.02.2021

It is hereby brought to the notice of the following gold loan borrowers, their legal heirs, persons engaged in business of gold jewellery/ ornaments/ coins and public that despite repeated reminders/ notices by the bank, the following borrower is not repaying his dues to the

Notice is hereby published that if he fails to deposit all the dues in his respective gold loan account (including up to date interest and all cost charges/ expenses) by 31-05-2025, then from 11:00 am of 02-06-2025 the pledged gold jewellery/ ornaments/ coins will be put for public auction in the state bank of India respective branch premises for this. Bank shall not be held responsible for any inconvenience or damage caused to the borrower and no allegations or representations will be entertained from any borrowers in this regard. Personas interested to take part in the bidding should deposit Rs. 500.00 with the branch manager before the scheduled date/ time towards

case the bidding price so arrived at, is observed to be low or inadequate. Further if needed be, bank reserve the right to change date, time or

ACCOUNT NO.	Drancii Name	Name of Borrower	Muuress	of the Gold
42543421247	Bareja	Bharatkumar Natvarbhai Parmar s/o Natvarbhai Parmar	712, Vankar Vas, Mahijda, Taluka Daskroi, Distt Ahmedabad	30.10 grams
Date : 31-05-20	25 Place Ahme	edahad	Authorized Officer St	ate Bank of India

**बैंक ऑफ़ बड़ौदा** Bank of Baroda

Sayedpura Branch: Swaminarayan Bhavan, Hathupura Char Rasta, Sayedpura, Surat - 395003, Phone No.: 0261-2417333, E-mail: sayedp@bankofbaroda.com

DEMAND NOTICE (Under Sub-Section (2) of Section 13 of the SARFAESI Act, 2002)

2002, hereinafter called "The Act" A/c Mr. Bipin Karamshibhai Dobariya, Mrs. Komal Bipinkumar Dobariya, Mr. Karamshibhai

above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Type of Facility	Limit	Rates of Interest	0/s as on 21.05.2025 (inclusive of interest up to 21.05.2025)
Housing Loan (06370600002226)	5,21,466/-	9.05%	Rs. 5,18,699.95 + unapplied interest + legal & other charges
Top up Loan (06370600002247)	15,08,000/-	9.65%	Rs. 15,28,285.77 + unapplied interest + legal & other charges

of B - Building (as per sanction plan) of E-Wing of Siddhi Vinayak Residency, constructed on the land bearing R S No. 14, TP Scheme No. 26 (Singanpore), Final Plot No. 17, adm. 2321 Sq. Mtrs. of Village - Singanpore, Surat Sub District, District - Surat, Gujarat, belonging to Mr. Karamshibhai Manjibhai Dobariya. Bounded by : North : Flat No. E-101, South : Adj. Margin, East : Adj. Margin, West : Adj. Flat No. E-103.

You are also liable to pay further contractual rate of interest on the above amount from 22/05/2025 till realization. Since entire amount is overdue, you are also liable to pay penal interest @ 2% p.a. (simple interest). Please note that the Bank has calculated and claimed penal interest of 2% p.a. (simple interest). The account statement is enclosed herewith., (2). As you are aware, you have committed defaults in payment of interest/Installments on above loans/outstandings for the month on February - 2025 and thereafter. (3). Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 02.05.2025 (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon., (4). Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your fiabilities to the Bank aggregating Rs. 20,46,985.72 as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note... (5). Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full., (6). We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act., (7). We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available., (8) Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Date: 21.05.2025, Place: Surat

CIN: L72900GJ1992PLCO17494

Registered Office: 108/B - 109 Sampada Complex, Mithakhali Six Roads,

Opp: Harekrishna Complex, Ahmedabad - 380009, Ph. No.: 079-26422081

E-mail id: charmsltd@yahoo.com website: www.charmsindustries.co.in

Extract of Audited Standalone Financial Results for the Quarter and

Year ended March 31, 2025

Audited

0.10

(3.79)

(3.79)

(3.84)

(3.84)

(0.09)

(0.09)

Note: The above is an extract of the detailed format of Audited Financial Results for the Quarter and Year ended

on March 31, 2025 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and

Disclosure Requirements) Regulations, 2015. The full format of the Quarterly/Yearly Financial Results are

available on the the website of the Company i.e. www.charmsindustries.co.in and on the website of BSE Ltd

410.61

Particulars

Total income from operations (net)

Net Profit / (Loss) for the period (before Tax,

Net Profit / (Loss) for the period before tax

Net Profit / (Loss) for the period after tax

[Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive

Other Equity excluding Revaluation

Earnings Per Share (of Rs. 2/- each) (for

continuing and discontinued operations)

Income (after tax)]

Equity Share Capital

(www.bseindia.com)

Date: May 29, 2025

Place: Ahmedabad

Basic:

Diluted:

(after Exceptional and/or Extraordinary items)

(after Exceptional and/or Extraordinary items)

Total Comprehensive Income for the period

Exceptional and/or Extraordinary items)

Quarter Ended

31.03.2025 31.12.2024 31.03.2024

3.21

(3.77)

(3.77)

(3.77)

(3.77)

410.61

(0.09)

(0.09)

(Un-Audited) Audited

https://www.yamsyndicate.in/

Date: 30.05.2025

Place: Ahmedabad

# NOTICE FOR PUBLIC AUCTION OF PLEDGED GOLD JEWELLERY/ ORNAMENTS

earnest money. Persons having taking part in the final bidding must be able to deposit full amount to the bank within 48 hours, failing which their earnest money, deposited with the bank will be forfeited. Bank reserve the right to cancel the auction without assigning any reason in place of the above scheduled auction or cancel the same without assigning any reason thereon.

