**JM FINANCIAL**

**JM Financial Products Limited**  
Corporate Office: 3rd Floor, Sushish IT Park, Plot No. 68E,  
off Data Pada Road, Opp. Tata Steel, Borivali (E), Mumbai - 400 066

**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 JM Financial Products Limited (JMFLPL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notice 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 amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post 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 JMFLPL, within 60 days from the date of the respective Notices, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column till the date of payment and / or realization, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to JMFLPL by the said Obligor(s) respectively.


Sr No	Borrower, Co-Borrowers and Guarantors Name, and LAN	Property Description	Date of 13(2) Notice/ Date of NPA Total Outstanding as on date
1.	<b>M/s. Sharda Traders</b> <b>2. Mr. Dinesh Kumar Shakyawar</b> <b>3. Mrs. Urvashi Shakyawar</b> <b>Loan Account Number: LIDR24000046816</b>	Plot No. 89/Ch. Scheme No. 74-C, Sector - D, Indore Development Authority, Tehsil and District Indore, Madhya Pradesh - 452041. Boundaries:- East: Plot No.90/CH Scheme No. 74-C, South: Plot No.112/CH Scheme No. 74-C, West: 12.19-Meter-Wide Road, North: 9.14-Meter-Wide Road	<b>1. 23-06-2025</b> <b>2. 14-06-2025</b> <b>3. Rs. 1,18,08,630/- (Rupees One Crore Eighteen Lakh Eight Thousand Six Hundred Thirty Only) Outstanding as on 18-June-2025</b>
2.	<b>1. Mr. Shailendra Singh Chauhan</b> <b>2. Ms. Kalp Marit</b> <b>3. Ms. The Blue Bells International School</b> <b>4. Mr. Jayant Singh Chauhan</b> <b>5. Mrs. Neha Chauhan</b> <b>Loan Account No. LIDR24000057153</b>	Survey No. - 701/2 Paiki (Part of School), Patwari Halka No. 4/1, Village - Mhowgeon, Shivshakti Nagar, Tehsil - Dr. Ambedkar Nagar, District - Indore, Madhya Pradesh - 453441. Boundaries:- East: Road, South: Road, West : Road, North : Road	<b>1. 23-06-2025</b> <b>2. 14-06-2025</b> <b>3. Rs. 4,74,74,904/- (Rupees Four Crore Seventy-Four Lakh Seventy-Four Thousand Nine Hundred Forty Only) Outstanding as on 18-06-2025</b>

with further interest, additional Interest at the rate as more particularly stated in respective Demand Notices dated 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 JMFLPL as aforesaid, then JMFLPL 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 to 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(ies), whether by way of sale, lease or otherwise without the prior written consent of JMFLPL. 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 : 02.07.2025 / Place: Madhya Pradesh**

**S/d, Authorized Officer, JM Financial Products Limited**

**ASSET RECONSTRUCTION COMPANY (INDIA) LTD. (ARCIL)**

Acting in its capacity as Trustee of various ARCIL Trusts  
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028.  
Branch: 416/B, D. M. Tower, Mr. Nanjirwala Square, New Palasia, Indore - 452001. Website: <https://auction.arcil.co.in>, CIN=U65999MH2002PLC134884

**POSSESSION NOTICE**

Whereas, **M/s. EQUITAS SMALL FINANCE BANK LTD** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a Demand notice dated 21.10.2022, calling upon the borrower/co borrower/ the guarantor(s) and the mortgagor(s) Mr. Munnalal / Mrs. Kala Bai of in vide loan Account No. SEANDNR0204776 to repay the amount mentioned in the said notice being a sum of Rs. 2,81,660/- (Rupees Two Lakh Eighty-One Thousand Six Hundred Sixty Only) as on 21.10.2022 in respect of the IB-MLAP Facility; and with further interest and penal interest 20-12-2022 till payment / realisation, within 60 days from the date of receipt of the said notice.

And whereas subsequently, Equitas Small Finance Bank Finance Ltd. has vide Assignment Agreement dated 29-09-2023 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by Equitas Small Finance Bank Finance Ltd. to borrower/ guarantor(s)/mortgagor(s) along with the underlying securities to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil Retail Loan Portfolio-092-A-TRUST("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of M/s Equitas Small Finance Bank Finance Ltd. and Arcil shall be entitled to institute/continue all and any proceedings against the borrower/guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of security interest executed and created by the borrower/ guarantor(s)/mortgagor(s) for the said facilities availed by them.

