

### AXTEL INDUSTRIES LIMITED

Regd. Office: Vadodara - Halol Highway, Baska, Panchmahal, Gujarat  
Tel # (02676)247140, 247141  
E-mail : info@axtelindia.com Website: www.axtelindia.com CIN : L91110GJ1991PLC016185

#### Extract of audited financial results for the year ended 31st March 2024

		(Rs. in Lacs)			
		Quarter Ended (Audited)		Year Ended (Audited)	
Sl. No.	Particulars	31/3/2024	31/3/2023	31/3/2024	31/3/2023
1.	a- Sales/Income from Operations including Excise ( See Note 1)	5215.84	6733.03	22333.30	18014.57
	b. Other Income	60.08	226.55	319.31	367.48
2.	Net Profit for the period (before Tax, Exceptional and/or Extraordinary Items#)	693.26	1435.84	4285.91	2295.64
3.	Net Profit for the period before tax (after Exceptional and/or Extraordinary Items#)	693.26	1435.84	4285.91	2295.64
4.	Net Profit for the period after tax (after Exceptional and/or Extraordinary Items#)	531.19	1108.68	3213.34	1730.28
5.	Total Comprehensive Income for the period [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	377.84	1200.30	3139.09	1856.44
6.	Equity share capital	1615.48	1615.48	1615.48	1615.48
7.	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	-	9664.86	7979.7
8.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations) - Not Annualised				
	a. Basic -Rs.	3.29	6.86	19.89	10.71
	b. Diluted -Rs.	3.29	6.86	19.89	10.71

**Notes:**

- The above is an extract of the detailed format of Financial Results prepared in accordance with IND-AS- as prescribed under 133 of the Companies Act, 2013, filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Financial Results are available on the Bombay Stock Exchange website [www.bseindia.com](http://www.bseindia.com) and company's website [www.axtelindia.com](http://www.axtelindia.com).

**For AXTEL INDUSTRIES LIMITED**  
**Ajay Parikh**  
Executive Director  
DIN-00453711

Place : Village Narpura  
Date : 03-05-2024

### PUBLIC NOTICE

(As Ordered by the Hon'ble NCLT, Ahmedabad Bench Interlocutory Application No 273/AHM/2024 IN Company Petition (IB)83/AHM/2023)

#### FOR THE ATTENTION OF THE CREDITORS OF BHARAT BHUSHAN JAIN

RELEVANT PARTICULARS	
1. Name of Personal Guarantor of Corporate Debtor	BHARAT BHUSHAN JAIN
2. PAN	ABOPJ2324D
3. Address of the Personal guarantor.	903, 9 <sup>th</sup> Floor, Kanhaiya Palace, Nr. Vrundavan Dairy, Off. Kotak Bank Lane, Ghod Dod Road, Surat - 395007, Gujarat.
4. Insolvency commencement date in respect of personal guarantor of corporate debtor	24.04.2024
5. Name and registration number of the insolvency professional acting as Resolution Professional	Malav Jitendra Ajmera IBBI/PA-001/IP-P01190/2018-19/11908
6. Address and e-mail of the Resolution professional, as registered with the Board	A/8, 6 <sup>th</sup> Floor, Safal Profitaire, Corporate Road, Prahradnagar, Ahmedabad - 380015 malavajmera@maasscolates.co.in
7. Address and e-mail to be used for correspondence with the Resolution professional	A/8, 6 <sup>th</sup> Floor, Safal Profitaire, Corporate Road, Prahradnagar, Ahmedabad - 380015 corp.bharat@gmail.com
8. Last date for submission of claims	25.05.2024
9. (a) Relevant Forms and (b) Details of authorized representatives are available at:	(a) www.ibbi.gov.in/home/downloads (b) Physical Address: same as point No. 7 (c) Email ID: corp.bharat@gmail.com (d) Not Applicable

Notice is hereby given that National Company Law Tribunal has ordered the commencement of corporate insolvency resolution process of Bharat Bhushan Jain on 24.04.2024. The creditors of, Bharat Bhushan Jain are hereby called upon to submit their claims as per Section 102 of Insolvency and Bankruptcy Code, 2016 with proof on or before 25.05.2024 to the Resolution professional at the address mentioned above entry No. 7. The Creditors shall submit their claims with proof by electronic or with proof in person, by post or by electronic means.

