FORM A PUBLIC ANNOUNCEMENT (Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016) FOR THE ATTENTION OF THE CREDITORS OF RAMOS CERAMIC PRIVATE LIMITED (CIN: U26990GJ2018PTC102147) RELEVANT PARTICULARS Ramos Ceramic Private Limited Name of corporate debtor Date of incorporation of corporate debtor 03rd May, 2018 Authority under which corporate Registrar of Companies, Ahmedabad, India (under the Companies Act, 2013) debtor is incorporated / registered Corporate Identity No. / Limited Liability U26990GJ2018PTC102147 Identification No. of corporate debtor Registered Office: Sartanpar Ta: Wankaner Address of the registered office and Rajkot, Sartanpar, Gujarat, India- 363621 principal office (if any) of corporate debtor 14th February, 2024 Insolvency commencement date in (Order received on 17thFebruary, 2024) respect of corporate debtor Estimated date of closure of insolvency 15th August, 2024 resolution process Name and registration number of the Mr. Bhavan Trivedi insolvency professional acting as interim IBBUIPA-001/IP-P00335/2017-18/10605 resolution professional Address and e-mail of the interim Reg. Add : 55, 6th Floor, Shri Krishna resolution professional, as registered Centre, Nr. Mithakhali Six Roads, with the Board Navrangpura , Ahmedabad, Gujarat-380009 Email: bhavant@yahoo.com Address and e-mail to be used for Address : 55, 6th Floor, Shri Krishna correspondence with the interim Centre, Nr. Mithakhali Six Roads, resolution professional Navrangpura, Ahmedabad, Gujarat-380009 Email: bhavant@yahoo.com 02nd March, 2024 Last date for submission of claims Classes of creditors, if any, under NOT APPLICABLE clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional Names of Insolvency Professionals NOT APPLICABLE identified to act as Authorised Representative of creditors in a class (Three names for each class) (a) Relevant Forms and Web link: https://ibbi.gov.in/en/home/downloads (b) Details of authorized representatives Physical Address : Not applicable are available at: Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a Corporate Insolvency Resolution Process of the RAMOS CERAMIC PRIVATE LIMITED on 14th February, 2024 (Order received on 17th February, 2024). The creditors of RAMOS CERAMIC PRIVATE LIMITED are hereby called upon to submit their claims with proof on or before 02nd March, 2024 to the interim resolution professional at the

The financial creditors shall submit their claims with proof by electronic means only. All other

creditors may submit the claims with proof in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

इंडियन बैंक 🙏 Indian Bank △ इलाहाबाद ALLAHABAD

Aadhya Arcade, Near Santvan Hospital, VKV Road, Nadiad, Gujarat.

(a) pnb Housing

Email: nadiad@indianbank.co.in Rule-8(1) POSSESSION NOTICE (for immovable property) Notice under Sec.13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Whereas, The undersigned being the authorized officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 10.01.2023 calling upon the borrower/Guarantor/Mortgagor M/s. ReachMore Apparel Export Pvt. Ltd (Borrower), Mr. Satiskumar Banvarilal Sharma & Mrs. Santoshben Satiskumar Sharma (Borrower & Director), Mr. Jatinkumar Chandrakant Shah (Guarantor) & Mrs. Santoshben Satiskumar Sharma (Mortgagor) with our Anand e-AB, Ganesh Chokdi Branch to repay the amount mentioned in the notice being Rs. 9,37,010/- (Rupees Nine Lakh Thirty Seven Thousand Ten Only) within 60 days from the date of receipt of

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 Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 14th Day of February of the year 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 Indian Bank, Anand e-AB, Ganesh Chokdi Branch, District Anand, Gujarat for an amount of Rs. 9,37,010/- (Rupees Nine Lakhs Thirty-Seven Thousand Ten Only) as on 14/02/2023 and Interest & Expenses thereon with less recovery.

