

Form No. URC-2**Advertisement giving notice about registration under Part I of Chapter XXI [Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014]**

- Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made after fifteen days hereof but before the expiry of thirty days hereinafter to the Central Registration centre (CRC) THAT S-TECH PEB DESIGN LLP, a Limited Liability Partnership (LLP) may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares under jurisdiction of Registrar at Mumbai.
- The principal objects of the company are as follows:
To engage in activities of all types of structural designing, fabrication drawings, structural drawings, structural drafting-2D, steel detailing, RCC designing, detail engineering services, plotting & printing services, construction and consulting of Building, Factories, Bridges, Dams, Canals, Road, Power Plants, Hotels, Industrial Sheds, Warehouses, Mills, Clubs, Hospitals, Cold Storages, Airports, Malls and to provide training and consultancy for the same and to act as project management consultants.
- A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at **Plot No. 146, Kharbi Road, Near Kamal Convent, Shesh Nagar, Nagpur, Maharashtra, India, 440009.**
- Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), India Institute of Corporate Affairs (IICA) Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050 within twenty one days from the date of publication of this notice, with a copy to the company at its registered office i.e. Plot No. 146, Kharbi Road, Near Kamal Convent, Shesh Nagar, Nagpur, Maharashtra, India, 440009.

Date: 20.12.2023

Place: Nagpur

Sd/-

Name(s) of Applicant

Pritam Chandrashekar Kandikurwar

2. Sachin Deorao Nimje



IDBI Bank Ltd, Zonal Office, Salasar Prestige, 1st Floor, Plot No. 1/A, Off VHC Road, Dharampeth, Nagpur 440010

SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE & MOVABLE PROPERTIES**APPENDIX IV-A (See proviso to Rule 8(6) & (6)2)**

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) & (6)2 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable & movable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dated **25.01.2024** for recovery of 1) Rs. **32,21,02,802.14/-** (Rupees in words: **Thirty Two Crore Twenty One Lakh Thousand Eight Hundred Two and Paise Fourteen Only**) + unapplied interest from 02.05.2022 (i.e. for Cash Credit) & from 01.05.2022 (i.e. for Term loan) for accounts of **M/s Virchand Narsi Cotton Pvt. Ltd.** and 2) Rs. **5,98,54,956.90/-** (Rupees in words: **Five Crore Ninety Eight Lakh Fifty Four Thousand Nine Hundred Fifty Six and Paise Ninety Only**) + unapplied interest from 02.05.2022 (i.e. for Cash Credit) & from 01.05.2022 (i.e. for Term loan) for accounts of **M/s Virchand Narsi Cotton Pvt. Ltd.** and 3) Rs. **38,19,57,759.04/-** (Rupees in words: **Thirty Eight Crore Nineteen Lakh Fifty Seven Thousand Seven Hundred Fifty Nine and Paise Four Only**) + applicable interest as mentioned above. All statutory liabilities/taxes/ maintenance fee/ electricity/ water charges, other liabilities etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. The reserve price and earnest money deposit will be as under:

DESCRIPTION OF IMMOVABLE & MOVABLE PROPERTIES

Sr. No.	Description of properties mortgaged	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)
1.	<p>1. LOT</p> <p>A] Property -1 Property owned by Virchand Narsi Cotton Pvt. Ltd. Property owned and possessed by M/s Virchand Narsi Cotton Pvt. Ltd. Through Director -Shri. Vipul Pravin Kumar Dand, Admeasuring 01H-94R Land out of Field S.No. 77/1, 2H-76R, Land Situated at Malkapur-Part-1, To, Malkapur, Dist. Buldhana. Within The Boundaries: To The East :- Field of Mannal Sancheti & Shri. Bawaskar. To The West :- Field of Motbai, To The South :- Field of M/s Virchand Narsi (remaining land from Field S.No. 77/1), To The North :- Field of Vasant Purushottam Patil. Together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.</p> <p>B] Property -2 Property owned by Virchand Narsi. Property owned and possessed by M/s Virchand Narsi through Director -Shri. Kantilal Narishbhai Dand & 4 Others, Field S.No. 77/1, 1H-47R, Land Situated at Malkapur-Part-1, To, Malkapur, Dist. Buldhana. Within The Boundaries: To The East :- Field of Mannal Sancheti & Shri. Bawaskar. To The West :- Field of Motbai, To The South :- Field of M/s Virchand Narsi (remaining land from Field S.No. 77/1), To The North :- Field of M/s Virchand Narsi (i.e. Field S.No. 78). And along with all types of constructions thereon if any standing on it the Land of 0.82 Ha out of 0.82 Ha is given on Lease to M/s Gangga Cotton Industries, as per lease deed 10.11.2003 for construction of Ginning & Pressing unit, factory shed, etc.</p> <p>C] Property -3 Property owned by M/s Virchand Narsi Property owned and possessed by M/s Virchand Narsi through Director -Shri. Kantilal Narishbhai Dand & 4 Others, Field S.No. 78/1, 1H-47R, Land Situated at Malkapur-Part-1, To, Malkapur, Dist. Buldhana. Within The Boundaries: To The East :- Field of Mannal Sancheti & Shri. Bawaskar. To The West :- Field of Mannal Sancheti & Shri. Bawaskar. To The North :- Field of M/s Virchand Narsi Firm (i.e. Field S.No. 77/1) & Field of Shri. Bawaskar. And along with all types of constructions thereon if any standing on it the Land of 0.40 Ha out of 0.40 Ha is given on Lease to M/s Gangga Cotton Industries as per lease deed dated 10.11.2003 for construction of Ginning & Pressing unit, factory shed, etc. The 0.30 Ha out of 1.47 Ha is given on lease to M/s Kumar & Brothers as per lease deed dated 19.06.2003 for construction of Oil Mill, Factory shed, etc. The Land Admeasuring 0.02 Ha is acquired by Central Govt for NH 6 widening recently. The remaining available land will be 1.45 H out of 1.47 H.</p> <p>D] Property -4 Property owned by M/s Virchand Narsi. Property owned and possessed by M/s Virchand Narsi through Director -Shri. Kantilal Narishbhai Dand & 4 Others, Field S.No. 78/1, 1H-47R, Land Situated at Malkapur-Part-1, To, Malkapur, Dist. Buldhana. Within The Boundaries: To The East :- Field of Mannal Sancheti & Shri. Bawaskar. To The West :- Field of Mannal Sancheti & Shri. Bawaskar. To The North :- Field of M/s Virchand Narsi Firm (i.e. Field S.No. 77/1) & Field of Shri. Bawaskar. To The South :- Field of Vasant Purushottam Patil. Together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.</p> <p>E] Property -5 Property owned by Virchand Narsi Cotton Pvt. Ltd. Property owned and possessed by M/s Virchand Narsi Cotton Pvt. Ltd. Through Director -Shri. Vipul Pravin Kumar Dand, Admeasuring 0.86 Ha out of Field S.No. 81/2, 1H-72R, Land Situated at Malkapur-Part-1, To, Malkapur, Dist. Buldhana. Within The Boundaries: To The East :- Field of Mannal Sancheti & Shri. Bawaskar. To The West :- Field of Mannal Sancheti & Shri. Bawaskar. To The North :- Field of M/s Virchand Narsi Firm (i.e. Field S.No. 77/1) & Field of Shri. Bawaskar. To The South :- Field of Vasant Purushottam Patil. Together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.</p> <p>F] Property -6 Property owned by Virchand Narsi Cotton Pvt. Ltd. Property owned and possessed by M/s Virchand Narsi Cotton Pvt. Ltd. Through Director -Shri. Vipul Pravin Kumar Dand, Admeasuring 0.86 Ha out of Field S.No. 81/2, 1H-72R, Land Situated at Malkapur-Part-1, To, Malkapur, Dist. Buldhana. Within The Boundaries: To The East :- Field of Mannal Sancheti & Shri. Bawaskar. To The West :- Field of Mannal Sancheti & Shri. Bawaskar. To The North :- Field of M/s Virchand Narsi Firm (i.e. Field S.No. 77/1) & Field of Shri. Bawaskar. To The South :- Field of Vasant Purushottam Patil. Together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.</p>	2678.16	267.82