**Submission of false or misleading claims with proof shall attract penalties or imprisonment in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 and any other applicable laws.**

Sd/-  
**CA Malav Jitendra Ajmera**  
Resolution Professional  
IBBI/PA-001/IP-P01190/2018-19/11908

Date: 04.05.2024  
Place: Ahmedabad

### HERO HOUSING FINANCE LIMITED

Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.  
Branch Office: Commercial Shop No. 113, First Floor, Neo Square City Survey No. 631, Ward No. 21, P N Marg, Jammgar, Gujarat-361008

#### PUBLIC NOTICE (E-AUCTION FOR SALE OF IMMOVABLE PROPERTY)

[UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

**NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (Secured Creditor), will be sold on 27-May-2024 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be paid through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd. On or before 26-May-2024 till 5 PM at Branch Office: Commercial Shop No. 113, First Floor, Neo Square City Survey No. 631, Ward No. 21, P N Marg, Jammgar, Gujarat-361008.

Loan Account No.	Name of Borrower(s) / Co-Borrower(s) / Legal Heir(s) / Legal Rep.	Date of Demand Notice	Type of Possession (Under Constructive / Physical)	Reserve Price / Earnest Money
HHFJMH00220027809 & HHFJMIPL22000027810	Gosai Ashokgar Devgar, Gosai Ashokgar, Gosai Ushaben Ashokgar	28/06/2023 Rs. 20,48,967/- as on 30/04/2024	Physical	Rs. 12,50,000/- Rs. 1,25,000/-

**Description of property:** All that piece and parcels property Residential Open Plot on Sub Plot No. 17/64 Land area measuring 57.75 Sq. Mtr., Situate at Revenue Survey No. 591 Paik 1 of Moje Village Dared, Tal. & Dist. Jammgar in the State of Gujarat-394130. With Common Amenities Written in Title Document. Property Bounded By: North: Sub Plot No. 17/65 South: Sub Plot No. 17/65, East: Plot No. 148/West: 12.00 Mtr. Wide Common Road

**Terms and condition:** The E-auction will take place through portal <https://sarfaesi.auctioner.net> on 27-May-2024 (E-Auction Date) After 2.00 PM with limited extension of 10 minutes each. The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-auction.

**Terms and Conditions of the E-Auction:** 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". 2. Bid increment amount shall be Rs. 15,000/- (Rupees Fifteen Thousand Only). 3. The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No: 07961200576/544594596/531563/569, 6351896643 and E-mail on [support@eauctioner.net](mailto:support@eauctioner.net) / [mailkuil.shri@mailkuil.auctioner.net](mailto:mailkuil.shri@mailkuil.auctioner.net)) at their web portal <https://sarfaesi.auctioner.net>. 4. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, but of the property bid on auction and claims/ rights/ dues affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute an acknowledgment or any representation of Hero Housing Finance Limited. 5. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: [www.herohousingfinance.com](http://www.herohousingfinance.com). 6. For property details and visit to property contact to Mr. Harj Rajwani / har.rajwani@herooff.com / 9828677772. 7. The prospective bidders can inspect the property on 20-May-2024 between 11.00 AM and 2.00 PM with prior appointment.

**15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR**

The above mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in [https://uat.herohousingfinance.in/hero\\_housing/other-notice](https://uat.herohousingfinance.in/hero_housing/other-notice) on Hero Housing Finance Limited (Secured Creditor's) website i.e. [www.herohousingfinance.com](http://www.herohousingfinance.com)

Date: 04/05/2024  
Place: Jammgar  
Authorized officer, Mr. Inman Mohan Kureshi at  
Mob. No. 9974589783 Email: [assetdisposal@herooff.com](mailto:assetdisposal@herooff.com)

### POSSESSION NOTICE

(FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement Rules 2002)

Whereas the undersigned being the authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 15.09.2023 calling upon the Borrower/Co-borrower/Guarantor to repay the amount mentioned in the notice being within Sixty 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/Co-borrower/Guarantor 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 under sub-section (4) of section 13 of the said [Act] read with Rule 8 of the Security Interest (Enforcement) Rules 2002, on this **1st Day of May of the year 2024**.

