

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of Jana Small Finance Bank Limited has taken over Physical Possession of the schedule property under the SARFAESI Act. The Authorized Officer of Jana Small Finance Bank Limited, had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized Officer will proceed for sale via private treaty of the property as stated below. Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time.
4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5. The Bank reserves the right to reject any offer of purchase without assigning any reason.
6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE				
Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve price for private treaty
1	3151943000010	1) Kevinkumar Pravin Bhai Mistry, 2) Payal Kumari Kevinkumar Mistry	Rs.49,61,232.20 (Forty Nine Lac Sixty One Thousand Two Hundred Thirty Two Rupees and Twenty Paise) as of 11/09/2023	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)
Details of Secured Assets: District Bharuch, Sub-Dist. Ankleshwar, Mouje Bhadkora, R.S. No.296 Plot No.1010/1, "MARUTINADAN DEVELOPERS", "R10 CORNER", Shop No.28 Area 26.95 Sq.mtrs., undivided land 17.45 Sq.mtrs., Shop No.29 Area 34.16 Sq.mtrs., undivided land 22.14 Sq.mtrs., Shop No.30 Area 34.16 Sq.mtrs., undivided land 22.14 Sq.mtrs.				
2	4525942000482	1) Pankaj Ramesh Pawar, 2) Prakash Ramesh Pawar, 3) Asha Ramesh Pawar	Rs. 15,61,060.00 (Rupees Fifteen Lakhs Sixty One Thousand Sixty Only) as of 11/03/2024	Rs. 7,46,000/- (Rupees Seven Lakh Forty Six Thousand Only)
Details of Secured Assets: All that piece and parcel of the immovable property bearing Plot No.171 measuring 57.20 sq.mtrs., along with 32.58 sq.mtrs., undivided share in the land of road & C.O.P., in "Swastik Residency", situated at Block No.16 measuring 2735 sq.mtrs. & Block No.17 measuring 951 sq.mtrs., Block No.23 measuring 1768 sq.mtrs. & Block No.951 sq.mtrs. & Block No.25 measuring 6541 sq.mtrs. & Block No.26 measuring 2616 sq.mtrs. & Block No.27 measuring 1308 sq.mtrs. & Block No.31 measuring 832 sq.mtrs. & Block No.16 measuring 17718 sq.mtrs. of Moje Village Kareli, Ta. Palsana, Dist. Surat. East by: Adj. Plot No.202, West by: Adj. Road, North by: Adj. Plot No.172, South by: Adj. Road.				

The aforesaid Borrower(s)/Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned herein above by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

Correspondence Address: Mr. Yashakar Sharma (Mob. No.9898335003), email: yashakar.sharma29@janabank.com, Mr. Ranjan Naik (Mob. No.6362951653), email: ranjan.naik@janabank.com. Jana Small Finance Bank Limited, (formerly known as M/s. Janalakshmi Financial Services Pvt. Ltd.), having Office Ground Floor, 2nd Floor, Shantiraj Arcade, Above Saraswat Bank, 100 Feet Anand Nagar Road, Shyamal, Ahmedabad, Gujarat-380015.

Date: 22.02.2025, Place: Gujarat

pnb पंजाब नैशनल बैंक Punjab National Bank

Circle Office, 2nd floor, JP Sapphire Building, Race Course Ring road, Rajkot, Gujarat - 360 001, Phone - 0281-2481401, Email - corajkot@pnb.co.in

Notice is hereby given that the following Borrower(s) and Guarantors Mr. Bhavesh Kanji Vaghela (Co-Borrower), Mrs. Hansben Kanji Vaghela (Legal Heir of Late Mr. Kanji Mohan Vaghela), Mr. Mehul Kanji Vaghela (Legal Heir of Late Mr. Kanji Mohan Vaghela) and Mr. Bhupatsinh Anandsinh Jadia (Guarantor) have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unopened and as such they are hereby informed by way of this public notice.

