



**[Appendix - IV-A]
[See proviso to rule 8 (6)]
NOTICE FOR SALE OF IMMOVABLE**

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower/Co-borrower/Guarantor/Mortgagor M/s. **J.B. Diamonds Limited (In Liquidation)** and Mr. Jivraj Parsottambhai Surani (Director/Guarantor), Mr. Virjibhai Kukadia (Director/Guarantor), Mr. Sureshbhai Valjibhai Kukadia (Director/Guarantor), Ms. Kalavantiben Surani (Guarantor), Mr. Vallabhbhai P. Surani (Director/Guarantor), Late Mr. Bhagwanbhai K. Kukadia (Guarantor) & Mr. Rajesh Surani (Director/Guarantor), Smt. Kabsiben Bhagwanbhai Kukadia (Guarantor) , Smt. Kankuben Vijaybhai Kukadia (Guarantor) that the below described immovable properties mortgaged/charged/Hypothecated to the ENN ENN Capital Private Limited (Assignee of SBP, SBH, SBT, SBBJ & UCO Bank) as lead consortium member (Consortium consists of ENN ENN Capital Pvt Ltd. , Areion Finserve Private Limited (Assignee of ICICI Bank & IndusInd Bank) , Omkara Assets Reconstruction Private Limited (Assignee of Bank of Baroda) & HDFC Bank Ltd; the Physical possession of which has been taken on 02th September 2021 & 29th September, 2021 by Authorized officer of Invent ARC (Now with ENN ENN Capital Pvt Ltd) as Lead consortium member shall be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis on **06th May, 2025**.

The details of secured assets, dues, description of the Immovable Properties, reserve price, auction date and time, the EMD deposit and known encumbrances (if any) are mentioned below.

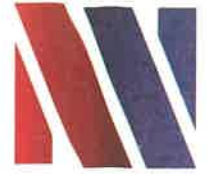
Lot No.	DESCRIPTION OF THE PROPERTY	Total dues (In Crores)	Reserve Price (In Lakhs)	EMD (In Lakhs)
1	Unit no. 6B, 2nd floor unity house total admeasuring 2200 Sq Ft. (Built Up) near Roxy Cinemas new queens' road, opera house charni road, Mumbai - 400 004 Maharashtra Owned by J.B. Diamonds Ltd	Total outstanding dues amounting to Rs. 585.75 Crores (Rupees Five Hundred Eighty-Five Crores and Seventy-Five Lakh Only), "As per Schedule A" below	679.00	67.90
2	Office No. 418, 4th Floor, Prasad Chambers Co-Operative Society Ltd, total admeasuring 275 Sq Ft. (Built up) Near Roxy Cinemas, Tata Road No.2 Opera House, Charni Road Mumbai. - 400004 Maharashtra Owned by J.B. Diamonds Ltd		94.00	9.40
3	Office no. 405 & 406, 4th floor prasad chambers co-operative society ltd total admeasuring 528 Sq. Ft. near roxy cinemas, tata road no.2 opera house, charni road Mumbai. - 400004 Maharashtra Owned by J.B. Diamonds Ltd		179.00	17.90
4	Land admeasuring 2253 Sq Mtr. and Building admeasuring 86829 Sq Ft. (Built Up) - Plot no. 234, 235, 248, 249/a Nehru Nagar town planning no. 04 near Shridhar petrol pump Lambe hanuman mandir road Surat 395 006- Gujarat Owned by J.B. Diamonds Ltd		2364.00	236.4
	Total		3316.00	331.6

ENN ENN Capital Pvt. Ltd.

Registered Office: Abhishek House, Kadampalli Society, Opp. Jeevan Bharti School, Nanpura, Surat - 395 001 (India)

T : +91 261 2460444 | E : ask@ennennfincap.com | W : www.ennennfincap.com

CIN: U65990GJ1985PTC056868



Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	05 th May 2025 up to 6:00 PM
Date of E- Auction	06 th May 2025 at 2:00 pm to 4:00 PM
Lot No - 1 to 3 Inspection Date & Time	07 th April, 2025 at 1:00 pm to 5:00 pm
Lot No - 4 inspection Date & Time	08 th April 2025 at 1:00 pm to 4:00 pm
Bid increment for Lot No. 1 to 3	Rs. 1,00,000/-
Bid increment for Lot No. 4	Rs. 5,00,000/-
Known Liabilities/Encumbrances	Not Known

This Publication is also a Thirty Days' notice to the Borrower/Co-borrower/Guarantor/Mortgagor under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. www.omkaraarc.com. Bidder may also visit the website <http://www.bankeauction.com> or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, or Mr. Bhavik Pandya, Mobile : 8866682937 E mail - maharashtra@c1india.com and for any property related query contact Mr. Varun Dalal; the Authorized officer ENN ENN Capital Pvt Ltd. Mobile No. 9099075996, mail: vdalal@ennennngroup.com At the time of submission of Bid, bidder should submit affidavit in the spirit of section 29A of Insolvency & Bankruptcy code. 2016

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) READ WITH RULE 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002.

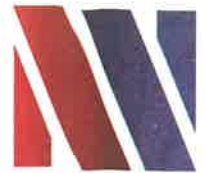
This notice is also a mandatory Notice of not less than 'Thirty Days' to the Borrower(s) of the above loan account under Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest 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 desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. 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: 24th March 2025
Place: Surat


Authorized Officer
For ENN ENN Capital Private Limited



ENN ENN Capital Pvt. Ltd.



Schedule - A

Summary of Total dues of M/s J.B. Diamonds Limited (In Liquidation) from various SARFAESI Notices as below:

		(Rs. In Crores)
Sr. No.	Name of the Bankers/Financial Institutions	Total Dues for all Credit facilities O/s inclusive of Interest.
13(2) Notice dated 04.12.2010 issued by State Bank of India having total dues as on 31.10.2010		
1	State Bank of Hyderabad (Now assigned to ENN ENN Capital Pvt Ltd)	73.79
2	State Bank of Bikaner & Jaipur (Now assigned to ENN ENN Capital Pvt Ltd)	71.44
3	State Bank of Patiala (Now assigned to ENN ENN Capital Pvt Ltd)	91.80
4	State Bank of Travancore (Now assigned to ENN ENN Capital Pvt Ltd)	56.64
5	UCO Bank (Now assigned to ENN ENN Capital Pvt Ltd)	55.17
6	Bank of Baroda (e-Vijaya Bank) Now assigned to Omkara ARC	68.29
7	ICICI Bank (Now assigned to Areion Finserve Private Limited)	61.19
Total of Sr. No. 1 to 7		478.32
13(2) Notice dated 01.01.2011 issued by IndusInd Bank having total dues as on 31.12.2010		
8	IndusInd Bank (Now assigned to Areion Finserve Private Limited)	38.74
13(2) Notice dated 20.12.2011 issued by HDFC Bank Ltd having total dues as on 31.11.2011		
9	HDFC Bank Ltd.	68.69
Total of Sr. No. 1 to 9		585.75



ENN ENN Capital Pvt. Ltd.

Registered Office: Abhishek House, Kadampalli Society, Opp. Jeevan Bharti School, Nanpura, Surat - 395 001 (India)

T : +91 261 2460444 | E : ask@ennennfincap.com | W : www.ennennfincap.com

CIN: U65990GJ1985PTC056868