The Borrower/Co-borrower/Guarantor 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 MAS Rural Housing & Mortgage Finance Ltd. as on 15.09.2023 and interest thereon.

The Borrower/Co-borrower/Guarantor 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.	Borrower & Co-Borrower, Guarantor Name	Description Of The Immovable Property	Loan A/C No Date of Possession	Date & Amount of Demand Notice
1.	<b>Maheshbhai Jivabhai Solanki (Applicant)</b> <b>Kamalaben Maheshbhai Solanki (Co-Applicant)</b> <b>Jivabhai Govindbhai Solanki (Co-Applicant)</b> <b>Maheshbhai Pithabhai Sagathiya (Guarantor)</b>	ALL THAT PIECE AND PARCEL OF CHOBARI GRAM PANCHAYAT PROPERTY NO.203, ADMEASURING 200.67 SQ. MTRS. CONSTRUCTION THEREOF OF LAND SITUATED ON GAMTAL LAND, AT CHOBARI, TA. CHOTILA, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SURENDRANAGAR, GUJARAT.	Loan Account No: 7382 01-05-2024	Rs. 4,99,908.00 in Words Four Lakh Ninety Nine Thousand Nine Hundred Eight Rupees Only as on Date 21.09.2023.

Date : 04-05-2024  
Place : Surendranagar

Authorized Officer, Mr. Bharat J. Bhatt (M.) 9714199018  
For, MAS Rural Housing & Mortgage Finance Ltd.

### CANARA BANK

(FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement Rules 2002)

Whereas, the undersigned being the Authorized Officer of Canara Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (herein after referred to as "Act") and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 30.09.2022 calling upon Mr. Jeevan Sadamraj Jain (Borrower), Mrs. Sangeta Jeevan Jain (Co-Borrower) and Mrs. Kalavati Mahendra Jain (Co-Borrower) to repay the amount in the notice, being Rs. 1,08,15,993.71 (Rupees One Crore Eight Lakh Fifteen Thousand Nine Hundred Ninety Three and Paise Seva One Only) with further interest from 30.09.2022 and incidental expenses and costs thereon within 60 days from the date of notice.

The Borrower & Co-Borrowers having failed to repay the amount, notice is hereby given to the Borrower & Co-Borrowers 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 section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on this 02nd day of May of the year 2024.

The Borrower/Co-Borrower/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Canara Bank for an aggregating amount of Rs. 1,27,22,636.57 (Rupees One Crore Twenty Seven Lakh Twenty Two Thousand Thirty Six and Paise Fifty Seven Only) as on 29.04.2024 with further interest from 30.04.2024 and incidental expenses and costs thereon.

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

#### DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of immovable property being Plot/Bungalow No 58 & 60, Total area measuring 587.22 Sq. Mtr. with undivided pps-rate share in land of Common Road and Common Plot And construction area of Unit No 58 is 274.37 Sq. Mtr. thereon in the scheme known as "GAJANANA" situated on the land bearing Block/Survey No 872, Old Survey No 5873/A/paik 2, Block/Survey No 873, Old Survey No 5873/A/paik 2 paik 5, Block/Survey No 874, Old Survey No 5873/A/paik 2 paik 6, Block/Survey No 878, Old Survey No 5873/A/paik 2 paik 4 of Village Mouja Kumetha in the Registration District Vadodara and Sub-Registration District Waghdia of the Gujarat State.