S. No.	Name of the Borrower (s) / Guarantor (s) & Name of the Branch	Details of Properties / Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount Outstanding (As on the date of notice)
1.	Mr. Bhavesh Kanji Vaghela (Co-Borrower), Mrs. Hansben Kanji Vaghela (Legal Heir of Late Mr. Kanji Mohan Vaghela), Mr. Mehul Kanji Vaghela (Legal Heir of Late Mr. Kanji Mohan Vaghela) and Mr. Bhupatsinh Anandsinh Jadia (Guarantor) Branch Office : Jamnagar (04910)	Immovable Property situated At : Pump Vaghela (Co-Borrower), bearing R.S. No. 1094, N.A. Land known as Ashirvad Deep-3, Plot No. 11 to 19, amalgamated and sanctioned Sub Plotting No. 11-L, Admeasuring Sq. Mt. 49-0', land with Tenament type Residential Construction Sq. Mt. 33-96, (Ground Floor) and Bounded as under : East : 7.50 M. Wide Road, West : Plot No. 4, North : Sub Plot No. M, South : Sub Plot No. K. Property Owner : Late Mr. Kanjibhai Mohanlal Vaghela	16.12.2024	30.09.2024	Rs. 2,05,754,86/-

The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

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.

Date : 16.12.2024, Place : Rajkot Yours faithfully, For Punjab National Bank, Chief Manager & Authorised Officer

PUBLIC NOTICE

This notice is being issued by M/s. AMPIRE FINANCE PRIVATE LIMITED (CIN: U65993GJ1981PT0004715) & (RBI NBFC Reg. No. 01.00029) incorporated under the provision of the Companies Act, 1956 and registered with Reserve Bank of India ("RBI") as non-deposit taking non-banking financial company ("NBFC" or "Company"), having its Registered Office at SF-8, Narayan Chambers, Near Palang Hotel, Ashram Road, Navrangpura, Ahmedabad, City Taluka, Gujarat, India, 380009, have changed the name of the Company pursuant to No objection issued by RBI dated July 25, 2024 for change in name from "MAULESH INVESTMENTS PRIVATE LIMITED" to "AMPIRE FINANCE PRIVATE LIMITED". Any person who has objection to the aforesaid name change of the Company, may lodge objection, if any, with full particulars and supporting documents with the Company at its Registered office and also with the Reserve Bank of India, Department of Non-Banking Supervision, Ahmedabad Regional Office, 4th Floor, Riverfront House, Behind H.K. Arts College, Between Gandhi and Nehru Bridge, Puyya Pramukh Swami Marg (River Road - West), Ahmedabad - 380009, within 30 (thirty) days from the date of this public notice.

For AMPIRE FINANCE PRIVATE LIMITED Sd/- Dhiren Mahendrakumar Shah Director Place: Ahmedabad Date: February, 21, 2025

Utkarsh Small Finance Bank
Aapki Ummeed Ka Khaata
(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 17th Floor, Plot No.12, Sector 18, Opp. Sanpada Rly. Station, Vashi, Navi Mumbai-400 705.
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

"APPENDIX- IV-A*" [See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 provision to Rule 8 (6) & 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 Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **UTKARSH SMALL FINANCE BANK LIMITED**, (herein after known as "the Secured Creditor"), will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-auction for recovery of amount mentioned in table below along with further interest, charges, cost and expenses being due to secured creditor. It is hereby informed you that we are going to conduct public E-auction through the Web Portal of M/S. C1 India Pvt. Ltd., <https://www.bankauctions.com>.

Sr. No.	Loan Account No.	Name of the Borrower/Mortgagor Guarantor (Owner of the Property)	Amount & Date Demand Notice U/S 13(2)	Date & Type of Possession	Amount as on date	Reserve Price Earnest Money Deposit	Bid Increment Amount	E-Auction Date & Time	Inspection Date & Time
1	154105000006054	Dinesh O Rajpurohit (Borrower/Mortgager) Bharatkumar Otaji Rajpurohit (mortgager/co-Borrower) & Rekha Devi Bharatkumar Rajpurohit (guarantor)	1,64,22,721.92/- 01/02/2024	22-09-2024 Physical	1,84,72,495.25/- (19/02/2025)	95,00,000/- 9,50,000/-	10,000/-	12-3-2025 & 11 am-1 pm	06-03-2025 & 07-03-2025

