

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point,
Mumbai - 400 021. Phone No : 022 - 6188 4700
Email : sys@pegasus-arc.com URL : www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION
Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described secured asset being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Two Trust-I ("Pegasus"), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Abhyudaya Co Operative Bank Ltd. vide Assignment Agreement dated 30/06/2017 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities on 22/11/2024. The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property ("Schedule Property") on 04/11/2019 under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):
M/s. Daya Builders (Partnership Firm & Borrower)
Mr. Dhansukh D. Shah (Partner & Guarantor)
Mr. Vijay D. Shah (Partner & Guarantor)
Mr. Kirit D. Shah (Partner & Guarantor)
Mr. Hareesh D. Shah (Partner & Guarantor)
Mr. Kiran D. Shah (Partner & Guarantor)

Outstanding Dues for which the secured assets are being sold:
Rs.9,77,21,937.50/- (Rupees Nine Crores Seventy Seven Lakhs Twenty One Thousand Nine Hundred Thirty Seven and Paise Fifty Only) as on 30/09/2024 as per notice under section 13 (2) of SARFAESI Act. [Rs.37,13,76,625.71/- (Rupees Thirty Seven Crores Thirteen Lakhs Seventy Six Thousand Six Hundred Twenty Five and Paise Seventy Nine Only) as on 17/07/2024] plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.

Details of Secured Asset being Immovable Property which is being sold
Mortgaged by - M/s. Daya Builders through its Partners
All that piece or parcel of land or ground situated lying and being at Village Malad (E), Taluka Borivali in Greater Bombay Registration Sub-District and District of Bombay City Sub-Urban Bearing Survey No. 261 Part of Village Malad, bearing C.T.S. No. 620/A/1-A/4E, Mumbai - 400 063, admeasuring area of the Plot about 6301 sq. mts. Or thereabouts and bounded as follows: On or towards the East - Daya Sreeji Building, On or towards the West - Laxman's Building, On or towards the North - Daya Sagar Building, On or towards the South - D. P. Road

CERSAI ID:
Security ID- 400007848325
Asset ID- 200007838211

Reserve Price below which the Secured Asset will not be sold (in Rs.):
Rs.57,93,07,000/- (Rupees Fifty-Seven Crores Ninety Three Lakhs Seven Thousand Only)

Earnest Money Deposit (EMD):
Rs.5,79,30,700/- (Rupees Five Crores Seventy-Nine Lakhs Thirty Thousand Seven Hundred Only)

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value
1) Huts / Encroachment
2) Litigations filed before DRT/High Court and or any other tribunal/forum
3) Status of and usage of reservations on the Schedule Property
Prospective buyers may conduct due diligence before submitting bids.

Inspection Properties:
On 15/11/2024 from 11.00 AM till 5.00 PM

Contact Person and Phone No:
Mr. Siddhesh Pawar: 9029687504
Mr. Rohan Kadam: 9167981607
Mr. P. S. Ravendmath: 9821238369

Last date for submission of Bid:
21/11/2024 till 5:00 pm

Time and Venue of Bid Opening:
E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 22/11/2024 from 11:00 a.m. to 01:00 p.m.

This publication is also a fifteen (15) days' notice to the Borrowers / Co-Borrowers / Guarantors under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auction-tiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos. +91 9265562821 & 9374519754. Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000223297, email: support@auctiontiger.net before submitting any bid.

AUTHORIZED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty-Two Trust-I)

Place: Mumbai
Date: 30/10/2024

SBI
Regd Off : State Bank Bhavan Madame Cama Road Bombay 400021

NOTICE is hereby given that the certificates for the undermentioned securities of the company have been lost and the holders of the securities have applied to the company to issue duplicate certificates.

Any person who has a claim in respect of the said securities should lodge such claim with the company at its registered office within 15 days from this date; else the company will proceed to issue duplicate certificates without further intimation.

Name of the Shareholder	Folio No.	No. Of Shares	Distinctive Nos.	Certificate Nos.
K Mahadevan	SB2563744	50	0334222551 to 0334232600	4502785

Place: Mumbai
Date: 30-10-2024
Name Of The Shareholder :
K Mahadevan

PUBLIC NOTICE

NOTICE is hereby given for the information of public that MR. RAJESH MADHAV BHAT is the lawful owner of (i) a Residential Flat No. 601 admeasuring about 641 sq. ft. Carpet area on the Sixth Floor in the building of the MULUND YASHWANT CO-OP.HSG.SCTY.LTD., situated at G. V. Scheme Road No. 2, Mulund (East), Mumbai - 400 081, (ii) a Residential Flat No. 602 admeasuring about 432 sq. ft. Carpet area on the Sixth Floor in the building of the MULUND YASHWANT CO-OP.HSG.SCTY.LTD., situated at G. V. Scheme Road No. 2, Mulund (East), Mumbai - 400 081 and (iii) a Residential Flat No. 603 admeasuring about 432 sq. ft. Carpet area with attached Terrace on the Sixth Floor in the building of the MULUND YASHWANT CO-OP.HSG.SCTY.LTD., situated at G. V. Scheme Road No. 2, Mulund (East), Mumbai - 400 081 (hereinafter for the brevity's sake referred to as 'The said properties').

