

ANGEL ONE LIMITED

Regd. Off: 601, 6th Floor, Akruti Star, Central Road, MIDC, Andheri East, Mumbai - 400093 SEBI Registration No (Stock Broker): INZ00161534

PUBLIC NOTICE

This is to inform that, "Angel One", "AOSG-IA", "AI-Net-GEL Pro" applications on play store/IOS & "https://angelcommodity.in/", "https://www.angelcommodity.com" are wrongfully and deceptively using the brand name and logo of Angel One Limited to deceive the general public in believing it to be associated with Angel One Limited. Further, certain whatsapp / telegram groups are wrongfully and deceptively using the brand name, logo of Angel One Limited along with name & image of senior officer to deceive the general public in believing it to be associated with Angel One Limited. List of such impersonating groups can be accessed from link : https://www.angelone.in/caution-for-investors.

Investors and General Public are hereby informed that Angel One Limited does not have any association and/or relation, directly or indirectly with "Angel One", "AOSG-IA", "AI-Net-GEL Pro" applications or "https://angelcommodity.in/", "https://www.angelcommodity.com" or private whatsapp / telegram groups in any capacity.

Angel One Limited will not be liable in any manner of financial loss and/or consequence of dealing with such application or website. Please note that any person dealing with them will be dealing at his/her own risk and responsibility.

For ANGEL ONE LTD
Sd/-
Authorized Signatory

Date : 11.01.2025

State Bank of India

Home Loan Centre -2, Vidhyaraj Anex B1, Basant Vihar, Near Satya Sai School A.B. Road Indore (M.P.) 452010 Phone 0731-2570796

POSSESSION NOTICE FOR IMMOVABLE PROPERTY RULE 8(1)

Whereas, The Authorised Officer of State Bank of India under the Securitisation & 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) Rule, 2002 issued a demand notice to below mentioned borrower/guarantors to repay the amount within 60 days from the date of receipt of the said notice. Having failed to pay the said sum with further interest within the said period, Notice is hereby given to the borrower/guarantors and the public in general that the authorised officer of the State Bank of India has taken Physical Possession of the property described herein below in exercise of powers under section 13(4) of the said Act read with rule 9 of the said rules on the date mentioned against the name of borrower/guarantors. Any dealings with said property shall be subject to the charge of State Bank of India for the amount mentioned against the borrower & interest there on. The borrower's/guarantors 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.

S. No.	Name of Borrower	60 Days Notice Date Possession Date	60 Days Notice ₹ Amount	Description of the Mortgaged Property
1.	Borrowers- (1) Mr. Sanjay Sharma S/o Mr. Ram Babu Sharma, (2) Mrs. Poonam Sharma W/o Mr. Sanjay Sharma A/c No- 40531014524, 40531014603	21.10.2024 09.01.2025	₹ 23,77,190/- + Interest and Other Charges	N-136 Shubhangan, Village Balyakhedi Near Omaxe SIB Garden Indore Bypass Indore M.P., Area-807.30 sq. ft. Boundaries: East: 9 Mtr. Road, West: Plot No. N-127, North: 18 Mtr. Road, South: Plot No. N-137

Place : Indore, Date : 11.01.2025
Authorized Officer, State Bank of India

GOVERNMENT OF TAMIL NADU

FINANCE DEPARTMENT, CHENNAI-9

Dated : January 10, 2025

PRESS COMMUNIQUE

It is notified for general information that the outstanding balance of 8.07% Tamil Nadu SDL, 2025 issued in terms of the Government of Tamil Nadu, Finance Department, Notification No.283(L)/W&M-II/2015, dated February 06, 2015 will be repaid at par on February 11, 2025 with interest due up to and including February 10, 2025. In the event of a holiday being declared on the aforesaid date by any State Government under the Negotiable Instruments Act, 1881, the loan will be repaid by the paying offices in that State on the previous working day. No interest will accrue on the loan from and after February 11, 2025.