The borrower's attention is invited to the provisions sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

## **Description of Immovable Property**

Shop No. 2/B Ground Floor Khodiyar Complex, Near Dr. Kanubhai Modi Hospital, Nana Kumbhnath Road Nadiad, Kheda, R.S. 208/1, T.P.S. No. 3, F P. No. 157, Plot No. C/1, Mouje Nadiad, Kheda. This property owned by Mrs. Santoshben Satiskumar Sharma which is bounded by : Boundaries are as under: East: Shop No. 3, West: Shop No. A2, North: Road to Madhuram

Park, South: Passage Description of Movable Property Hypothecated Stock and Book debts & Machinery.

Chief Manager/Authorized Officer

Indian Bank, Nadiad Branch

Date: 17.02.2024

Place: Ahmedabad

address mentioned against entry No. 10.

## AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)

Date: 14.02.2024

Place : Nadiad

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Mr. Bhavan Trivedi

Interim Resolution Professional

Reg No. IBBI/IPA-001/IP-P00335/2017-18/10605

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization and

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice	Description of Mortgaged Property	Date of Possession Taken	
(Loan A/C No.) L9001070116919472, Smt. Thakor Jayotsanaben (Borrower), Deepsingh Thakor (Co-Borrower)	Date & Amount  08-Sep-23 ₹ 16,66,671/- Rs. Sixteen Lac Sixty-Six Thousand Six Hundred Seventy-One Only as on 06-Sep-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Flat No- C/2, Shrinath Residen, Final Plot- 9/1, T.P.Scheme No- 103, Survey No- 132/2/1, Vill- Nikol, Taluka- Asarva, Dist- Ahmedabad, Gujarat Admeasuring 91.97 Sqmtr,+ 32.25 Sqmtr. Undivived Share	13-Feb-24	
(Loan A/C No.) L9001060100650306, Ketankumar Ramanlal Patel (Borrower), Ramanlal Vithalbhai Patel (Co-Borrower), Smt. Shantaben Ramanbhai Patel (Guarantor)	12-Jan-23 ₹ 6,14,831/- Rs. Six Lac Fourteen Thousand Eight Hundred Thirty-One Only as on 10-Jan-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Plot No.4-238, Iyanagar Society, Near Vadu Road, Sidhpur, Dist. Patan, Gujarat Admeasuring 62.73 Sq.Metre East: Road, West: Open Plot, North: House, South: House	14-Feb-24	
(Loan A/C No.) L9001060724060943, Royal Bandhani Ghar (Borrower), Rathod Sadam Hanifbhai (Co- Borrower), Rathod Hanifbhai Karimbhai (Co-Borrower) Smt.Rathod Mumtazben Hanifbhai (Co-Borrower) Rathod Sikandar Hanifbhai (Co- Borrower)	(Borrower), Rs. Thirty-Three Lac Seventy-Two Thousand Five Hundred Twenty-Nine wer) Smt.Rathod ai (Co-Borrower)  Rs. Thirty-Three Lac Suilding / Structure And Fixtures (Property 1) Property Situated At-Sheet No- 36, C.S No- 2332, Neelam Apartment, Ground Floor, Shop No- 04, B.A & Shop No- 05, B.A, Bumbiya Street Ladi Road, Jetpur, Dist- Rajkot, Gujarat. Admeasuring 31.3 Sq. Mtr. East: Ladi Road/ Ladi Road, West: Nilam Apartment & Shop No. 06, North: Shop No. 3 & 4,		14-Feb-24	