**Bounded by:**  
Plot No 58, Area in Sq. Mtr, 293.86 : East : Plot No 48 & Plot No 49 West : 7.50 Mtr. Wide Road North : Plot No 57 South : Plot No 60  
Plot No 60, Area in Sq. Mtr, 293.86 : East : Plot No 47 & Plot No 48 West : 7.50 Mtr. Wide Road North : Plot No 58 South : Plot No 61

Date : 02.05.2024  
Place : Vadodara  
Sd/- Authorized Officer  
Canara Bank

### MADHAPAR BRANCH (1643), NAVAVAN NEAR GRAM PANCHAYAT MADHAPAR, BHUJ, DIST: KUTCH

Head Office: Lokmangal - 1501, Shivajinagar, Pune-5

#### POSSESSION NOTICE (For Immovable Property)

1. (a) Mr. Mahmud Sahnwaz Sekh S/o Shekh Mustafa (Borrower & Mortgagor)  
Juni Bakali Colony Snjay Nagari Bhuj Kachchh-370001, Tal-Bhuj, Distt-Kachchh-370020

(b) Mr. Mahmud Sahnwaz Sekh S/o She Mustafa (Borrower & Mortgagor)  
Sub Plot No. 18 to 21/12 of Plot No. 18 to 21 R S No. 497/paiky CSW No. 04 Surabhih Road Bhuj Kachchh-370001  
Address: B/103, Sigma Nest, Near Bhoot Bungalow, Jawahar Chowk, Sabarmati, Ahmedabad, Gujarat-380019

2. (a) Mr. Ashraf Sanawaz Shekh (Co-borrower)  
Juni Bakali Colony Snjay Nagari Bhuj Kachchh-370001  
Tal-Bhuj, Distt-Kachchh-370020

WHEREAS, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 26.12.2023 calling upon the borrower, Mr. Mahmud Sahnwaz Sekh S/o Shekh Mustafa (Borrower & Mortgagor) to repay in full the amount of Total Dues up to 26/12/2023 -Rs. 2017891/- i.e. (Ldger Balance for Term Loan Rs.19,71,443/- plus unapplied interest from the date of NPA to 26/12/2023 is Rs. 46448/- plus interest on Ledger Balance of @ 9.30 % p.a. respectively on monthly rest from 27.12.2023 + Penal Interest on Ledger Balance of respective Loans @ 2% p.a. from 27.12.2023 within 60 days from the date of receipt of this notice.

The notice was sent by Regd AD Post calling upon the borrower and guarantors for payment of dues towards to the bank. 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 properties 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 01.05.2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount herein above mentioned. The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows:

**a) Name of Owner of Property Mortgaged: Mr Mahmud Sahnwaz Sekh Mustafa (Borrower & Mortgagor)**

**That the immovable property:** All those pieces and parcels of land situated being Plot No 18 to 21/12 of plot No. 18 to 21, R S No 497/paiky CSW No. 04 Surabhih Tal -Bhuj, Dist: Kachchh-370020.

**Bounded by as follows:**

On or towards North	6.00 mt wide Internal Road
On or towards South	Sub Plot No. 18 to 21/09 & 10 of same R S No.
On or towards East	Adjacent land of R S No 498
On or towards West	Sub Plot No. 18 to 21/11 of same R S No.

**FOR, BANK OF MAHARASHTRA**  
Chief Manager & Authorized Officer under SARFAESI Act, 2002  
Ahmedabad Zone

### POSSESSION NOTICE (For Immovable Property)

1. (a) Mr. Vijaybhai Dhanbhai Parmar (Borrower & Mortgagor)  
Sub Plot No. 42 to 55/I & 42 to 55/J of plot No. 42 to 55, R S No. 117 in Harshil park Near Green City, Navavas, Madhapar Tal-Bhuj, Distt-Kachchh-370020

(b) Mr. Vijaybhai Dhanbhai Parmar S/o Dhanji Parmar (Borrower & Mortgagor)  
Dungarpur road.Chunara Vad jasan, Rajkot. Gujrat-360050

2. (a) Mr. Sanjay Dhanjibhai Parmar (Co-borrower & mortgagor)  
Sub Plot No. 42 to 55/I & 42 to 55/J of plot No. 42 to 55, R S No. 117 in Harshil park Near Green City, Navavas, Madhapar Tal-Bhuj, Distt-Kachchh-370020

(b) Mr. Sanjay Dhanjibhai Parmar (Co-borrower & mortgagor)  
Dungarpur road.Chunara Vad jasan, Rajkot. Gujrat-360050