2. As per sub-regulation 24(2) and 24(3) of Government Securities Regulations, 2007 payment of maturity proceeds to the registered holder of Government Security held in the form of Subsidiary General Ledger or Constituent Subsidiary General Ledger account or Stock Certificate shall be made by a pay order incorporating the relevant particulars of his bank account or by credit to the account of the holder in any bank having facility of receipt of funds through electronic means. For the purpose of making payment in respect of the securities, the original subscriber or the subsequent holders of such a Government Securities, as the case may be, shall submit to the Bank or Treasury and Sub-Treasury or branch of State Bank of India, where they are encased / registered for payment of interest, as the case may be, the relevant particulars of their bank account.

3. However, in the absence of relevant particulars of bank account/mandate for receipt of funds through electronic means, to facilitate repayment on the due date, holders of 8.07% Tamil Nadu SDL 2025, should tender their securities at the Public Debt Office, 20 days in advance. The securities should be tendered for repayment, duly discharged on the reverse thereof as under:-

"Received the Principal due on the Certificate"

4. It should be particularly noted that at places where the treasury work is done by a branch of the State Bank of India, the securities, if they are in the form of Stock Certificates, should be tendered at the branch of the bank concerned and not at the Treasury or Sub-Treasury.

5. Holders who wish to receive payment at places other than those where the securities have been encased for payment should send them duly discharged to the Public Debt Office concerned by Registered and Insured Post. The Public Debt Office will make payment by issuing a draft payable to any Treasury/Sub-Treasury or branch of State Bank of India conducting Government Treasury work in the State of Tamil Nadu.

T.Udhayachandran
Principal Secretary to Government,
Finance Department, Chennai-9.

DIPR/ 31 / DISPLAY/2025

Equitas Small Finance Bank Ltd

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

Registered Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property)

Whereas the undersigned being the Authorized Officer of M/s. Equitas Small Finance Bank Limited, under the Securitisation 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 a Demand Notice calling upon the below mentioned Borrowers to repay the total outstanding amount mentioned in the notice being within 60 days from the date of receipt of the said notice. Since the below mentioned Borrowers having failed to repay the below stated amount within the stipulated time, notice is hereby given to the below mentioned 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 under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The Borrowers in particular and the public in general are hereby cautioned not to deal with the schedule mentioned properties and any dealings with the properties will be subject to the charge of M/s. Equitas Small Finance Bank Limited and further interest and other charges 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."

SR NO	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Symbolic possession taken date
1	Branch: Vidisha L.No.: 700008930277 Borrower: Mr. Bhoorelal Co - Borrower: Mrs. Bhagwati	All that piece and parcel of Property Mohalla Puran Pura, Ward No. 36, Patwari Halka No. 60, inside limits of Municipal Corporation Vidisha, Survey No.2544/3/2, Tehsil and District Vidisha, Madhya Pradesh admeasuring 450 sqft owned by Mr. Bhoorelal, East by:- Others Land, West By:- Road, North by:- House of Malkhan Ahirwar, South by:- 18 feet wide Road, Situated at within the Sub-Registration district of Sub-Registrar Office and Registration district of Vidisha (M.P.)	28.10.2024 & Rs. 2,17,872/-	09.01.2025
2	Branch: Biaora L.No.: SEBIOA0253413 Borrower: Mr. Mahendra Singh Gurjar Co - Borrower: Mrs. Ramswaroop Bai	All that piece and parcel of Land/ Plot/ Residential house situated at Village Borda, Kharsa no. 67/1/2, P.H.No. 85, Within the Gram panchayat area of Village Borda, Tehsil Biaora, District Rajgarh, Madhya Pradesh admeasuring 900 sqft owned by Mr. Mahendra Singh, East by:- Chandar Lal, West By:- Road, North by:- Narayan Singh, South by:- Hari Narayan, Situated at within the Sub-Registration district of Sub-Registrar Office and Registration district of Rajgarh (M.P.)	28.10.2024 & Rs. 1,39,488/-	10.01.2025
3	Branch: PIPLIAHANA L.No.: SEPLNA0255932 Borrower: Mr. Deepak Ankekar Co - Borrower: Mrs. Durga Bai, Mr. Yadav Rav	All that piece and parcel of Property Kharsa no.223, east part of House/Plot no. 84-A, Vidur Nagar, Village Ahirkhedi, Tehsil And District Indore, Madhya Pradesh admeasuring 600 sqft owned by Mr. Durga Bai, East by:- Rest part of plot no. 84 no. 84-B, West By:- Rest part of plot no. 84-A, North by :- Plot no. 65, South by:- open Road, Situated at within the Sub-Registration district of Sub-Registrar Office and Registration district of Indore (M.P.)	28.10.2024 & Rs. 13,11,908/-	07.01.2025
4	Branch: Khandwa L.No.: SEKHNDW0386647 Borrower: Mr. Mahendra Kumar Patidar Co - Borrower: Mrs. Priyanka Patidar	All that piece and parcel of Property situated at Village Gandhawa, Kharsa no. 626, P.H.No. 113, Tehsil and District Khandwa, Madhya Pradesh admeasuring 1250 sqft owned by Mr. Priyanka Patidar, East by:- Govt. Land, West By:- plot of Jagdish, North by:- Road, South by:- House of Dharmendra, Situated at within the Sub-Registration district of Sub-Registrar Office and Registration district of Khandwa (M.P.)	28.10.2024 & Rs. 3,83,887/-	07.01.2025
5	Branch: Rewa L.No.: SEBLPR0142793 Borrower: Mr. Santosh Kumar Pandey Co - Borrower: Mrs. Chandrakala Pandey	All that piece and parcel of Property situated at Kharsa no. 45/1/3, Mouja Jori, Gram Panchayata Jori, J.no. 210, Patwari Halk Jori 33 Circle Rewa, Grid Block Rewa, Tehsil Hujur, District Rewa Madhya Pradesh admeasuring 1250 sqft owned by Mr. Santosh Kumar Pandey, East by:- Plot of Ramnareish Pandey, West by:- remaining land of Seller, North by:- 20 feet proposed kacha Road, South by :- Plot of Ankush Mishra, Situated at within the Sub-Registration district of Sub-Registrar Office and Registration district of Rewa (M.P.)	28.10.2024 & Rs. 1,68,651/-	08.01.2025