2.	<p>LOT-2</p> <p>Property -1 Property owned by M/s Abhay Traders. NA Land Property owned and possessed by M/s Abhay Traders. Through-Partner-Smt. Pratibhaben Bharat Kumar Dand & 3 Others. Admeasuring 0.19H Non Agricultural Land out of 01H-89R Ha in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R.R. R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana. (11R NA Land out of 30R NA Land owned by M/s Abhay Traders is acquired by Govt. for widening of National Highway No. 6).</p> <p>Property -2 Properties owned by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand. (i) NA Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.67Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(ii) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(iii) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(iv) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(v) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(vi) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(vii) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(viii) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(ix) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(x) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xi) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xii) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xiii) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xiv) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xv) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xvi) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xvii) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xviii) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xix) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p> <p>(xx) Agricultural Land Property owned and possessed by Shri. Tilokchand Narishbhai Dand, Shri. Kantilal Narishbhai Dand, And Shri. Chhatrapati Narishbhai Dand Admeasuring 0.71Ha out of 01H-89R in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H-54R, R.R. Rs. 17.62, Situated at Bahapura, Tal. Malkapur, Dist. Buldhana.</p>	204.29	20.43
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3.	<p>LOT-3</p> <p>Entire Plant & Machineries of Virchand Narsi Cotton Pvt Limited, situated at Survey No. 77/1, Malkapur-part 1, Taluka Malkapur, District: Buldhana.</p>	70.00	7.00
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4.	<p>LOT-4</p> <p>Entire Plant & Machineries of M/s Gangga Cotton Industries situated at Survey No. 77/1 (part), Malkapur-part 1, Taluka Malkapur, District: Buldhana.</p>	152.00	15.20
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IMPORTANT DATES:			
Sale of Bid / Tender document	20.12.2023 to 15.01.2024		
Date of Property Inspection	11.01.2024, 11 am to 4 pm		
Last Date of submission of Bid along with EMD	24.01.2024 up to 4 PM		
Date of E-auction	25.01.2024		
Time of E-auction	11:00 a.m. to 2:00 p.m.		
		Total	3104.45
			310.45

For detailed terms and conditions of the sale, please refer to the link provided in www.bankeauctionwizad.com and IDBI Bank's website i.e. www.idbibank.com. For any clarification, the interested parties may contact Shri Hemant Amrute (e-mail - hemanamrute@idbi.co.in, phone - 0712-6659111, Mob. 8889911454 or Shri Vipin Chhivande (e-mail - vin.chhivande@idbi.co.in, Mob - 9834086151), or Shri Prashant Gavale (email) - prashant.gavale@idbi.co.in in Mob. 9960342037 or Shri Rajesh Jaiswal (e-mail) - rajesh.jaiswal@idbi.co.in in Mob. 9096013955.

For E-auction support, please contact Miss.B.M.Sushmitha, Mobile No.8951944383, Landline-080-40482100 Email id : sushmitha@antaressystem.com and also to Marina Josephine Jacob Mob: 9686196751 Email id : marina@antaressystem.com

Date: 20.12.2023
Place: Nagpur

Authorized Officer

IDBI Bank Ltd



OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U07100TZ2014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Email: ijgar.patel@omkaraarc.com | Mob.: +91 9987409088

Corrigendum

This is with reference to sale notice issued and publication done under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 on 19/12/2023 in Indian Express + Loksatta Amravati, Maharashtra. Please note that the area of Lot No. 2 property admeasures 2000 Sq. Ft. All other contents of the published Sale Notice shall remain same.
Place: Mumbai
Date: 20.12.2023