(Loan A/C No.) L9001060114705962, Smt. Hemaji M Thakor (Borrower) , Smt. Yotsnaben Hemahji Thakor (Co- Borrower)	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gamtal Property  235/1 Unjha Mahesana ,Gujarat Admeasuring 80.02 Sqyds  13-Jun-23 ₹ 2,18,168/- Building / Structure And Fixtures Property Situated At Gamtal Property  235/1 Unjha Mahesana ,Gujarat Admeasuring 80.02 Sqyds		14-Feb-24	
(Loan A/C No.) L9001060126068406, Bhagvanbhai Dhanrajbhai Chaudhary (Borrower) , Smt.Rekhaben Bhagavanbhai Chaudhary (Co- Borrower)	13-Jun-23 ₹4,55,166/- Rs. Four Lac Fifty-Five Thousand One Hundred Sixty-Six Only as on 12-Jun-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gramtal Property Registered-Chaudharivas Pilucha ,Dist-Banaskantha, Gujarat Admeasuring 77.81 Sqyds	14-Feb-24	
(Loan A/C No.) L9001061124414888, Tentiya Piyushbhai Virjibhai (Borrower) , Virjibhai A Tantiya (Co- Borrower) , Smt.Ramaben Virjibhai Tentiya (Co-Borrower)	13-Jun-23 ₹ 2,30,845/- Rs. Two Lac Thirty Thousand Eight Hundred Forty-Five Only as on 12-Jun-23	rty Building / Structure And Fixtures Property Situated At Morbi Gujarat ndred 363641- Admeasuring 57.26 Sqyds		
(Loan A/C No.) L9001060100317740, Sanjay Pravinbhai Maru (Borrower), Nathabhai Han (Co-Borrower), Smt.Jeevubai Prabvinbha Maru (Co- Borrower) Pravinbha Rajabhai Maru (Co-Borrower)	11-Aug-23 ₹2,56,867/- Rs. Two Lac Fifty-Six Thousand Eight Hundred Sixty-Seven Only as on 10-Aug-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Plot No. 06, S. No. 205, Vill Mahendra-Nagar, Te.& Dist Morbi, Gujarat.  Admeasuring 48.09 Sq. Mtr. East - Other Property , West - Road , North Other Property , South - Other Property	15-Feb-24	
(Loan A/C No.) L9001061121279630, Shree Deepjyot Education Trust (Borrower), Gajera Kamleshbhai Damjibhai (Co-Borrower),	14-Sep-23 ₹ 5,31,059/- Rs. Five Lac Thirty-One Thousand Fifty-Nine Only as on 12-Sep-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gram Panchayat Near Bus Stand Science Day School Rajkot -Junagadh Road Junagadh Junagadh, Gujarat Admeasuring 1084.63 Sqyds	14-Feb-24	
(Loan A/C No.) L9001060120301259, Brahmani Provision Store (Borrower), Narendrakumar Sendhabhai Sontariya (Co-Borrower), Smt. Jyotsnaben Narendarkumar Sonatriya (Co- Borrower)	14-Sep-23 ₹5,78,886/- Rs. Five Lac Seventy-Eight Thousand Eight Hundred Eighty-Six Only as on 12-Sep-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gamtal Property Unregistered Milkat No 12 Raval Vas Mouje Gam Vesa Ta Vadgam Residential Banaskantha Vadgam, Gujarat. Admeasuring 33.37 Sqyds	14-Feb-24	
(Loan A/C No.) L9001060100782568, Bhupat Jasoliya (Borrower), Smt. Shardaben Bhupatbhai (Co-Borrower), Chandubhai Dayabhai Jasoliya (Co-	11-Oct-23 ₹ 16,60,931/- Rs. Sixteen Lac Sixty Thousand Nine Hundred Thirty-One Only as on	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Resdidentail Plot At Survey No. 2, P N 14, Kamadhiya, Tehsil Gondal, Rajkot, Gujarat, Admeasuring 215.54 Sq Mts East - Plot No 14, West - Road, North	14-Feb-24	