The said borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken physical possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.


Borrower Name and Guarantors	Demand Notice	Description of Secured Asset (Immovable Property)	Possession Taken Date
<b>Mr. Munnalal Mrs. Kala Bai</b> <b>Loan No: SEANDNR0204776</b>	<b>Rs. 2,81,660/- (Rupees Two Lakh EightyOne Thousand Six Hundred Sixty Only) as on 21.10.2022</b> in respect of the Micro Loan Against Property and with further interest and penal interest on 22.10.2022 together with incidental expenses, cost, charges etc. <b>Rs. 4,74,098/- (Rupees Four Lakhs Seventy Four Thousand and Ninety Eight Only) as on 30.06.2025</b> and further interest will be calculated from 01.07.2025 <b>Notice dated: 21.10.2022</b>	All that piece and parcel of land and Residential House situated at Bhopal Plot No. 421 Village Chola (Prem Nagar) P.H.No. 21 Khasra No. 18.19/1 with in the Municipal Limits of Bhopal Municipal Corporation ward No. 76 Total admeasuring area of 600 Sq. Ft. ie 55.76 Sq.mtr. North by : Land of the others South by : 20 Feet wide road, East by: Plot No. 422, West by: Plot No. 420, Measurement : 600 Situated at within the sub-Registration District of Bhopal and Registration District of Bhopal. Together with all buildings and structure attached to the earth of permanently fastened to anything attached to earth, both present and future and all easementary/mamool rights annexed thereto.	<b>30-06-2025</b>

The said borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with further interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

The borrowers'/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property.

**Place: Bhopal**  
**Date: 02-07-2025**

**Authorised Officer**  
**Asset Reconstruction Company (India) Limited**  
**Trustee of Arcil Retail Loan Portfolio-092-A-TRUST**

**BANNARI AMMAN SPINNING MILLS LIMITED**

Regd. Office : 252, Mettupalayam Road,  
Coimbatore – 641 043. Phone : 0422-2435555,  
Website : [www.bannarimills.com](http://www.bannarimills.com),  
E-mail : [shares@bannarimills.com](mailto:shares@bannarimills.com), CIN : L17111TZ1989PLC002476

**NOTICE OF POSTAL BALLOT AND REMOTE E-VOTING INFORMATION**

Members are hereby given that pursuant to, the provisions of Section 110 and all other applicable provisions, if any, of the Companies Act ("the Act"), read together with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force) ("Rules"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "SEBI Listing Regulations"), General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020, 22/2020 dated June 15, 2020, 33/2020 dated September 28, 2020, 39/2020 dated December 31, 2020, 10/2021 dated June 23, 2021, 20/2021 dated December 8, 2021, 3/2022 dated May 5, 2022 and 11/2022 dated December 28, 2022, 9/2023 dated September 25, 2023, 9/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs, Government of India ("MCA Circulars"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India, and any other applicable law, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the company has on 1.7.2025 sent the electronic copies of Notice of Postal Ballot along with Explanatory Statement to all Members of the Company, who have registered their e-mail address with the Company/ Depositories as on 30.6.2025 being the cut-off date for seeking the approval of the Members, in respect of the Special Resolution contained in the Notice of Postal Ballot dated 30.6.2025 by voting through electronic means ("remote e-voting") only.

Item No	Resolution	Type of Resolution
	<b>Special Business</b>	
1	Issuance of Warrants Convertible into Equity Shares to the persons belonging to the "Promoter and Promoter Group" category on preferential basis.	Special Resolution

Pursuant to Rule 22(5) of the Rules, the Board of Directors of the Company have appointed CS R Dhanasekaran, Practicing Company Secretary (Membership Number FCS: 7070; COP: 7745) as the Scrutinizer for conducting the postal ballot (e-voting process) in a fair and transparent manner.

In accordance with the provisions of the MCA Circulars, Members can vote only through the remote e-voting process. Members whose names appear on the Register of Members/List of Beneficial Owners as on 30.06.2025 may cast their vote through e-voting only and a person who is not a Member as on the Cut-off date shall treat this Notice for information purpose only. The physical copies of the Notice, postal ballot forms and pre-paid Business Reply Envelopes are not being sent to Members for this Postal Ballot. Members are requested to provide their assent or dissent through e-voting only.