Date - 11.01.2025
Place - MP
Authorized officer
Equitas Small Finance Bank Ltd

ALL INDIA INDUSTRIAL GASES MANUFACTURERS' ASSOCIATION

215 Square One, C - 2, District Centre, Saket, New Delhi - 110 017 (INDIA)

TO ALL ORDINARY MEMBERS

NOTICE FOR EXTRAORDINARY GENERAL BODY MEETING

NOTICE is hereby given that an Extraordinary General Body Meeting of All India Industrial Gases Manufacturers' Association will be held from 3.30 p.m. to 5.30 p.m. on Tuesday, February 4, 2025 at, Unison Ballroom, Four Points by Sheraton Navi Mumbai, Plot 39/1 6 To 15, Sector 30A, Vashi, Navi Mumbai, Mumbai, Maharashtra 40070, to transact the following business:-

- Confirmation of Minutes of the Annual General Meeting held on 27th February 2024 in Ho Chi Minh City, Vietnam.
- To discuss the Annual Seminar in Baku, Azerbaijan.
- Amendments to the Memorandum of Association.
- To discuss the tenure of Managing Committee.
- Any other matter with the permission of the Chair.

By Order of the Managing Committee of
All India Industrial Gases Mfrs. Assn.
Sd/-
SECRETARY

January 11, 2025
NEW DELHI

FORM NO. CAA-2

[Pursuant to Section 230(3) of the Companies Act, 2013 and Rule 6 and 7 of the Companies (Compromises, Arrangements and Amalgamations), Rules 2016]

COMPANY APPLICATION NO. C.A.(CAA) NO. 38/BB/2024

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL BENCH AT BANGALURU IN THE MATTER SECTIONS 230 TO 232 READ WITH SECTION 66 AND OTHER APPLICABLE PROVISIONS OF THE COMPANIES ACT, 2013

AND

IN THE MATTER OF SCHEME OF ARRANGEMENT AMONGST

SHANKARA BUILDING PRODUCTS LIMITED (APPLICANT COMPANY NO.1/ DEMERGED COMPANY)

AND

SHANKARA BUILDPRO LIMITED (APPLICANT COMPANY NO.2/ RESULTING COMPANY)

AND

THEIR RESPECTIVE SHAREHOLDERS AND THEIR CREDITORS ("SCHEME")

SHANKARA BUILDING PRODUCTS LIMITED, (CIN: L26922KA1995PLC018990)

A company incorporated under the Companies Act, 1956, having its registered office at G-2 Farah Winsford, No.133, Infantry Road, Bengaluru, Karnataka, India - 560001.