State Bank of India
BRANCH - RACPC-II, NAGPUR
Retail Assets Control Processing Centre-2, Administrative Office,
3rd Floor, Santar Vallabhnagar Patel Marg, P.B. No. 37, Nagpur - 440001

Tel: 0712-6137397 | Fax No: 0712-6137344 | Branch Code: 643191 | Email: sbi.64219@sbi.co.in

SYMBOLIC POSSESSION NOTICE

[Rule - 8 (1)] (For Immovable Property)

The undersigned being the authorized officer of State Bank of India under the Securitization and Reconstruction of Financial Assets Enforcement of Security Interest (Second) Act, 2002 and in exercise of the power conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules 2002 issued a Demand Notice Dated 05/10/2023 calling upon the borrower Mr. Prabodh Premchand Saraf to repay the amount mentioned in the notice of Rs.19,65,489/- (Rupees Nineteen Lakh Sixty Five Thousand Four Hundred Eighty Nine Only) within 60 days from the date of the receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in the exercise of the power conferred him under section 13 (4) of the said Act read with Rule 9 of the said rule of this 15th Day of the December of the Year 2023. The borrower in particular and the public in general is hereby cautioned not to deal with the property will be subject to the charge of the State Bank of India tawari Nagpur Branch, for an amount of Rs.19,65,489/- (Rupees Nineteen Lakh Sixty Five Thousand Four Hundred Eighty Nine Only) Plus further 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 Immovable Property

5.77% Undivided Share and interest in relation to built up area of Apartment No. T-302 on the Third Floor of 'WIRTI COMPLEX 3' in all that piece and parcel of land bearing Corporation House No. 94, Ward No. 28, Admeasuring 303.90 Sq. Mtrs. R/o 3238 R2 Sq. Ft. City Survey No. 260 of Sheet No. 174 of Mouza - Nagpur, situated at Near Nikalas Mandir on Ayachit Mandir Road, Itwari, Nagpur within the Limits of Nagpur Improvement Trust, Nagpur and Municipal Corporation, Nagpur. Tah - Nagpur and Dist - Nagpur and bounded by: On the East: Road, On the West: House of Deopurji, On the North: House of Nanoti, On the South: Lane.

Authorized Officer
State Bank Of India
RACPC-2 Branch Nagpur

Date :15/12/2023
Place : Nagpur



ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office- Indian Rayon Compound, Veraval,
Gujarat: 362266 Branch Office- Genesis Square, plot no 72,
6th Floor, Shankar Nagar, WHS Road, Nagpur - 440010

APPENDIX IV

[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

Possession Notice (For Immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited 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(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, has issued a demand notice dated 20-03-2023 calling upon the borrowers Huma Badruddo Khan, Unic Enterprises, Badruddo Taslimuddin Khan seeking repayment of the amount mentioned in the notice being of Rs. 43,48,436.00/- (Rupees Forty-Three Lakh Forty-Eight Thousand Four Hundred Thirty-Six Only) 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 Physical possession given by L. P. Wasnik In-charge Assistant Superintendent, Criminal court, Nagpur, Maharashtra under Section 14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, on this 14th Day of December of the year 2023. 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 Aditya Birla Housing Finance Limited for an amount of Rs. 43,48,436.00/- (Rupees Forty-Three Lakh Forty-Eight Thousand Four Hundred Thirty-Six Only) and interest thereon. Borrowers' attention is invited to the 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 Property

ITEM-1:- All That Piece and Parcel of Southern Portion of Plot No. 10 Admeasuring 92.671 Sq. Mtr. (91.49 Sq. Mtrs. As Per Regularization Letter) Out of Total Admeasuring about 185.875 Sq. Mtrs. (182.98 Sq. Mtrs. As Per Regularization Letter), In the Layout of Nagri Gruhinman Sanstha, Maryadi, Nagpur, Being Portion of Entire Land Bearing Kh. No. 65, Mouza- Wathoda, P.H.No. 34, Bearing City Survey No. 186, Sheet No. 66, Having its Municipal Corporation House No. 2259/B/10, Situated at Ward No. 21, Within the Limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tehsil and District Nagpur And The Same is Bounded As Under:- North: Remaining Portion of Plot No. 10 South: 9 Mtrs. Wide Road East: Plot No. 9 West: 9 Mtrs. Wide Road.