All persons, Government Authorities, Banks, Financial Institutions/ etc. having any claim against or to the said properties or any part thereof by way of mortgage, gift, sale, possession, inheritance, lease, license, lien, exchange, maintenance, charge, trust, agreement, share, easement or otherwise howsoever or whatsoever are required to make the same known in writing to the undersigned at her office at 202, Pushkaraj Co-op.Hsg.Soc.Ltd., Navghar Road, Mulund (East), Mumbai - 400 081, within 14 days from the date hereof, failing which it will be presumed and/or deemed that there are no such claims and if any, the same have been waived or abandoned.

(DARSHANA M. DRAVID)
Advocate, High Court

यूनियन बँक Union Bank of India
BOLINJ BRANCH
SURABHI APARTMENT, VIRAR AGASHI ROAD, BOLINJ NAKA, VIRAR WEST, TALUKA BASSEIN, DIST. PALGHAR 401303
Telephone No. 9431325108 E-mail: ubin0541001@unionbankofindia.bank

**[Rule - 8 (1)]
POSSESSION NOTICE
(For immovable property)**

Whereas The undersigned being the Authorized Officer of Union Bank of India, Bolinj, Virar West Branch under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 dated 23.08.2024 calling upon the borrower/s/ Mr. Habib Suleman Sayyed and Mrs. Jubeda Habib Sayyed to repay the amount mentioned in the notice being Rs.62,98,560.98 (Rupees Sixty Two Lakh Ninety-Eight Thousand Five Hundred Sixty and Ninety Eight Paise Only) 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 borrower 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 8 of the said rules on this 25th day of the October 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India for an amount Rs.62,98,560.98 (Rupees Sixty Two Lakh Ninety-Eight Thousand Five Hundred Sixty and Ninety Eight Paise Only) and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available to the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of House No 10113, Haji Habib Suleman Manzil, Bolinj Gothan, Bunder Pada, Village Bolinj, Taluka Vasai, Virar West, Dist. Palghar in the name of Haji Habib Suleman Sayyad

Sd/-
Authorized Officer
UNION BANK OF INDIA

Date: 25.10.2024
Place: Mumbai

O.W.No. 527224
Charity Commissioner Office, 2nd Floor,
Sasmira Building, Sasmira Road,
Worli, Mumbai-400 030,
Date: 25/10/2024

Public Notice

The appointment of trustees in the trust U/S 47 of Maharashtra Public Trust Act 1950

Application No. - 88/2024
Name of the Trust :- "Tural Bodhanjan Sahkari Mandar"
P.T.R. No. :- F-13985/Mumbai.

1. Application No. 88 of 2024, Under Section 47 of The Maharashtra Public Ins Act 1950, as per Order dated 18/10/2024 passed below Ex. 01 by the Hon'ble Joint Charity Commissioner-1, Maharashtra State, Mumbai in the above referred application. It is hereby giving information to the general public at large through this Public Notice that whereas applicants have filed an application for appointing them as Trustees in the Trust Vtz "Tural Bodhanjan Sahkari Mandar" having P.T.R. No. :- F-13985/Mumbai.

2. The applicants have mentioned in Ex. 01 that the applicant trust there were following trustees to look after affairs of trust.

1. Shri. Anand Den Pawar	1. Shri. Harishchandra Ragho Pawar
2. Shri. Bhikaji Devji Kamble	2. Shri. Vinod Vishnu Pawar
3. Shri. Raghunath Laxman Pawar	3. Shri. Subhash Ramchandra Pawar
4. Shri. Atmaram Shivram Pawar	4. Shri. Uday Anant Mohite
5. Shri. Sudam Vitthal Pawar	5. Shri. Milind Raghunath Pawar
6. Shri. Sakharam Laxman Pawar	6. Shri. Tushar Ramchandra Pawar
7. Shri. Prakash Ramchandra Kamble	7. Shri. Sandip Jayram Pawar
8. Shri. Krishna Daulat Pawar	8. Shri. Gangadhar Krishna Pawar
9. Shri. Vijay Devji Pawar	9. Shri. Deepak Gunaji Pawar
10. Shri. Mahadev Amruta Pawar	10. Shri. Vijendra Sakharam Pawar
11. Shri. Anant Mahadev Pawar	11. Shri. Vishwaji atmaram Pawar
12. Shri. Mangesh Ragho Pawar	12. Shri. Chintamani Nandev Pawar
	13. Shri. Vinod Laxman Pawar

4. If anyone have objection for the appointment of the above persons as trustees in the trust, they may file written Objection / Say within 30 days from the date of the publication of this public notice. The Application No. 88/2024 which is pending before the Ld. Joint Charity Commissioner-1, Maharashtra State, Mumbai, on date - 02/12/2024 at 11.00 am for hearing. If no one is present on the above date & time, it will be presumed that none have any Objection / say on the appointment & the Present application will be decided in accordance with law.