EMD Submission Last Date	Place of Submission Bids & Documents	Utkarsh Small Finance Bank Ltd. - Branch Office Address - Ahmedabad	Branch Office Address - at 9B, Office no 601 - 602, 6th Floor, SPG Empressa, Opp. LG Showroom, B/s- Passport Seva Kendra, Nr.Mithakhali Six Roads,Ahmedabad-380009
11-03-2025			

Encumbrances known to the Bank	Nil	Litigation against Property mentioned in the Description	Nil

Description of property/ies: ALL THAT PIECE & PARCEL of Residential Property bearing Plot/House No.17 (Admeasuring about 401 Sq.Yards, Plot Area and Construction thereon), in the scheme known as "Geeta Park" Situated on Survey No 202/1 & 202/2 paiki, Mouje: Naroda, Taluka: Asarva, Dist & Sub District Ahmedabad Boundaries bounded by- East: Survey No 203 West: Plot No 16 North: Way South: Plot No 21

All interested participants/bidders are requested to visit <https://www.bankauctions.com> and <https://www.utkarsh.bank> for further details including term & conditions, to take part in e-auction proceeding and also advised to contact Authorized officer **Mr. Battise Mayur Mob. 7016155165 E-mail mayur.battise@utkarsh.bank**

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

STATUTORY 15 DAYS SALE NOTICE TO THE BORROWER(S)/MORTGAGOR AND GUARANTOR (S)

Terms & Conditions: 1. The E-auction of secured assets is on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis for and on behalf of the secured creditor and to the best of knowledge and information of the Authorized Officer, there is no encumbrance on said property/ies. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. 2. For participating in e-auction sale, Bid documents, copies of PAN card, Board resolution in case of company, photo ID and address proof are required to be submitted along with EMD which is payable through NEFT/RTGS in name of "Authorized officer Utkarsh Small Finance Bank Limited" Current Account No 137520000000003 IFSC UTKS0001375 Address UTKARSH SMALL FINANCE BANK LIMITED, D37/37 Badadev, Spice KCM Varanasi-221002, BRANCH GODWALIA. Once an online bid is submitted, same cannot be withdrawn. Further, any EMD submitted by bidder will be required to send the UTR/ Ref. No. of the RTGS/NEFT with a copy of cancelled cheque on Email- mayur.battise@utkarsh.bank, Contact Number-91-7016155165, & Email- bhaveshkumar.patel@utkarsh.bank Contact Number-9723451812 3. Only buyers holding valid UTR/ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the e-Auction process.

Date: 22/02/2025
Place: AHMEDABAD-GUJARAT

Sd/- (Authorized Officer)
Utkarsh Small Finance Bank Ltd.

VASTU HOUSING FINANCE CORPORATION LTD
Registered Address: Unit No-203 & 204, 2nd Floor A wing Navbharat Estate Zakaria Bunder Marg Road Sewri West, Mumbai -400 015, India.
Branch Address: Office no. 1001, 10th Floor, R K Empire at 150 Feet Ring Road, Near, Mavdi Circle, Rajkot, Gujarat, 360004

NOTICE OF SALE OF IMMOVABLE PROPERTY UNDER PRIVATE TREATY

Sale Notice for sale of immovable properties by way of Private Treaty in exercise of the powers under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and pursuant to the possession taken by the Authorized Officer under the said Act and Security Interest (Enforcement) Rules, 2002 ("Rules") for recovery of the secured debts. Whereas, the undersigned being the Authorized Officer of the Vastu Housing Finance Corporation Limited, under the SARFAESI Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a date of demand notice calling upon the borrowers to repay the amount and discharge their loan liability in full as mentioned in the notice within 60 days from the date of said notice.

As the borrowers failed to repay the loan amount within stipulated time, the Authorized Officer of Vastu Housing Finance Corporation Limited has taken physical possession of the immovable property mentioned below and proceeded to sell the said secured asset, by adopting methods as mentioned in Rule 8(5) read with rule 9 of the Rules.