The Company has appointed MUGF Intime India Private Limited for facilitating e-voting to enable the members to cast their votes electronically (hereinafter referred to as the "Remote e-voting"). Members are requested to note that e-voting period commences on 2.7.2025 at 10.00 A.M. and ends on 31.7.2025 at 5:00 P.M. The remote e-voting module shall be disabled thereafter.

Members may please note that the Postal Ballot Notice is available on the Company's website at [www.bannarimills.com](http://www.bannarimills.com), website of the Stock Exchange i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com), National Stock Exchange of India Limited at [www.nseindia.com](http://www.nseindia.com) and on the website of MUGF Intime <https://instavote.linkintime.co>. Members who have not received the Postal Ballot Notice may download it from the above-mentioned websites. The result of the Postal Ballot will be declared not later than 2 (Two) working days of the conclusion of the Postal Ballot. The results of the Postal Ballot shall be posted on the Company's website viz. [www.bannarimills.com](http://www.bannarimills.com) and on MUGF Intime <https://instavote.linkintime.co> in besides communicating to the BSE Limited and National Stock Exchange of India Limited where the shares of the Company are listed.

If you have any queries or issues regarding e-voting from the MUGF Intime i.e. InstaVote e-Voting System, you can write an email to [enotices@linkintime.co.in](mailto:enotices@linkintime.co.in) or contact at Tel: 022 – 4918 6000. All grievances connected with the facility for voting by electronic means may be addressed to M/s. MUGF Intime India Private Limited, Surya 35, May flower Avenue, Behind Senthil Nagar, Sowripalayam Road, Coimbatore 641 028.

**Date : 30.06.2025**  
**Place : Coimbatore**

**For BANNARI AMMAN SPINNING MILLS LIMITED**  
**N KRISHNARAJ**  
**Company Secretary**  
**ACS 20472**

**AU SMALL FINANCE BANK**

**Registered Office: 19-A Dhuleshwar Garden, Jaipur, Rajasthan, India, 302001.**  
**www.aubank.in**

**LOAN AGAINST GOLD - AUCTION NOTICE ON "AS IS WHERE IS" BASIS**

The below mentioned borrower/s have been issued notices to pay their outstanding amounts towards the loan against gold facilities availed from AU Small Finance Bank Limited ("Bank"). Since the borrower/s have/have failed to repay his/their dues, we are constrained to conduct an auction of pledged gold items/articles on **08 JULY 2025 between 11:00 AM – 3:00 PM (Time)** at below mentioned branches according to the mode specified therein. In the case of deceased borrowers, all conditions will be applicable to legal heirs. Please note that in the event of failure of the above auction, the bank reserves its right to conduct another auction without prior intimation.

**E-Auction Branch Details (E-auction will be conducted by using Weblink - <https://gold.samil.in>)**

**BHIKANGAON- 24660002181441| INDORE - VIJAYNAGAR- 24660002156119| MANASA - 24660002140269| SAGAR - 24660002196223 24660002196423| SARANGPUR- 24660002165122| UJJAIN- 24660002208207**

**Note:** The auction is subject to certain terms and conditions mentioned in the bid form, which is made available before the commencement of auction.

**Sd/-**  
**Manager**  
**AU Small Finance Bank Limited**

**Manibhavnam Home Finance India Private Limited**

**NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

The undersigned being the Authorised Officer, under the provision of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, of Manibhavnam Home Finance India Private Limited having its Registered Office at 2nd Floor, N-2, South Extension Part-1, New Delhi-110049, (hereinafter referred to as "MBHF"), which has duly been Authorised by the Central Government, vide a notification dated 17.06.2021, to be treated as a Financial Institution, for the purposes of the "The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereby issue you the following notice :-

**Name and Address of Borrower/Co-Borrower/Guarantor:** 1. Alpna W/o Shri Dharmendra Singh, 2. Dharmendra Singh Jaiswal S/o Shri Dhul Singh, All At - House Situated At Gram Kurwar, House No.34, Ward No.02, Tehsil Jawar, Dist. Sehore Also At: P.H.No. 8, Survey No. 014, Bhukhand Kramank 2, Makaan No. 34, Tehsil Jawar Dist Sehore.