Represented by Ms. Ereena Vikram,
Company Secretary/Authorised Signatory

... Applicant Company No.1/ Demerged Company

SHANKARA BUILDPRO LIMITED (CIN: U24311KA2023PLC179791)

A company incorporated under the Companies Act, 2013, having its registered office at No. 21/1 & 35-A-1, Hosur Main Road, Electronic City, Veerasandra, Bengaluru South, Bengaluru, Karnataka, India - 560100.

Represented by Mr. Sukumar Srinivas,
Managing Director/ Authorised Signatory

... Applicant Company No.2/ Resulting Company

ADVERTISEMENT OF NOTICE OF THE MEETING OF EQUITY SHAREHOLDERS

Notice is hereby given that by an order dated the December 18th, 2024, in company Application No. C.A.(CAA) No. 38/BB/2024, the Bengaluru Bench of the Hon'ble National Company Law Tribunal ("Hon'ble NCLT") has directed a meeting to be held of the equity shareholders of the Demerged Company for the purpose of considering, and if thought fit, approving with or without modification, the scheme of arrangement proposed to be made amongst Shankara Building Products Limited (Applicant Company No.1/ Demerged Company) and Shankara Buildpro Limited (Applicant Company No.2/ Resulting Company) and their respective shareholders and creditors.

In pursuance of the said order and as directed therein and in compliance with the applicable provisions of the Companies Act, 2013 ("Act") and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, further notice is hereby given that a meeting of the equity shareholders of the Demerged Company will be held through video conferencing ("VC") other audio visual means ("OAVM") on Wednesday, the 12th day of February 2025 at 11:00 a.m. and at which time the said equity shareholders are requested to attend.

Notice of the aforesaid meeting, along with the accompanying documents, have been sent through electronic mail to equity shareholders of the Demerged Company whose email addresses are registered with the Demerged Company/Depositories. For those equity shareholders whose email addresses are not registered with the Demerged Company/Depositories, the notice has been sent through registered post or speed post or through courier.

Copies of the said scheme of arrangement, statement under section 230 and section 232 read with section 102 and other applicable provisions of the Act read with Rule 6 of the Companies (Compromises, Arrangements and Amalgamations), Rules 2016 ("CAA Rules") and accompanying documents are placed on the website of the Demerged Company and can be accessed at https://shankarabuildpro.com/scheme-of-arrangement-merger/ and on the website of the stock exchanges i.e., BSE Limited and National Stock Exchange Limited at https://www.bseindia.com/ and https://www.nseindia.com/ respectively, and on the website of KFin Technologies Limited ("KFin") at https://evoting.kfintech.com/, being the agency appointed by the Demerged Company to provide e-voting and other facilities for the meeting. If so desired, any person may obtain a physical copy of the Scheme, statement under section 230 and section 232 read with section 102 and other applicable provisions of the Act and Rule 6 of the CAA etc. free of charge. A written request in this regard, may be addressed to the Company Secretary of the Demerged Company at cs@shankarabuildpro.com.

Person entitled to attend and vote at the aforesaid meeting may vote through remote e-voting to cast their respective votes prior to the date of meeting or vote through e-voting at the meeting by following the instructions given in the notice. Since the meeting of the equity shareholders of Demerged Company is being held through video conferencing, physical attendance of the equity shareholders will not be available for the meeting, however corporate members can appoint their representative by sending an authority letter along with a board resolution by email to the Scrutinizer at cs.ndsatish@gmail.com with a copy marked to evoting@kfintech.com and to the Company at cs@shankarabuildpro.com, 24 hours before the meeting. No attendance slip is required for the meeting.

The Hon'ble NCLT has appointed Shri Varun S., Advocate & Legal Consultant as the Chairperson and Shri ND Satish, Company Secretary, as the Scrutinizer of the said meeting. The above-mentioned scheme of arrangement, if approved in the meeting, will be subject to the subsequent approval of the Hon'ble NCLT and such approvals, permissions and sanctions of regulatory or other authorities, as may be necessary.