(Loan A/C No.) L9001060120301259, Brahmani Provision Store (Borrower), Narendrakumar Sendhabhai Sontariya (Co-Borrower), Smt. Jyotsnaben Narendarkumar Sonatriya (Co- Borrower)	14-Sep-23 ₹ 5,78,886/- Rs. Five Lac Seventy-Eight Thousand Eight Hundred Eighty-Six Only as on 12-Sep-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gamtal Property Unregistered Milkat No 12 Raval Vas Mouje Gam Vesa Ta Vadgam Residential Banaskantha Vadgam, Gujarat. Admeasuring 33.37 Sqyds	14-Feb-24	
(Loan A/C No.) L9001060100782568, Bhupat Jasoliya (Borrower), Smt. Shardaben Bhupatbhai (Co-Borrower), Chandubhai Dayabhai Jasoliya (Co- Borrower) Smt. Rekhabenm Chandubhai (Co-Borrower) Chirag Bhupatbhai Jasoliya (Co-Borrower)	11-Oct-23 ₹ 16,60,931/- Rs. Sixteen Lac Sixty Thousand Nine Hundred Thirty-One Only as on 10-Oct-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Resdidentail Plot At Survey No. 2, P N 14, Kamadhiya, Tehsil Gondal, Rajkot, Gujarat, Admeasuring 215.54 Sq Mts East - Plot No 14, West - Road, North Road, South - Plot No 13	14-Feb-24	
(Loan A/C No.) L9001070127386024, Makvana Girishbhai Govindbhai (Borrower), Mahendrabhai Prajapati (Guarantor)	13-Oct-23 ₹ 14,33,176/- Rs. Fourteen Lac Thirty- Three Thousand One Hundred Seventy-Six Only as on 10-Oct-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gamtal Property Unregistered Milkat No 1641 & 1642 Gayatrivas Opp V Trans Transport Gandhi Nagar Chhatral, Gujarat Admeasuring 1080 Sqft	15-Feb-24	
oan A/C No.) L9001060830437081 L9001060121757622,Dwarkesh Aterprise (Borrower) , Ashvin avinbhai Khambhala (Co-Borrower), avinbhai Devajibhai Khambhala (Co- borrower) Smt.Labhuben Pravinbhai nambhala (Co-Borrower) Thousand Two Hundred Seventy-Seven Only as on 03-Nov-23		All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Survey No- 83 Paiki 1 & 84/1 Paiki, Plot No- 7, Nakalank Park , Vill- Makansar, Dist- Morbi, Gujarat Admeasuring 118.50 Sqmtr	15-Feb-24	
(Loan A/C No.) L9001060125954924, Babuji Ranchodji Dabhi (Borrower), Ajaysinh Babuji Dabhi (Co-Borrower), Smt.Vijiben Babuji Dabhi (Co- Borrower) Jitendrasinh Babuji Dabhi (Co-Borrower)		All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Milkat No316, Mouje Balad Kheralu, Kheralu, Dist- Mehsana, Gujarat Admeasuring 41.82 Sqmtr	14-Feb-24	

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.

"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

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 AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Place : Ahmedabad

Authorised Officer AU Small Finance Bank Limited



Alkaben R Adalja 01:30 PM Ahmedabad, Gujarat-380058 04:00 PM 12:00 PM KNOWNN B.O.: Ahmedabad 15.12.2022 to 04:00 PM to 03:00 PM NHL/VA/0219/651871, Jigar Prafulbha Brahmbhatt / Prafulkumar Kanjibhai Rs. No,134,New Heaven 04.03.2024 22.02.2024 05.03.2024 'NIL/NOT Endave,Opp Ward No 9,Outside 21,04,000/- 2,10,400/-Panigate,Vadodara, Gujarat-390001 22,45,399.78 Before Between Between 12:00 PM Brahmbhatt / Sudhaben Prafulkumar 04:00 PM 01:30 PM as on date Brahmbhatt, B.O.: Vadodara 05.01.2022 to 04:00 PM to 03:00 PM (Physical) Flat No 502 6th Floor, C Wing Building Rs. Rs. Dada Bhagwan Complex, Nr Kamrej 12,60,000/- 1,26,000/-HOU/SRT/0617/396555 & HOU/ 07.03.2024 "NIL/NOT Rs. 04.03.2024 Rs. 20.03.2024 13,32,625.59 10,000/-SRT/0617/399343 Jatinkumar A Before Between Between Kathrotia / Ashokbhai Mohanbhai Char Rasta,N H No 8, Kamrej, 04:00 PM 01:30 PM as on date Surat, Gujarat-394180 13.09.2022 Katharotiya , B.O.: Surat to 04:00 PM to 03:00 PM Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. \*\* To the best

nowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured issets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s) pidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction of the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2.) The prospective purchasenbidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement)

Rules, 2002. The remaining 75% of the sisale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale onfirmation letter and the property/secured asset shall be resold as per the provisions of Sarlaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website-www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Chetan Patel, Toll Free No.: 1812 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.

PLACE:- AHMEDABAD, VADODARA, SURAT, DATE:- 17.02.2024 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

> CIN: U67100TZ2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: mumbai@omkaraarc.com Mob.: +91 9769170774/+91 9082080789

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Appendix - IV-A][See proviso to rule 8 (6) R/w Rule 9(1)] PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) and Rule 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 Private Limited (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took Physical Possession of the below mentioned security as on 22.03.2023. 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, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Borrower/Co-Borrower/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
1.Gauribhen Govindabhai sinde (Borrower) 2.Dipika Govindabhai sinde (Co-Borrower) 3.Jayminkumar M. Patel (Co-borrower)	All That Pease And Parcle B-504, Sharnam Heights, Nr. Shiv Shakti Mandir, Hirawadi Road, Bapunagar Surve Namber 341/1/3, TPS No.48,FP No.55, At: Saijpur Bogha,Taluka City,District Ahmedabad 380024 North: Other Apartment South: Flat No. B-503 East: Flat No. B-501 West View: Block A	Govindabhai sinde	Date: 30.03.2019 Rs. 23,30,108.61/- (Twenty Three Lakh Thirty Thousand One Hundred And Eight And Sixty One) as on 28.03.2019		Rs. 50,000/-	Rs. 2,62,000/-	Date: 29.02.2024 Time: 11 AM to 1 PM (Noon)
Date of E- Auction & Time:- 07.03.2024 at 11:00 am to 12:00 pm (noon)							

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:06.03.2024 up to 6:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of

NEFT/RTGS) is 06.03.2024 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com .Mr. Bhavik Pandya, Mobile: 8866682937 E mail - maharashtra@c1india.com and for any property related query contact the Authorized Officer, Mr.Tanaji Mandavkar, Mobile: +91 9769170774/ +91 9082080789 Mail: tanaji@omkaraarc.com. At the time submission of the bid, bidder should submit affidavit in the spirit of section 29(A) of insolvency and bank corruptly code 2016. STATUTORY NOTICE FOR SALE UNDER Rule 8(6) R/w Rule 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) Read with Rule 9, 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 with the advice to redeem the assets if so de sired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. 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.

Date:19.02.2024 Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust) Place: Ahmedabad

**Mumbai Western Circle SASTRA.** PNB, Pragati Towers, 3rd Floor,Plot no C-9, G-Block, Bandra Kurla Complex, Bandra East, Mumbai- 400 051. Email: cs4444@pnb.co.in

SALE NOTICE FOR SALE OF **SECURED ASSETS UNDER SARFAESI ACT** 

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and the Borrower(s) and Guarantor(s) and Mortgagor (s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank; erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money deposit is mentioned in the table below against the respective properties. SCHEDULE OF THE SECURED ASSETS