This Notice have Given under my Signature and seal of the Charity Commissioner, Maharashtra State, Mumbai Dated 25/10/2024.

Yours Faithfully,
Sd/-
(Seema Keni)
Superintendent (J)
Charity Commissioner Office,
Maharashtra State, Mumbai.

Seal

John Cockerill India Limited
Registered office:- Mehta House, Plot No. 64, Road No. 13,
MIDC, Andheri (E), Mumbai - 400093 Tel.: +91 9619762727
Email: investors.jci@johncockerill.com
Website: www.johncockerillindia.com, CIN: L99999MH1986PLC039921

Unaudited Financial Results for the Quarter and Nine months Ended September 30, 2024

Sl. No.	Particulars	Quarter ended September 30, 2024 (Unaudited)	Nine months ended September 30, 2024 (Unaudited)	Quarter ended September 30, 2023 (Unaudited)
1	Total income from operations	7,656.00	32,014.65	19,451.82
2	Net Profit/(Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(1,004.69)	(535.09)	738.36
3	Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(1,004.69)	(535.09)	738.36
4	Net Profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(749.70)	(390.74)	698.42
5	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(749.70)	(373.60)	698.42
6	Equity Share Capital	493.78	493.78	493.78
7	Earnings Per Share (of ₹ 10/- each) (for continuing and discontinued operations) (not annualised): Basic : (in ₹) Diluted : (in ₹)	(15.18) (15.18)	(7.91) (7.91)	14.15 14.15

Notes:
1. The above is an extract of the detailed format of Quarterly/Nine months Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly/Nine months Financial Results are available on the Stock Exchange website (www.bseindia.com) and the Company's website (www.johncockerillindia.com).

For John Cockerill India Limited

Michael Kotas
Managing Director
DIN: 10053364

Place: Mumbai
Date: October 28, 2024

LIC Housing Finance Ltd.
Roongta Suprimus, Near Chandak Circle, Shri Hari Narayan
Kute Marg, Tidke Colony, Nashik, Maharashtra- 422002

POSSESSION NOTICE [Rule 8 (1)]

Whereas the undersigned being the Authorized Officer of LIC Housing Finance Ltd. Nashik Area Office, under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (said Act) & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued Notices dated mentioned below in column (3) under Section 13 (2) of the said Act, calling upon the concerned Borrower & other, as per details given below to repay the amount mentioned in the respective Notice within 60 days from the date of the respective Notices. The concerned Borrowers/Property Holders having failed to repay the respective due amounts, notice is hereby given to the Concerned Borrowers / Property Holders in particular and the public in general that the undersigned has taken Symbolic Possessions of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act on the dates mentioned below. The Concerned Borrowers / Property Holders in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of LIC Housing Finance Ltd for amount mentioned below.

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 Borrowers & Account Numbers	Date of Demand Notice & Symbolic Possession	Outstanding Amount (Rs.)	Description of Immovable Secured Assets
1.	Roopali Dhiraj Pandit & Dheeraj Sudhakar Pandit A/c No. : 62190000216	18.06.2024 29.10.2024	16,07,733.22	11, 1 to 8, Aakanksha Park Appt, Still Second Floor, Sidhvinayak Nagar, Peth Road Makhmalabad Shiwar, N. 32/11/12/2, Opp Pawar Lawns, Nashik, Mh- 422003.
2.	Roopali Dhiraj Pandit & Dheeraj Sudhakar Pandit A/c No. : 62190000217	18.06.2024 29.10.2024	15,85,061.22	12, 1 to 8, Aakanksha Park B Appt, Sidhvinayak Nagar, S. No 32/11/12/2, Nashik, Makhmalabad Shiwar, Opp Pawar Lawns, Nashik, Maharashtra - 422003

Notice is hereby given to you all under Rule 8(6) that pursuant to the Demand Notice issued by the undersigned as the Authorized Officer of LIC Housing Finance Ltd, under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, the undersigned has taken Symbolic Possession of the Secured Assets as per details given above. Copy of the Panchnama and possession Notice can be collected from the undersigned on any working day during working hours. Further, Notice is also hereby given to you all above that the undersigned, as the Authorized Officer of LIC Housing Finance Ltd, shall now proceed to sell the above Secured Assets by adopting any of the methods mentioned in Rule 8(5) of the above Rules. As such, you all are hereby advised, in your own interests, to obtain / sponsor / give valid offers, in the prescribed manner, for the Secured Assets in question or pay the up-to-date outstanding dues of LIC Housing Finance Ltd. Further, please take Notice that in case you fail or neglect to sponsor / give, in the prescribed manner, any valid offer (s) for the Secured Assets in question or pay the outstanding dues of the LIC Housing Finance Ltd, positively within 30 days from the date of this Notice, LIC Housing Finance Ltd. will proceed to sell the Secured Assets in question at the Reserve Price fixed by the undersigned as the Authorized Officer, as provided under the above Act / Rules, without any further intimation / Notice to you.

Sd/-
Authorized Officer
LIC Housing Finance Ltd.

Date : 29.10.2024
Place : Nashik

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
CIN: U67100T2014PTC020363 Email: rajesh.jamani@omkaraarc.com/
zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com Authorized Officer M no.: +918657969231

**[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 Securitization 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 Authorized 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 symbolic possession of the below mentioned secured property 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 lenders/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)/Guarantor(s)/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)/ Guarantors/Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 28.10.2024 (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. Digitech Computers and System - Borrower, Mr. Anoop Khabya- Mortgagor/Guarantor & Mrs. Veena Khabya - Mortgagor/Guarantor	All that piece and parcel of property being Plot No. 110 having carpet area 300 Sq. Ft. in Ganatra Industrial Estate bearing plot No 114A 1 & 2 situated at Panchpakhandi, Pokhara Road, Thane admeasuring about 3328 Sq. Yard equivalent to 2783.64 Sq. Mtrs. or thereabout within the limits of Thane Municipal Corporation within the jurisdiction of Sub Registrar of Bombay district, LBS Road, Khopat, Thane (west) 400603 bounded as under: On or towards East: By land of Poonjani Industrial Estate, On or towards West: By Eastern Express Highway, On or towards North: By Private Property, On or towards South: By Pokhara Road No 1.	Mr. Anoop Khabya & Mrs. Veena Khabya	Rs. 1,98,01,231.70 (Rupees One Crore Ninety Eight Lakhs One Thousand Two Hundred Thirty one and Paise Seventy only)	03.09.2019		Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Rs.4,60,000/- (Rupees Four Lakhs Sixty Thousand Only)	22.11.2024 From 3.00 PM - 4.00 PM

Account No.: 05550510221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC000555

Date of E-Auction & Time : 11.12.2024 from 12.00 pm - 2.00 pm Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 09.12.2024 till 6.00 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 06/2021-22 Trust)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
CIN: U67100T2014PTC020363 Email: rajesh.jamani@omkaraarc.com/
zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com Authorized Officer M no.: +918657969231

**[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 Securitization 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 Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd. further, Omkara Assets Reconstruction Pvt Ltd (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 handover of the physical possession of the below mentioned secured property 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 lenders/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)/Guarantor(s)/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)/ Guarantors/Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 28.10.2024 (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 Balaji Industries (Borrower) Mr Radheshayam Agarwal (Guarantor/Mortgagor) & Mrs Nisha Agarwal (Guarantor/Mortgagor)	PROPERTY NO. 1: All that piece and parcel of property bearing Unit No D-29/D-30, First Floor, Sainath Industrial Estate, Survey No 632, Mauje Khoni, Taluka Bhiwandi District Thane 421308. Area admeasuring: Unit D-29 - 1831.5 sq. ft. & Unit D-30 - 1857 sq. ft. PROPERTY NO. 2: - All that piece and parcel of property bearing Flat No 801, 8th Floor, Harsh Heights Building No 3, 150 Feet Road, Survey No 276/8B, 268/3, 267/2B, Bhayander (west) District Thane 401101. Area admeasuring: 930 sq. ft. (Carpet)	For Both Properties: - Mr Radheshayam Agarwal and Mrs Nisha Agarwal	Rs. 769.47 Lakhs	24.01.2019		For Property No. 1: - Rs. 40,00,000/- (Rupees Forty Lakhs Only) For Property No. 2: - Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only)	For Property No. 1: - Rs. 25,000/- (Rupees Twenty Five Thousand Only) For Property No. 2: - Rs. 50,000/- (Rupees Fifty Thousand Only)	For Property No. 1: - Rs.4,00,000/- (Rupees Four Lakhs Only) For Property No. 2: - Rs.16,00,000/- (Rupees Sixteen Lakhs Only)	For Property No. 1: - 11.11.2024 (From 11.00 A.M. to 12.00 PM) (As per prior appointment) For Property No. 2: - 11.11.2024 (From 3.00 P.M. to 4.00 PM) (As per prior appointment)

Account No.: 05550510221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC000555