The cut-off date for e-voting and time period for the remote e-voting of the aforesaid equity shareholders meeting is as under:

Cut-off date for e-voting	Tuesday, 4 th February 2025
Remote e-voting start date and time	Friday, 7 th February 2025; 9:00 AM
Remote e-voting end date and time	Tuesday, 11 th February 2025; 5:00 PM

The remote e-voting will not be allowed beyond the aforesaid date and time and the remote e-voting module shall be forthwith disabled by KFin upon expiry of aforesaid period.

Equity shareholders attending the meeting who have not cast vote(s) by remote e-voting will be able to vote electronically by following the "Instructions for attending the meeting through VC/OAVM and e-voting" whereas equity shareholders who have cast their vote(s) by remote e-voting may also attend the meeting but shall not be entitled to cast their vote(s) again at the meeting.

An equity shareholder, whose name is recorded in the register of members or in the register of beneficial owners maintained by the Depository as on the cut-off date i.e., Tuesday, 4th February 2025 shall only be entitled to exercise his/her/its voting rights on the resolution proposed in the notice and attend the meeting of the equity shareholders. Voting rights of an equity shareholder/beneficial owner (in case of electronic shareholding) shall be in proportion to his/her/its shareholding in the paid-up equity share capital of the Demerged Company as on the cut-off date i.e., Tuesday, 4th February 2025.

Information and instructions, including manner of voting (both remote e-voting and e-voting at the meeting) by the equity shareholders holding shares in dematerialized mode, physical mode and for equity shareholders who have not registered their email addresses has been provided in the notice.

Equity shareholders holding shares in physical mode, who have not registered/updated their e-mail addresses with the Demerged Company, are requested to register/update the same by writing to the Demerged Company with details of folio number and attaching the self-attested copy of PAN card at cs@shankarabuildpro.com or to KFin, at einward.ris@kfintech.com.

Equity shareholders holding shares in dematerialized mode, who have not registered their e-mail addresses with their Depository Participant(s), are requested to register/update their e-mail addresses with the Depository Participant(s) with whom they maintain their demat account.

Equity shareholders seeking any information with regard to the Scheme, or the matter proposed to be considered at the aforesaid meeting, are requested to write to the Company at least seven (7) days before the date of the meeting through email on cs@shankarabuildpro.com.

The result of e-voting (remote e-voting and e-voting at the Meeting) will be declared within forty-eight hours of the conclusion of the Meeting and the same, along with the consolidated Scrutiniser's Report, will be placed on the website of the Company www.shankarabuildpro.com and on the website of Kfintech https://evoting.kfintech.com. The result will simultaneously be communicated to the stock exchanges.

Equity shareholders are requested to note the following contact details for addressing e-voting related queries/grievances, if any:

Mr. Ramdas Gunti, Senior Manager - Corporate Registry
M/s KFin Technologies Limited
Selenium Tower B, Plot Nos. 31 & 32, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad, Telangana - 500032
Email IDs: einward.ris@kfintech.com / ramdas.g@kfintech.com
Website: https://www.kfintech.com/
Toll free no.: 1-800-309-4001
Dated this 10th day of January 2025

Sd/-
Varun S.
Chairperson appointed for the meeting of equity shareholders of the Demerged Company

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Email: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com Tel.: 022- 6923 1111 | Authorised Officer M no.: +918657969231/+91 86556 68565

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of OMKARA ASSETS RECONSTRUCTION PVT. LTD. Further, OMKARA ASSETS RECONSTRUCTION PVT LTD (OARPL) (acting in its capacity as Trustee of OMKARA PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorised Officer of OARPL took handover of the physical possession of the below mentioned secured properties from the Borrower/Mortgagor/Co-Borrower. The Authorised Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties 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 Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantor(s) / Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 06.01.2025 (IN INR)	Demand Notice Date	Physical Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s Abhishek Traders (Borrower), Mr. Aditya Kumar Gupta (Co-Borrower), Mr. Anand Kumar Gupta (Co-Borrower/Mortgagor) and Mrs. Vandana Gupta (Co-Borrower/Mortgagor) (LAN: IBB00001N, IBB00017N)	All that property i.e. one residential Hall on Third Floor over Garage No.03, 04 & 05 at "Chetak Complex" comprising of 1352.42 sq. ft. which is situated at Indian Oil Corporation Building, Zone - II, Maharana Pratap Nagar (M P Nagar), Ward No.44, Tehsil Huzur Dist. Bhopal, which is bounded as under:- On the Right Side - Road On the Left:- IOC Building On the Front by:- Road On the Rear Side:- Road	Mr. Anand Kumar Gupta and Mrs. Vandana Gupta	Rs.93,37,444.31 (Rupees Ninety-Three Lakhs Thirty-Seven Thousand Four Hundred Forty-Four and Paise Thirty One Only)	28.02.2022	27.06.2024	Rs.95,00,000/- (Rupees Ninety-Five Lakhs Only) (Plus applicable G.S.T. as the property is leasehold)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 9,50,000 (Rupees Nine Lakhs Fifty Thousand Only)	28.01.2025 11.00 A.M. to 12:00 PM