**Loan A/c Numbers/Date:** LP000000008077 / 26.07.2023. **Loan Amount/Availed:** Rs. 600000/- **Date of 13(2) Notice:** 26.05.2025. **NPA Date:** 09.05.2025. **Amount as Per Sec. 13(2) Notice:** Rs. 6,96,867/- (Rupees Six Lakh Ninety Six Thousand Eight Hundred Sixty Seven Only)

**Mortgage Properties:** All That Part And Parcel Of The Property Ph.no. 8, Survey No. 014, Bhukhand Kramank 2, Makaan No. 34, Tehsil Jawar Dist Sehore Having A Total Area Of 6912 Sq. Ft Bounded By: **On The East By:** House Of Kamal Singh, **On The West By:** Land Of Kamal Singh, **On The North By:** Main Road, **On The South By:** Plot Of Jagannath Singh

**Name and Address of Borrower/Co-Borrower/Guarantor:** 1. Pawan Bai W/o Shri Sodan Singh, 2. sodan Singh S/o Shri Babu Singh, All At- 67, Nimad Nagar Singh Dewas Also At: Ward No. 06, Saral No. 278, Plot No. 102, Makaan No. 148-B, Nimad Nagar Colony, Itawa, Dewas And Pawan Bai W/o Shri Sodan Singh Also At: Puspaha Industries, 44A Ujain Road, Industrial Area, Dewas-455001,

**Loan A/c Numbers/Date:** LP000000007245 / 23.03.2023. **Loan Amount/Availed:** Rs. 4,00,000/- **Date of 13(2) Notice:** 29.05.2025. **NPA Date:** 09.05.2025. **Amount as Per Sec. 13(2) Notice:** Rs. 11,23,013.06/- (Rupees Eleven Lakh Twenty Three Thousand Thirteen Paise Six Only)

**Mortgage Properties:** All That Part And Parcel Of The Property Ph.no. 06, Saral No. 278, Plot No. 102, Makaan No. 148-B, Nimad Nagar Colony, Itawa, Dewas Having A Total Area Of 750 Sq. Ft. Bounded By: **On The East By:** Road, **On The West By:** House Constructed On Plot No. 85, **On The North By:** Road, **On The South By:** Rest Part Of Plot Of Sangeta Namdev

**Name and Address of Borrower/Co-Borrower/Guarantor:** 1. Jitendra Singh Rajput S/o Shri Hukum Singh Rajput, 2. Sonu Bai Rajput W/o Shri Jitendra Singh Rajput, All At - Makaan No. 138, A-Part, 2 Prem Nagar Dewas 455001 Also At: House Constructed On Western Part Of Plot No. 138, Ward No. 13 (Saral No. 172) Prem Nagar Part 2, Colony Dewas (M.P.)

**Loan A/c Numbers/Date:** MASTHLP000000003 / MASTPLP000000002 19.07.2021. **Loan Amount/Availed:** Rs. 9,50,000/- & 3,50,000/- **Date of 13(2) Notice:** 04.06.2025. **NPA Date:** 09.05.2025. **Amount as Per Sec. 13(2) Notice:** Rs. 11,23,013.06/- (Rupees Eleven Lakh Twenty Three Thousand Thirteen Paise Six Only)

**Mortgage Properties:** All That Part And Parcel Of The Property House Constructed On Western Part Of Plot No. 138, Ward No. 13 (Saral No. 172) Prem Nagar Part 2, Colony Dewas (M.P.) Having A Total Area Of 38 Sq. Mr. Bounded By: **On The East By:** Rest Part Of Plot No. 138, **On The West By:** Plot No. 137, **On The North By:** Plot No. 133, **On The South By:** Colony Road

Further with reasons, we believe that you are evading the service of demand notice, hence this publication of demand notice. You are hereby called upon to pay MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED within a period of 60 days of date of publication of this demand notice the aforesaid amount along with further interest, cost, incidental expenses, charges etc., failing which MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED will take necessary action under all or any of the provision of Sec. 13(4) of the said Act against all or any one or more of the secured assets including taking possession of assets secured assets of the borrowers. Further you are prohibited U/S 13(13) of the said Act from transferring either by way of sale/lease or in any other way the aforesaid secured assets. Please note that no further demand notice will be issued