3. (a) Mrs. Bhaniben Vijaybhai Parmar (Guarantor)  
Sub Plot No. 42 to 55/I & 42 to 55/J of plot No. 42 to 55, R S No. 117 in Harshil park Near Green City, Navavas Madhapar, Tal-Bhuj, Distt-Kachchh-370020

(b) Mrs. Bhaniben Vijaybhai Parmar (Guarantor)  
Dungarpur road.Chunara Vad jasan, Rajkot. Gujrat-360050

4. (a) Mrs Labhuben Sanjaybhai Parmar (Guarantor)  
Sub Plot No. 42 to 55/I & 42 to 55/J of plot No. 42 to 55, R S No. 117 in Harshil park Near Green City, Navavas Madhapar, Tal-Bhuj, Distt-Kachchh-370020

(b) Mrs Labhuben Sanjaybhai Parmar (Guarantor)  
Tal-Bhuj, Distt- Kachchh-370020, Dungarpur road.Chunara Vad jasan, Rajkot. Gujrat-360050

### POSSESSION NOTICE (For Immovable property)

WHEREAS, the undersigned being the Authorized officer of the Indian Bank (erstwhile Allahabad Bank) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred to him under section 13(12) (read with rule 3, 8, 9) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 01.02.2024 calling upon the borrower Mr. Pratik Dhirubhai Mistry (Borrower and Mortgagor) to repay the amount mentioned in the notice being Rs. 12,12,616/- (Rupees Twelve lakhs Twelve thousand Six hundred Sixteen only) as on 01.02.2024 within 60 days from the date of receipt of the said notice.

The Borrowers/Guarantors/Mortgagor having failed to repay the amount, notice is hereby given to the borrowers/guarantors/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with rule 3, 8, 9 of the said rules on 02.05.2024.

The borrowers/Guarantors/Mortgagor in particular and the public in general are hereby cautioned not to deal with this property and any dealings with the property will be subject to the charge of Indian Bank (erstwhile Allahabad Bank), Rannapark Branch for an Rs. 12,47,206/- (Rupees Twelve lakhs Forty Seven thousand Two Hundred Six only) as on 02.05.2024 and future interest & expenses thereon.

The borrowers attention is invited to the provision of subsection 8 of Section 13 of the Act in respect of time available, to redeem the secured assets.

#### DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of residential property located at Flat No-B 501, on 5th floor, admeasuring about 50.08 Sq.Mtrs (built up area) (as per AMC approved plan on four floor) together with proportionate undivided share of land admeasuring about 21.60 Sq. mtrs a scheme known as "DEVAM RESIDENCY" freehold non agricultural land bearing TP scheme no- 128 (vatva) of final plot No- 61(allocated in lieu of revenue survey no-137 admeasuring about 5654 Sq.mtrs ) of mouje Vatva, taluka Vatva in the registration of district sub district Ahmedabad-11 (Aslali) within the state of Gujarat in the name of Mr.Pratik Dhirubhai Mistry. The boundaries of the property are : East : Open terrace; West : Common wall; North : Common Wall; South : Common passage.

Date : 02.05.2024  
Place : Ahmedabad.  
Chief Manager & Authorized Officer  
For Indian Bank (Erstwhile Allahabad Bank)

### OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: C/515, Kanaka Zillon, Junction of LBS Road and CST Road BKC, Annex, Near Equinox, Kurla (West), Mumbai-400070. Tel: 022-26544000/ 9773406175.

#### [Appendix - IV-A] [See proviso to rule 8 (6) read with rule 9(1)]

**Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 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 properties mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Omkara ARC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 22.05.2024 at 11.00 am (last date and time for submission of bids is 21.05.2024 by 6.00 PM), for recovery of Rs. 30,48,916.44/- (Rupees Thirty Lacs Forty Eight Thousand Nine Hundred Sixteen and Forty Four Paise Only) as on 22.07.2020, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above-mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 04/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 15.06.2020 along with underlying security from ECL Finance Limited.