Account No.: 344905001084, Name of the Beneficiary: OMKARA PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICICI0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- 18.02.2025 till 6:00 pm Date of E-Auction & Time:- 20.02.2025 from 12:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auction.php. or website of service provider i.e. http://www.bankauction.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 30 (Thirty) 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 & 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. 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 (6) of Security Interest (Enforcement) Rule, 2002.

Sd/- Authorized Officer, OMKARA ASSETS RECONSTRUCTION PVT LTD. (Acting in its capacity as a Trustee of OMKARA PS 06/2021-22 Trust)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Email: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com Authorised Officer M no.: +91 86579 69231 / +91 86556 68565

[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of OMKARA ASSETS RECONSTRUCTION PVT. LTD (OARPL). Further, OARPL (acting in its capacity as Trustee of OMKARA PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorised Officer of OARPL took the Physical Possession of the below mentioned secured properties from the Borrower/Mortgagor/Co-Borrower. The Authorised Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties 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 Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantor(s) / Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 10.01.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Ruchi Enterprises (Borrower), through its proprietor Mrs. Ruchi Khandelwal, Mrs. Ruchi Khandelwal (Mortgagor & Guarantor) and Mr. Pankaj Khandelwal (Mortgagor & Guarantor)	Property 1: All that piece and parcel of Shop No G-1, admeasuring 250 sq. ft., at Ground Floor, Sanyukt Parisar-II, Plot No. S-3 & S-4, situated at Gram Chuanabhatti TEHSIL Huzur District Bhopal 462016 and bounded as under: On or towards East: Plot No 19 On or towards West: Open Corridor towards Kolar Road On or towards North: Road On towards South: Shop No G-2 Property 2: All that piece and parcel of Flat No MiG-4/7, admeasuring 621.39 Sq. Ft, Block No 4, Third Floor, Ranthambour Complex Zone -1, MP Nagar, Tehsil Huzur District Bhopal 462011 and bounded as under: On or towards East: Open On or towards West: Open On or towards North: Flat No 5/8 On towards South: Flat No 4/8.	Mrs. Ruchi Khandelwal Mr. Pankaj Khandelwal and Mrs. Ruchi Khandelwal	Rs. 2,34,21,287.43 (Rupees Two Crore Thirty Four Lakhs Twenty One Thousand Two Hundred Eighty Seven and Paise Forty Three Only)	18.11.2019	14.10.2024 (Physical Possession)	Rs. 50,00,000/- (Rupees Fifty Lakhs Only) (Plus G.S.T as applicable, since property is leasehold) Rs.27,00,000/- (Rupees Twenty-Seven Lakhs Only)	Rs.25,000/- (Rupees Twenty-Five Thousand Only) Rs.10,000/- (Rupees Ten Thousand Only)	Rs. 5,00,000/- (Rupees Five Lakhs Only) Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand Only)	28.01.2025 12.30 P.M. to 1:30 PM 28.01.2025 2.30 PM to 3:30 PM

Account No.: 055505010221, Name of the Beneficiary: OMKARA PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICICI0005555

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- 18.02.2025 till 6:00 pm Date of E-Auction & Time:- 20.02.2025 12:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auction.php. or website of service provider i.e. http://www.bankauction.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 30 (Thirty) 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 & 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.

Sd/- Authorized Officer, OMKARA ASSETS RECONSTRUCTION PVT LTD. (Acting in its capacity as a Trustee of OMKARA PS 30/2021-22 Trust)