The Authorized Officer of Vastu Housing Finance Corporation Limited, had already conducted Auctions for selling the said secured, but the same were unsuccessful. As such, the Authorized officer has now received an offer from buyer(s) who is/are interested to buy the secured asset for the price mentioned as Reserve Price in the table below. Hence, notice is hereby given to the public in general and in particular to the borrower(s), that if the total outstanding dues in the aforesaid loan account are not paid within Fifteen (15) Days from the date of this publication of this notice, the below mentioned secured asset mortgaged in favour of Vastu Housing Finance Corporation Limited shall be sold on 10-03-2025 on "as is where is", "as is what is" and "whatever there is", basis, by way of "Private Treaty" for recovery of dues in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002.

Sr. No.	Loan A/c. No. & Branch	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s)/ Guarantor(s)	Amount as per Demand Notice & Date of Demand Notice	Reserve Price (Rupees Six Lakh Only)	Earnest Money (Rupees Six Thousand Only)	Description of the Immovable Property
1	HL0000000322208	Bhaveshbhai Savjani (Borrower), Vanitaben Vitthalbhai Savjani (Co-Borrower), Vitthalbhai Vallabhbhai Savjani (Co-Borrower)	Rs.1992646/- as on 31-03-2021 Date: 28-08-2023	Rs.600000/- (Rupees Six Lakh Only)	Rs. 60000/- (Rupees Six Thousand Only)	RS no 1408 Paiki Plot no L (Duly Amalgamation Plot no 1-2 and 3) murlihar Complex flat no 409 Fourth floor beside Udhoggnagar octroi gate M.E.S road jamnagar Gujarat 361006 admeasuring 77.10sq Mtr Built up area 120.77 Sq.Mtr.

The attention of the above-mentioned borrowers are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Terms & Condition for sale of property through private treaty are as under:

1. Sale shall be strictly conducted in accordance with the provisions of SARFAESI Act/ Rules. The Sale under Private Treaty shall be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser shall be required to deposit earnest money deposit of the sale consideration on the next working day of receipt of VHFCL's acceptance of offer for purchase of property and the remaining amount shall be paid within 15 days thereafter.
3. The purchaser shall deposit 10% of the offered amount along with application which shall be adjusted against earnest money deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, shall cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by VHFCL, the amount of 10% paid along with the application shall be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to VHFCL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date.
8. VHFCL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, VHFCL shall accept the highest offer, if highest bidder fails to deposit the remaining amount; then VHFCL may request & accept the second highest offer.
10. The interested buyers can approach the Authorized Officer: Mr. Manoj Boricha, Mobile No.: 9998002611 during working hours (10 am to 6 pm) from Monday to Saturday)
11. The purchaser shall bear the applicable TDS, stamp duties/additional stamp duty/transfer charges, etc and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees, etc owing to anybody.
12. Last date of receipt of offer shall be 08-03-2025 by 05.00 pm. Offers can be submitted at Branch Office.

Place: Jamnagar
Date: 22-02-2025

Sd/- Authorized Officer
Vastu Housing Finance Corporation Limited

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 47th Floor, Kohnoor Square, NC Kelkar Marg, RG Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-4923 1111/73030 21311

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

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 provision 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 M/s. JBL Buildcon Company (Proprietorship of Mr. Bimal Joshi) and Guarantors/Mortgagors Mr. Bimal Joshi, Mrs. Vaishali Bimal Joshi that the below described immovable properties mortgaged with the Secured Creditor viz. Piramal Capital & Housing Finance Limited ("PCHFL") will be sold under public e-auction under the provisions of SARFAESI Act 2002. The financial assets along with the underlying securities are acquired by OMKARA ASSETS RECONSTRUCTION PVT. LTD. ("OARPL"), acting in its capacity as a trustee of OMKARA PS 03/2023-24 Trust, a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P. Nagar, 1st Street, Kogru Nagar Extn, Tinapur 641607 and Corporate office at Kohnoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028. Pursuant to the assignment agreement dated 30.03.2024 OARPL has stepped into the shoes of PCHFL. Further, the physical possession of the below mentioned immovable assets have been taken by the Authorized Officer of OARPL acting in its capacity as a Trustee of OMKARA PS 03/2023-24 Trust on 09.11.2024. The said immovable secured assets will be sold under the provisions of SARFAESI ACT 2002 on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis on 18.03.2025 at 1.00 pm, for recovery of dues of Rs.101,89,72,775/- (Rupees One Hundred One Crores Eighty Nine Lakhs Seventy Two Thousand Seven Hundred Seventy Five Only) as on 31.01.2025 along with the future interest at contractual rate and penal and other charges and expenses w.e.f. 01.02.2025 till the date of entire payment.