**Date :- Sehore /Devas / M.P**  
**Date :- 02.07.2025**

**Authorised officer**  
**Manibhavnam Home Finance India Private Limited**

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**

**CIN: U67100TZ2014PTC020363, Corporate Office : Kohinor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028.**  
**Email : [rajesh.jumani@omkaraarc.com](mailto:rajesh.jumani@omkaraarc.com)/[zuber.khan@omkaraarc.com](mailto:zuber.khan@omkaraarc.com)/[pratik.rasal@omkaraarc.com](mailto:pratik.rasal@omkaraarc.com) Tel.: 022 6923 1111** **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. 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 Authorized 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:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.06.2025 (IN INR)	13(2) Notice Date	Physical Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
<b>M/s Abhishek Traders (Borrower),</b> through its proprietor <b>Aditya Kumar Gupta (Co-Borrower),</b> <b>Mr. Anand Kumar Gupta (Co-Borrower/Mortgagor) and Mrs. Vandana Gupta (Co-Borrower/Mortgagor) (LAN: IBB00001N, IBB000017N)</b>	All that property i.e. one residential flat 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 <b>Bounded as under:</b> On the Right Side - Road, On the Left - IOC Building, On the Front by:- Road, On the Rear Side - Road	<b>Mr. Anand Kumar Gupta and Mrs. Vandana Gupta</b>	<b>Rs.99,11,114.69/- (Rupees Ninety-Nine Lakh Eleven Thousand One Hundred Fourteen and Paise Sixty-Nine Only)</b>	<b>28.02.2022</b>	<b>27.06.2024</b>	<b>Rs.85,50,000/- (Rupees Eighty-Five Lakh Fifty Thousand Only) (Plus applicable G.S.T. Since the property is leasehold)</b>	<b>Rs. 50,000/- (Rupees Fifty Thousand Only)</b>	<b>Rs. 8,55,000/- (Rupees Eight Lakh Fifty-Five Thousand Only)</b>	<b>11.07.2025 (From 11.30 A.M. to 12.30 P.M.)</b>

**Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449**

**Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD**  
**Date of E-Auction & Time**

**21.07.2025 till 6:00 pm**  
**23.07.2025 from 12:00 Noon 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.bankseaction.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 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 & 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 (5) of Security Interest (Enforcement) Rule, 2002.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

**Date : 02.07.2025**  
**Place : Bhopal**

**Authorised Officer, Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)**

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**

**CIN: U67100TZ2014PTC020363, Corporate Office : Kohinor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028.**  
**Email : [rajesh.jumani@omkaraarc.com](mailto:rajesh.jumani@omkaraarc.com)/[zuber.khan@omkaraarc.com](mailto:zuber.khan@omkaraarc.com)/[pratik.rasal@omkaraarc.com](mailto:pratik.rasal@omkaraarc.com) Tel.: 022 6923 1111** **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 Authorized Officer of OARPL took the Physical possession of the below mentioned secured properties from the Borrower/Mortgagor/Co-Borrower. The Authorized 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:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.06.2025 (IN INR)	13(2) Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
<b>M/s. Ruchi Enterprises (Borrower),</b> through its proprietor <b>Mrs. Ruchi Khandelwal, Mrs. Ruchi Khandelwal (Mortgagor &amp; Guarantor) and Mr. Pankaj Khandelwal (Mortgagor &amp; Guarantor)</b>	<b>Property 1:</b> 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 Chunabhatti TEHSIL Huzur District Bhopal 462016 and <b>Bounded as under:</b> 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	<b>Mrs. Ruchi Khandelwal</b>	<b>Rs. 2,52,86,352.53 (Rupees Two Crore Fifty-Two Lakh Eighty-Six Thousand Three Hundred Fifty-Two and Paise Fifty-Three Only)</b>	<b>18.11.2019</b>	<b>14.10.2024 (Physical Possession)</b>	<b>Property 1: Rs.45,00,000/- (Rupees Forty-Five Lakh Only) (Plus G.S.T as applicable, since property is leasehold)</b> <b>Property 2: Rs.24,50,000/- (Rupees Twenty-Four Lakh Fifty Thousand Only)</b>	<b>Property 1: Rs.25,000/- (Rupees Twenty-Five Thousand Only)</b> <b>Property 2: Rs.10,000/- (Rupees Ten Thousand Only)</b>	<b>Property 1: Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)</b> <b>Property 2: Rs.2,45,000/- (Rupees Two Lakh Forty-Five Thousand Only)</b>	<b>Property 1: 10.07.2025 (From 11.30 A.M. to 12.30 P.M.)</b> <b>Property 2: 10.07.2025 (From 2.30 P.M. to 3.30 P.M.)</b>

**Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555**

**Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD**  
**Date of E-Auction & Time**

**21.07.2025 till 6:00 pm**  
**23.07.2025 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.bankseaction.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 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 & 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.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

**Date : 02.07.2025**  
**Place : Bhopal**

**Authorised Officer, Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)**