Sr.	Name of the Branch Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account	Description of the Immovable Properties Mortgaged  Name of Mortgagor /Owner of property	13(2) of SARFESI ACT 2002  B) Outstanding Amount as on NPA date  C) Possession Date u/s 13(2) of	(Rs. In Lacs)  B) EMD (to be deposited MSTC	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors  Name & No. of the
	CIRCLE. M/s Vinlad Global LLP, Office No 2, Upper Ground Floor, Diamond World Tower A, Near Prince Plaza Mangadh Mini Bazar, Varchha Road, Surat 395006. Mr Praveen Kumar Kothari (Guarantor) C-103, Pleasant Park, Opp Movie Time Theatre, Evershine Nagar, Link Road Malad West, Mumbai -400064. Mr Ratilal Mataria (Guarantor) Govindji Bungalows, Opp Keshav Park, Nr Subhash Park, Plot No 31, Survey No 120, Govind Sarthana Jataknaka Village	sq.meters RCC Ground + 2, plinth area 926.25 sq.ft Latiitude 21 degrees 13'53.0"N Longitude 72 degrees 54'20.9 East. Owned by	SARFESIACT 2002  D) Nature of Possession Symbolic/ Physical/ Constructive  A) 20-04-2023  B) Rs 5,28,47,795.12 plus further interest and charges less recoveries. C) 07-07-2023 D) Symbolic  Order for physical possession received. Physical possession fixed tentatively scheduled in March 2024.	Auction Date)  C) Bid Increase Amount  A) Rs 1,25,00,000.00  B) Rs 12,50,000.00  C) Rs 10000.00	27-03-2024 10:00am to 04:00pm	Any unpaid property dues, utility bills Any other encumbrances not known to Authorised Officer,  9935189143. 7984032293 8976973349
	Mr Prahalad B Sanepara (Guarantor)	occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive)				

TERMS AND CONDITIONS OF E-AUCTION SALE The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

The auction sale will be "online through e-auction" portal https://www.mstcauction.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by one working day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (https://www.mstcecommerce.com) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C,A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https:www.mstcecommerce.com. This Service Provider will also provide online demonstration/training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) https://www.ibapi.in (2) https://eprocure.gov.in/epublish/app (3) http://www.mstcecommerce.com/. (4) www.pnbindia.in, 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bkray -IBAPI portal (https://www.ibapi.in). 7.The intending Bidders / Purchasers are requested to register on portal (https://www.mstcauction.com) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8. Bidder"s Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9.During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as per the bid incremental amount to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (https://www.mstcecommerce.com/). Details of which are available on the e- Auction portal. 11.After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes 14. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 15. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. 16. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 17. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor. 18. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. 19. The properties are being sold on 'AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 20. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 21. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. 22.All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 23.The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.24. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 25.It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer https://www.ibapi.in, https://eprocure.gov.in/epublish/app, http://www.mstcecommerce.com/, www.pnbindia.in, 26. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. (27) The Sale will be done by the undersigned through e-auction platform provided at the Website https://www.mstcecommerce.com on 27th March 2024 starting from 10:00 AM to 4:00 PM. (28) Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property. registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive. In case of bidders bidding for properties in symbolic possession it is implied that they are aware about the risks involved in obtaining physical possession of properties bidded such as possible uncertain time delay due to any reasons such as availability of Court Commissioners, Asst Registrars, Police Protection, any legal stay by any Court/DRT. The above list is indicative and not exhaustive. (29) In case of successful bid and upon receipt of full and final bid amount payment by or within the stipulated period, if the bidders choose to register the Sale Certificate, the costs, stamp duty, other registration, legal expenses to be borne by bidders only and the original property documents will be released only upon completion of registration of said Sale Certificate and submission of copy of registered sale certificate along with Form 16B duly signed by bidders in case of tax deducted at source on whole bid amount.

Read with Rule 8(6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The borrowers / Guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues/costs/charges/expenses at any time before the sale is

Place: Mumbai

conducted, failing which the property will be auction/sold and the balance dues, if any will be recovered with interest and costs. Date: 19.02.2024

Authorised Officer,

**Punjab National Bank** 

Ahmedabad



Date : 17/02/2024