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

DESCRIPTION OF THE PROPERTY	Date of Demand Notice	Reserve Price	EMD	Bid Increment amount
All that piece and parcel of property of Office No. C-1006 on the 10th Floor adm. 929 Sq.ft. (Super Built-up) adm. 86 Sq.mtrs., carpet area 803 Sq.ft. with undivided share on the land adm. 251 Sq.ft. (23 Sq.mtrs.) in the scheme known as "Titanium" constructed on the land of 8570 sq.mtrs. No. 28 paiki, T.P. Scheme No. 2, final plot No. 35 adm. 8570 sq.mtrs. of mouje Thalaj, Taluka city in the registration district of Ahmedabad and Sub-Registration of Ahmedabad-9 (Bopal)	10.09.2020	Rs. 50,00,000/-	Rs. 5,00,000/-	Rs. 25,000/-
All that piece and parcel of property of Plot No. A-36 adm. 455 Sq.mtrs. with undivided share adm. 114 Sq.yards, total adm. 569 Sq.yards along with construction made thereon in the scheme known as "Anjuman" forming part of the land of final plot No. 6(part, corresponding to block Nos. 482(part and 742 of mouje Shilaj, Taluka Dasturji in the registration district of Ahmedabad and sub-district of Ahmedabad-9 (Bopal)	10.09.2020	Rs. 6,25,00,000/-	Rs. 62,50,000/-	Rs. 4,00,000/-

Date and time of E- Auction 18.03.2025, Tuesday at 1.00 p.m. to 3.00 p.m

Inspection Date 11.03.2025, Tuesday

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 17.03.2025, Monday by 6:00 pm

Possession Type Physical Possession

The auction shall be conducted online by 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 17.03.2025, Monday by 6:00 pm. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. For detailed terms and conditions of the sale, please refer to the link provided in <https://omkara.com/auction.php> and/or <https://www.bankauctions.com/>. 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@bankauctions.com, or Mr. Bhavik Pandya, Mobile: 8866682937, E-mail maharashtra@c1india.com and by any property related query contact the Authorized Officer, Mr. Aniket Joshi, Mobile: +91 9869026887 E Mail: aniket.joshi@omkara.com

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

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors/Mortgagors of the above loan account under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time, with the advice to redeem the assets if desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses, within the time as stipulated under section 13(8) of the SARFAESI Act. 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 : February 22, 2025
Place : Mumbai

Sd/- Aniket Joshi, Deputy Vice President
Authorized Officer - OMKARA ASSETS RECONSTRUCTION PVT LTD
(Acting in its capacity as a Trustee of OMKARA PS 03/2023-24 Trust)