Accont No.	Branch Name	Name of Borrower	Address	Gross weight of the Gold
42543421247	Bareja	Bharatkumar Natvarbhai Parmar s/o Natvarbhai Parmar	712, Vankar Vas, Mahijda, Taluka Daskroi, Distt Ahmedabad	30.10 grams

To, Mr. Bipin Karamshibhai Dobariya (Borrower), Mrs. Komal Bipinkumar Dobariya (Co-Borrower), Date: 21.05.2025 Mr. Karamshibhai Manjibhai Dobariya (Co-Borrower) & Mr. Ghanshyam Karamshibhai Dobariya (Co-Borrower), All Address ; E-102, Siddhivinayak Residency, Causeway Link Road, Singanpore, Surat - 395004. Mr. Dharamshibhai Virabhai Kakdiya (Guarantor), Plot No. 53, Tulsi Darshan Society, Nr. Yogi Chowk, Punagam, Surat - 395010.

Sub.: Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, Manjibhai Dobariya & Mr. Ghanshyam Karamshibhai Dobariya. Dear Sir/s, - Ref : Credit facilities with our Bank of Baroda, Sayedpura Branch, Surat We refer to our letter dated 03.01.2019 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the

Security Agreement with brief De	scription of	Securities :- All Rig	ht Title and Interest in the Immovable Property being Flat No. E-10 Floor together with undivided proportionate share in underneath la
Top up Loan (06370600002247)	15,08,000/-	9.65%	Rs. 15,28,285.77 + unapplied interest + legal & other charges
Housing Loan (06370600002226)	5,21,466/-	9.05%	Rs. 5,18,699.95 + unapplied interest + legal & other charges
Type of Facility	Limit	hates of interest	U/S as on 21.05.2025 (inclusive of interest up to 21.05.2025)

Authorised Officer, Bank of Baroda, Surat

(Rs. In Lakhs except per share data)

9.14

(0.61)

(0.61)

(0.54)

(0.54)

410.61

(0.01)

(0.01)

Year ended

Audited

3.36

(14.58)

(14.58)

(14.63)

(14.63)

410.61

(408.76)

(0.36)

(0.36)

31.03.2025 31.03.2024

Audited

39.46

(13.31)

(13.31)

(13.24)

(13.24)

410.61

(394.13)

(0.32)

(0.32)

## **CHARMS INDUSTRIES LIMITED**

U GRO

**U GRO Capital Limited** 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumb

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY) /hereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Towe , Equinox Business Park, LBS Road, Kurla, Mumbai 400070 ,under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with ule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, 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 under-

Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and The borrowers 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 UGRO Capital Limited for the amount mentioned in the notice together with interest

igned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4)

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 Possession

No.	Borrower Betans	Demand Notice	mortgaged i roperty	Date
1.	1. ANANDI POLY PRINT 2. SANGITA DEVI 3. PANNA LAL Loan Account Number: HCFSRTSEC00001043365	05-Mar-2025	All rights, title & interest in Non Agriculture Property bearing Pedhi/Firm No. 607 admeasuring 72.792 Sq meters i.e. admeasuring 60.66 Sq meters(Builtup), 6th Floor, Building Known and Identified as "Adatiya Awas" situated at Revenue Survey No. 67 to 74, 76 to 77, T.P. Scheme No. 8(Umarwada), F.P. No. 42, Ward Umarwada Noondh No. 3143 Known As Bombay Market Art-Silk Co-op.(Shop & Warehouse) Society Ltd, Situated at Village Umarvada, Taluka Surat District, Gujarat	28-05-2025
2.	2. AKASH SATISHKUMAR RATHOD 3. SATISHKUMAR CHHAGANLAL RATHOD 4. SUDHABEN SATISHKU- MAR RATHOD Loan Account Number: UGSRTSS0000034936	04/02/2025 for an amount of Rs. 1,41,17,938.76/- ( Rupees One Crore	25300 sq meters T.P Scheme No. 19 (Katargam), F.P No. 27. Ward (Katargam -3, Chalta No. 70, Sheet No. 78 situated at Village: Katargam, Tal Katargam, Dist. Surat Gujarat. Butted and <b>Bounded on the East:</b> Plot No. A-24, <b>North:</b> Plot NoA- 26, <b>West:</b> Plot No. A-22, <b>South:</b> Entry, Internal Road & Plot No. A-14.	28-05-2025
T PI	ace: GUJARAT		Sd/-(Authoris	ed Officer

For, CHARMS INDUSTRIES LIMITED SHIVKUMAR RAGHUNANDAN CHAUHAN MANAGING DIRECTOR DIN: 00841729

epaper.financialexpress.com

Date: 31.05.2025

Ahmedabad

For UGRO Capital Lim