Item-2:- All That Piece and Parcel of Northern Portion of Plot No. 10 Admeasuring 92.671 Sq. Mtr. (91.49 Sq. Mtrs. As Per Regularization Letter) Out of Total Admeasuring about 185.875 Sq. Mtrs. (182.98 Sq. Mtrs. As Per Regularization Letter), In the Layout of Nagri Gruhinman Sanstha, Maryadi, Nagpur, Being Portion of Entire Land Bearing Kh. No. 65, Mouza- Wathoda, P.H.No. 34, Bearing City Survey No. 186, Sheet No. 66, Having its Municipal Corporation House No. 2259/B/10, Situated at Ward No. 21, Within the Limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tehsil and District Nagpur And The Same is Bounded As Under:- North: 9 Mtrs. Wide Road South: Remaining Portion of Plot No. 10 East: Plot No. 9 West: 9 Mtrs. Wide Road.

Date: 14.12.2023
Place: Nagpur

Authorised Officer
Aditya Birla Housing Finance Limited



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028

POSSESSION NOTICE (For Immovable property)

APPENDIX IV (Refer Rule 8(1))

Whereas, The undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P. Nagar, 1st Street, Kongsu Nagar Extn, Tirupur 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028, acting in its capacity as trustee of Omkara SP 36/2021-22 Trust has acquired all rights, titles & interest of Akola Urban Co-op Bank Limited in the account in the financial assets of Shri. Prakash Abhani (Borrower & Mortgagor) Smt. Sheetal Abhani & Shri. Bhanuprasad Patel (Guarantors) along with the underlying securities from Akola Urban Co-op Bank Limited under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 28.09.2021. Pursuant to the said assignment of debt OARPL has stepped into the shoes of Akola Urban Co-op Bank Limited and has become entitled to recover entire outstanding dues and enforce the security. And whereas, Authorised Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL), under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 09.06.2023 calling upon the Borrowers/Mortgagor/Guarantors Shri. Prakash Abhani (Borrower & Mortgagor) Smt. Sheetal Abhani & Shri. Bhanuprasad Patel (Guarantors) to repay the amount mentioned in the notice aggregating to Rs. 10,93,068/- (Rupees Ten Lakhs Ninety Three Thousand and Sixty Eight only) as on 31.05.2023 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice. The Borrower & Co-borrowers/guarantors/mortgagors having failed to repay the amount, as per notice dated 09.06.2023 under section 13(2) SARFAESI Act, Pursuant to the said assignment of debt OARPL has stepped into the shoes of Akola Urban Co-op Bank Limited and has become entitled to recover entire outstanding dues and enforce the security. The Authorized Officer of Omkara Assets Reconstruction Private Limited, duly appointment under sub-section (12) of section 13 of the SARFAESI ACT 2002 has taken Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) Rules, 2002/guarantors on this 18th day of December of the year 2023.

The Borrowers/co-borrowers/guarantors/mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as Trustee of Omkara SP 36/2021-22 Trust, having corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028 for an amount of Rs.10,93,068/- (Rupees Ten Lakhs Ninety Three Thousand and Sixty Eight only) as on 31.05.2023 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The borrower's / guarantors' / mortgagor's attention is invited to the provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets. The details of the assets / properties hypothecated / assigned / charged / mortgaged to our Company in the above account & whose possession has taken given hereunder:

DESCRIPTION OF THE IMMOVABLE PROPERTY

The property situated at Mouje Umari Unmarked Pr. Tq. &