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) 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 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/c No.) L900106011419203, Udayasingh Sanaji Thakor (Borrower), Smt.Sourmdevi Sanaji Thakor (Co-Borrower)	12-Jan-24 ₹ 2,17,281/- Rs. Two Lac Seventeen Thousand Two Hundred Eighty-One Only as on 10-Jan-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gram Panchayat Milkat No 89 - Thakor Vas Colony, Valasna, Dist - Mahesana, Gujarat Admeasuring 1047.16 Sqft East: House Of Prajapat Ramlal, West: Road, North: House Of Somaji, South: Owner House	18-Feb-25
(Loan A/c No.) L9001060117422324, Prakash Ramesh Bhavsar (Borrower), Smt.Bhavsar Nitaben Prakashkumar (Co-Borrower)	08-Feb-24 ₹ 7,16,529/- Rs. Seven Lac Sixteen Thousand Five Hundred Twenty-Nine Only as on 06-Feb-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Shop No 438, 4Rth Floor, Area Pavillion Plaza, RLS No. 75,80,89, Block No. 139, T.P. No. 69(Dindol - Godadara), F.P. No. 124/B Paiki, Final Plot No. 124/B/Sub Plot No. 03, Mouje- Dindoli, Dist- Surat, Gujarat Admeasuring 20.50 Sq. Mtr. East: Final Plot No- 172 24 Mtr T.P. West: Road, North: Final Plot No- 173, South: Final Plot 124/B/Sub Plot No-02	19-Feb-25
(Loan A/c No.) L9001061124530153 & L9001060118527431, Nirali Appliances (Borrower), Smt. Jyotsanaben Sudhirbhai Shah (Co-Borrower), Sudhir Pandubhai Shah (Co-Borrower)	13-Jun-24 ₹ 1,51,837/- Rs. One Lac Fifty-One Thousand Eight Hundred Thirty-Seven Only and ₹ 12,75,187/-Rs. Twelve Lac Seventy-Five Thousand One Hundred Eighty-Seven Only as on 11-Jun-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Property No- 1442, Vill- Balva, Tehsil- Saraswati, Dist- Patan, Gujarat Admeasuring 67.24 Sq Mtr East: House Of Kanjibhai, West: House Of Amratbhai, North: House Of Vishal, South: Open Land	18-Feb-25
(Loan A/c No.) L9001060115997875, Thakor Dipaji Darnajai (Borrower), Kamiben Dipaji Thakor (Co-Borrower)	14-Dec-23 ₹ 3,44,045/- Rs. Three Lac Forty-Four Thousand Forty-Five Only as on 11-Dec-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Property No- 150 And 151, Vill- Nana, Joravarpura, Th- Sami, Dist- Patan, Gujarat Admeasuring 1275 Sq.Ft East: H/O Babu Ji Jetha Ji Thakor, West: H/O Nanchanbhai, North: H/O Jayantibhai, South: H/O Varsiji	18-Feb-25
(Loan A/c No.) L9001060123378891, Rabari Mohanbhai (Borrower), Smt. Rabari Gitaben (Co-Borrower)	16-May-24 ₹ 4,14,401/- Rs. Four Lac Fourteen Thousand Four Hundred One Only as on 13-May-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Property No. 150 And 151, Vill- Nana, Joravarpura, Th- Sami, Dist- Patan, Gujarat Admeasuring 67.24 Sq Mtr East: House Of Kanjibhai, West: House Of Amratbhai, North: House Of Vishal, South: Open Land	18-Feb-25
(Loan A/c No.) L9001060122289900, Dharamshibhai Majibhai Ambaria (Borrower), Smt. Sangitaben Dharamshibhai Ambaria (Co-Borrower)	12-Jun-24 ₹ 3,75,002/- Rs. Three Lac Seventy-Five Thousand Two Only as on 11-Jun-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Property No. 1442, Vill- Shanteshwar, Dist- Patan, Gujarat. Admeasuring 108.93 Sqyds East: Lake Of Village, West: Common Road, North: H/O Jalalbhai Rajubhai, South: H/O Nai Baldevbhai	18-Feb-25
(Loan A/c No.) L9001060124698440, Gauswami Hardikgiri (Borrower), Smt. Gauswami Anusyaben (Co-Borrower), Goswami Amratgar Kashigir (Co-Borrower)	16-Aug-24 ₹ 5,01,934/- Rs. Five Lac One Thousand Nine Hundred Thirty-Four Only as on 14-Aug-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Property No. 453/2, Vill- Durdha, Ta- Sami, Dist- Patan, Gujarat Admeasuring 33.46 Sqmtr East: Shop Of Nai Laxmanbhai, West: Shop Of Savitaben, North: H/O Mansuri Gulmahmad Umarbhai, South: Road	18-Feb-25

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 [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 assets."

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.

Sd/-
Date : 21/02/2025 Place : Ahmedabad
Authorized Officer AU Small Finance Bank Limited

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