The description of the Immovable Properties, the reserve price, and earnest money deposit, and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Unit No	Reserve Price	EMD
Unit No 11, situated on the ground floor of project name "Joyos Hubtown Surat comm" in building Name Adajan Block EF "GSRTC TP, scheme no 11 (Adajan), Tal and Dist. Surat.	Unit No 11	Rs. 9,21,000/-	Rs. 92,100/-
Unit No 12, situated on the ground floor of project name "Joyos Hubtown Surat comm" in building Name Adajan Block EF "GSRTC TP, scheme no 11 (Adajan), Tal and Dist. Surat.	Unit No 12	Rs. 9,00,000/-	Rs. 90,000/-

Date of E-Auction : 22.05.2024 at 11.00 A.M to 2.00 P.M  
Minimum Bid Increment Amount : Rs. 10,000/- (Rupees Ten Thousand only)  
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 21.05.2024 by 6:00 pm  
Date of inspection : 15.05.2024 between 01.00 pm to 04.00 pm  
Known Liabilities : Not Known

This publication is also a Fifteen Day's notice to the borrowers/co-borrowers under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002. For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e. <http://omkaraarc.com/auction.php>, and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Email-[pratiksha.patel@omkaraarc.com](mailto:pratiksha.patel@omkaraarc.com) Bidder may also visit the website <http://www.bankerauction.com> or contact service provider M/s. C1 India Pvt. Ltd., Tel. Helpline: +91-72919124/25/26, Helpline E-mail ID: [support@bankerauctions.com](mailto:support@bankerauctions.com). Mr. Bhavik Pandya, Mobile : 88666 82937 Email - Maharashtra@c1india.com. Intending bidders shall comply and give a Declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Date : 04.05.2024  
Place : Surat  
Sd/- Authorized Officer  
Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 04/2020-21 Trust)

WHEREAS, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 26.12.2023 calling upon the borrower, Mr. Vijaybhai Dhanbhai Parmar S/o Dhanji Parmar (Borrower & Mortgagor) & Mr. Vijaybhai Dhanjibhai Parmar S/o Dhanji Parmar (Co-Borrower & Mortgagor) (to repay in full the amount of Total Dues up to 26/12/2023 -Rs. 30,23,938/- i.e. (Ledger Balance for Term Loan Rs. 24,92,163/- plus unapplied interest from the date of NPA to 26/12/2023 is Rs. 531775/- plus interest on Ledger Balance of @ 8.20 & 10.30% p.a. respectively on monthly rest from 27.12.2023 + Penal Interest on Ledger Balance of respective Loans @ 2% p.a. from 27.12.2023 within 60 days from the date of receipt of this notice.

The notice was sent by Regd AD Post calling upon the borrower and guarantors for payment of dues towards to the bank. 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 properties 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 29.4.2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount herein above mentioned. The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows:

**The details of the creation of charges are as under**

**a) Name of Owner of Property Mortgaged: Mr. Vijaybhai Dhanbhai Parmar S/o Dhanji Parmar (Borrower & Mortgagor) & Mr. Vijaybhai Dhanjibhai Parmar S/o Dhanji Parmar (Co-Borrower & Mortgagor).**

**That the immovable property:** All those pieces and parcels of land situated being and lying at Sub Plot No. 42 to 55/I & 42 to 55/J of plot No. 42 to 55, R S No. 117 in Harshil park Near Green City, Navavas Madhapar Tal-Bhuj, Distt-Kachchh-370020

**Bounded by as follows:**

On or towards North	Internal Road
On or towards South	UB Plot No. 42 to 55/K.
On or towards East	Sub plot No. 42 to 55/G & 42 to 55/H
On or towards West	Internal Road

**FOR, BANK OF MAHARASHTRA**  
Chief Manager & Authorized Officer under SARFAESI Act, 2002  
Ahmedabad Zone

### Indiabulls ASSET RECONSTRUCTION

CIN: U67110MH2006PLC305312  
Corporate Office: One International Centre, Tower-1, 4<sup>th</sup> Floor, Senapati Bapat Marg, Elphinstone Road, Mumbai-400013  
Email: RUPESH.JI@dhani.com Tel.: (0124) (6681212) | Authorised Officer M no.: +91 7666142470

#### [Appendix - IV-A] [See proviso to rule 8 (6) read with rule 9(1)]

**PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY** ("SARFAESI Act") read with proviso to Rule 8 (6) read with rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby