OMKARA ASSETS RECONSTRUCTION PVT. LTD.

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

CIN: U67100TZ2014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028.
Email: zuber.khan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111|Authorised Officer M no.: +918657969231

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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 Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)** has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. 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, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Duesas on 05.03.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1	M/s Maruti Creation (Borrower), Mr. Hareshbhai Bhagvanbhai Korat (Co-Borrower), Mr. Amitkumar B Patel (Co-Borrower), Mrs. Anitaben Amitkumar Patel (Co-Borrower), Mr. Balubhai Govindbhai Kathrotiya (Co-Borrower), Mrs. Vimlaben B Katharotiya (Mortgagor), Mrs. Geetaben Hareshbhai Korat (Co-Borrower), Mr. Bhagvanjibhai Hirjibhai Patel (Co-Borrower)	All that piece and parcel of the property bearing Plot No.11 its City Survey Nondh No.8514 admeasuring 378.18 sq. mtrs at Shri Ratna Nagar Co-operative Housing Society Limited, situated on the land bearing Rev.S.No.114/1 of Village Fulpada, Sub-District City Surat, District Surat Built up Area: 921.88 Sq. ft. On the East- Tejendrapark Society, On the West: - Property bearing Plot No.10, On the North: - Road, On the South: - Society Road	Mrs. Vimlaben Balubhai Katharotiya alias Patel	Rs.3,73,84,326.51 (Rupees Three Crore Seventy-Three Lakh Eighty-Four Thousand Three Hundred Twenty-Six and Paisa Fifty-One Only)	01.03.2022	08.01.2023 (Physical)	Rs. 2,13,30,000/- (Rupees Two Crore Thirteen Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Rs. 21,33,000/- (Rupees One Lakh Ninety-Eight Thousand Only)	03.04.2026 From 02:00 P.M to 03:00 P.M

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	14.04.2026 till 05:30 P.M
Date of E-Auction & Time	16.04.2026 12:00 P.M to 02:00 P.M

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://www.omkaraarc.com/auction.phpor website of service provider i.e. http://www.bankeauction.com. Contact no. 88666 82937 (Bhavik Pandya).

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W 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) 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.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 26.03.2026
Place: Surat

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

CIN: U67100TZ2014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028.
Email: zuber.khan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111|Authorised Officer M no.: +918657969231

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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 Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)** has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. 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, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Duesas on 05.03.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1	Mr. Mukeshbhai Balubhai Dhameliya (Borrower), Mr. Bharatbhai Balubhai Dhameliya (Co-Borrower), Mr. Balubhai Jivarajbhai Dhameliya (Co-Borrower), Mrs. Ashimitaben Bharatbhai Dhameliya (Co-Borrower) & Mrs. Darmishtaben Mukeshbhai Dhameliya (Co-Borrower/Mortgagor)	All that piece and parcel of the immoveable property bearing Shop No 351 on the 3rd Floor, admeasuring 13.94 Sq Mtrs Carpet Area Along with undivided share in the Land of "Avadh Viceroy" Situated at Block No 147, 146-A, Final Plot No 56/1& 60 T P Scheme No 21 (Sarthana-Simada) Moje Village Sarthana Tal. Choryasi, Dist Surat and the said property is **bounded as under:** Towards East: Final Plot No 61/2/A & 61/2/B, Towards West: Road, Towards North: 60 Mtrs Road, Towards South: 18 Mts Road.	Mrs. Darmishtaben Mukeshbhai Dhameliya	Rs.1,18,71,697.32 (Rupees One Crore Eighteen Lakh Seventy-One Thousand Six Hundred Ninety-Seven and Paisa Thirty-Two Only)	28.09.2022	09.03.2025 (Physical)	Rs. 11,25,000/- (Rupees Eleven Lakh Twenty-Five Thousand Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 1,12,500/- (Rupees One Lakh Twelve Thousand Five Hundred Only)	03.04.2026 From 11.00 A.M to 12:00 P.M

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	14.04.2026 till 05:30 P.M
Date of E-Auction & Time	16.04.2026 12:00 P.M to 02:00 P.M

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://www.omkaraarc.com/auction.phpor website of service provider i.e. http://www.bankeauction.com. Contact no. 88666 82937 (Bhavik Pandya).

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W 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) 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.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 26.03.2026
Place: Surat

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

CIN: U67100TZ2014PTC020363
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Email: zuber.khan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111|Authorised Officer M no.: +918657969231

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E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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 Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)** has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. 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, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Duesas on 05.03.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1	Khamki Fashion (Borrower), Mr. Mesariya Maldekumar (Co-Borrower/Mortgagor), Mr. Hasmukhbhai Manabhai Parmar (Co-Borrower), Mrs. Lilaben H Parmar (Co-Borrower) (LAN: GAS00667N)	Shop No. 109, Block No. A,admeasuring 493 Sq.Ft, Super Built-up area in the schemeknown as Valkeshwar Flora,constructed by PruthviBuilder, situated on Revenue Survey No. 946/4, Plot B of Moeje Naroda, Ahmedabad. On or towards East: Block A Shop No. 108, On or towards West: 9 Mtrs wide road, On or towards North: Block B Flat No.105, On or towards South: 30 Mtrs wide Road.	Mr. Mesariya Maldekumar	Rs. 39,97,573.72 (Rupees Thirty-Nine Lakh Ninety-Seven Thousand Five Hundred Seventy-Three and Paisa Seventy-Two Only)	14.10.2021	30.04.2023 (Physical)	Rs. 19,80,000/- (Rupees Nineteen Lakh Eighty Thousand Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 1,98,000/- (Rupees One Lakh Ninety-Eight Thousand Only)	03.04.2026 From 10.00 A.M to 11:00 A.M

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	14.04.2026 till 05:30 P.M
Date of E-Auction & Time	16.04.2026 12:00 P.M to 02:00 P.M

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://www.omkaraarc.com/auction.phpor website of service provider i.e. http://www.bankeauction.com.Contact no. 88666 82937 (Bhavik Pandya).

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W 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) 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.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 26.03.2026
Place: Ahmedabad

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

CIN: U67100TZ2014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028.
Email: zuber.khan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111|Authorised Officer M no.: +918657969231

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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 Pvt. Ltd (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust)** has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the physical possession of the below mentioned secured properties from the Borrower/Mortgagor/Co-Borrower. 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, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Duesas on 05.03.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1	M/s. Khodiyar Fabrication (Co-Borrower/Mortgagor), Mr. Vikram Vinubhai Sakariya (Co-Borrower/Mortgagor), Mrs. Manishaben Sakariya (Co-Borrower) & Vinu Keshavbhai Sakariya (Co-Borrower)	**Property 1:** - All that Piece or parcel of Property bearing Shop No. G-43 admeasuring 36.79 sq. mtrs. Built up area, along with undivided share in the land of "Abhishek Arcade", situated at Revenue Survey No.302/2, 303/2, 318, 319,320 & 321 Paiki Block No.346/D admeasuring 8095 sq. mtrs. & Akar Rs.14.57 Paisa, T.P. Scheme No.60 (Puna), Final Plot No.117 (Sub Plot No.1) as per Final Plot admeasuring 6476 sq. mtrs. Paiki Western Side 3549.34 sq. mtrs, of Moje Village Puna, City of Surat, Owned by, Sakariya Vikram Vinubhai. On the East: - Passage, On the West: Shop No.13, On the South: Shop No.44, On the North: Shop No.42	Property 1:Sakariya Vikram Vinubhai	Rs. 90,53,710.34 (Rupees Ninety Lakh Fifty-Three Thousand Seven Hundred Ten and Paisa Thirty-Four Only)	15.03.2022	Property 1: 17.03.2024 (Physical Possession)	Property1:- Rs. 26,19,000/- (Rupees Twenty-Six Lakh Nineteen Thousand Only)	Property 1: Rs.50,000/- (Rupees Fifty Thousand Only)	Property 1: Rs.2,61,900/- (Rupees Two Lakh Sixty-One Thousand Nine Hundred Only)	Property 1: 04.04.2026 From 11.00 A.M. to 12:00 P.M.
		Property 2: All that piece and parcel of Property bearing (as per passing plan plot No.259) as per layout plan B-type, Plot No.39 admeasuring 93.77 sq. mtrs, along with undivided share in the land of road & COP, in "Suryadarshan Silent City", situated at Survey No.302, 303, Block No.287 admeasuring Hector Area 7-40-85 sq. mtrs i.e.74085 sq. mtrs., Akar Rs.71-37 Paisa, of Moje Village Kamrej, District Surat, Owned By Vikram Vinubhai Sakariya:- On the East: - Soc. Road, On the West: - Plot No. A/32, A/33, On the South: - Plot No. B/38, On the North: - Plot No. B/40	Property2: - Vikram Vinubhai Sakariya			Property 2: 01.01.2024 (Physical Possession)	Property 2: Rs. 27,25,000/- (Rupees Twenty-Seven Lakh Twenty-Five Thousand Only)	Property 2: Rs.50,000/- (Rupees Fifty Thousand Only)	Property 2: Rs.2,72,500/- (Rupees Two Lakh Seventy-Two Thousand Five Hundred Only)	Property 2: 04.04.2026 From 02.00 P.M. to 03:00 P.M.

Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name:ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	14.04.2026 till 5:30 pm
Date of E-Auction & Time	16.04.2026 12:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e.http://omkaraarc.com/auction.php. or website of service provider i.e. http://www.bankeauction.com. Contact no. 88666 82937 (Bhavik Pandya).
***Bank/ARC dues to have priority over any other statutory dues.**

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W 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) r/w 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 auction/sale through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 26.03.2026
Place: Surat

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

Motilal Oswal Home Finance Limited

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898
Website: www.motilaloswalhf.com, **Email:** hfquery@motilaloswal.com

E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given below :

Date and time of E-Auction Date: 30-04-2026 11:00 Pm to 02:00 Pm (with unlimited extensions of 15 minute each)

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD /Last date of EMD
LAN: LXSUR00216-170030945 Branch: Surat Borrower: Sunil Bansilal Patil Co-Borrower: Sarlaben Sunil Patil	**09-01-2026 For Rs: 1215192/- (Rupees Twelve Lakh Fifteen Thousand One Hundred & Ninety Two Only)**	Sr No 107,Block No 105,About 30352Sq M And Revenue Sr No 140/2,Block No 140 Abiut 25597Sq M A New Block No 105 Total Area 55949Sq M. Of Mauje Village Dastan,Ta Palsana,Dist Surat	**Reserve Price: Rs.600000/- (Rupees Six Lakh Only) EMD: Rs. 60000/- (Rupees Sixty Thousand Only) Last date of EMD Deposit:29-04-2026**

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : **https://www.auctionbazaar.com/** of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Dinesh Parmar 9054509790 & Rajput Hemant 9372713179** details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, **E-mail ID: contact@auctionbazaar.com.**

Place : Gujarat / Date : 26.03.2026

Sd/-, Authorised Officer,Motilal Oswal Home Finance Limited
(Earlier Known as Aspire Home Finance Corporation limited)

U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

PHYSICAL POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **UGRO Capital Limited,** having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 ,under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice.
The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002.on the day, month and year mentioned below.
The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **UGRO Capital Limited** for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Physical Possession Date
1.	**1) NH HOLDINGS 2) DAXA UMESHBHAI GANDHI 3) NIRAV GANDHI Loan Account Number: UGBRPSS0000065228**	**Demand Notice dated 13-Nov-2025 for an amount of Rs.1,56,45,970.00/-** (Rupees One Crore Fifty Six Lakh Forty Five Thousand Nine Hundred Seventy Only) **As on 06/11/2025**	All That Piece And Parcel Of Property Lying Being And Situated On The Land Bearing Non Agricultural Plot Of Land In Mauje Kasba Vadodara, Lying Being Land Bearing R.S. No. 984/40, The Friends Co. Operative Housing Society Limited Plot No. 47 (Plot No. 47/A & 47/B) C.S. V.Vi-2, Ward- 10 (Vadodara Kasba) C.S. No. 2471 To 2475, Total Admeasuring 1288.01.17 Sq. Mtrs., Known As Homes Building-A, Third Floor, Flat No. 302, As Per Akarni Admeasuring 138.50 Sq. Mtrs., As Per Approve Map Admeasuring 141.73 Sq. Mtrs., Undivided Share Of Land Admeasuring 74.58 Sq. Mtrs., At Registration District & Sub-District Vadodara District Vadodara. **Boundaries: North:** By Sky To Open Plot No. 61 Property **South:** By Common Stairs-Passage-Lift O.T.S. After Flat No. 301 **East:** By Sky To Open Plot No. 46 **West:** By After Ots Flat No.303	**23.03.2026**
2.	**1) ROYAL ENTERPRISE 2) SUSHIL RATANLAL SAMRIYA 3) DIMPLE SUSHIL SAMRIYA Loan Account Number: UGSUPTH0000006832**	**Demand Notice dated 13-Nov-2025 for an amount of Rs.28,37,194.00/-** (Rupees Twenty Eight Lakh Thirty Seven Thousand One Hundred Ninety Four Only) **As on 06/11/2025**	All That Piece And Parcel Of Bearing Non-Agricultural Plot Of Land In Moje Adajan, Surat Lying Being R.S. No. 394/1/2/ Paikki 2 & 394/3/Pakki 4, T.P. Scheme No. 12 (Adajan), F.P. No. 66, Known As "Silver Spring" Paikki Shop No. M-70, Admeasuring 679.00 Sq. Fts., I.E. 63.08 Sq. Mtrs., At Registration District & Sub-District Surat City District Surat And Bounded As Under: **East-** By Road **West-** By Apartment Passage **North-** By Shop No. 69 **South-** By Shop No. 71	**22.03.2026**

Place: GUJARAT
Date: 26.03.2026

Sd/-(Authorised Officer)
For UGRO Capital Limited

IDFC FIRST Bank Limited

IDFC FIRST Bank

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co- borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	39045729	Home Loan	1. Gandhubhai Bhalabhai Bharvad 2. Pintukumar Gandhubhai Bharvad 3. Rajuben Gandhubhai Bharvad	04.02.2026	INR 3,14,979.29/-

Property Address : All That Piece And Parcel Of The Residential Property Situated At Gokalpura, Tabe Motipura, Ta. Khambhat, District Anand, Gujarat-388620 Bearing Village Authority Property No. 45 Admeasuring Area 980 Sq. Feet And **Bounded By: North:** House Of Tejabhai **South:** House Of Raghubhai **East:** Agriculture Land Of Harishbhai **West:** Open Land

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** . Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 26.03.2026
Place : Gujarat

HDFC Bank Limited

HDFC BANK We understand your world

POSSESSION NOTICE
Appendix-IV, Rule 8(1)

Branch : HDFC BANK LTD, Unit No. 101-105, 1 Floor, The Spire Building, Nr. Ayodhya Chowk, 150 Ft. Ring Road, Rajkot – 360007

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
A	B	C	D	E	F
1	**Mr BASIYA JITENDRABHAI UMEDBHAI Mr BASIYA UMEDBHAI HAMIRBHAI**	Rs. 29,97,565/- as on 30-NOV-2025	23-DEC-2025	24-03-2026 SYMBOLIC	FLAT NO 202, 2ND FLOOR, IN THE BUILDING KNOWN AS SHREE ARYASHREE -2/A, 20 JIVRAJ PARK, NANAMAVA MAIN ROAD, RAJKOT
2	**Mr KARIYA RUPESHBHAI RASIKLAL Mrs KARIYA SHILPABEN RUPESHKUMAR**	Rs.19,40,837/- as on 30-NOV-2025	23-DEC-2025	24-03-2026 SYMBOLIC	FLAT NO 302, 3RD FLOOR IN THE BUILDING KNOWN AS SIDDHI -5, WING E, OPP PASHWANATH TEMPLE, B/H SHETH NAGAR, MADHAPAR, RAJKOT
3	**Mr LUNAGRIYA CHAMANLAL M Mr LUNAGARIYA DIPAKBHAI M**	Rs.12,36,737/- as on 30-NOV-2025	23-DEC-2025	24-03-2026 SYMBOLIC	RESIDENTIAL PROPERTY BEING KNOWN AS "SHRIJI", RAMESHWAR PARK, STREET NO 2, B/H AASHIRWAD HOSPITAL RAJKOT
4	**LATE MR JOTANGIA RAKESH SURESHBHAI [since deceased] Through their legal heir/ representative/ successor JOTANGIYA NAYNABEN RAKESHBHAI (W/o of Late MR JOTANGIA RAKESH SURESHBHAI] AND Mrs JOTANGIYA NAYNABEN RAKESHBHAI**	Rs. 21,21,097/- as on 30-NOV-2025	23-DEC-2025	24-03-2026 SYMBOLIC	FLAT NO 901, 9TH FLOORIN THE BUILDING KNOWN AS DWARIKA VILLAGE, WING A 901, SADHUVASVANI KUNJ ROAD, MORBI BY PASS, RAIL NAGAR, RAJKOT-360006
5	**Mr KARIYA RUPESHBHAI RASIKLAL Mrs KARIYA SHILPABEN RUPESHKUMAR**	Rs. 18,66,829/- as on 30-NOV-2025	23-DEC-2025	24-03-2026 SYMBOLIC	COMMERCIAL OFFICE-1032, 10TH FLOOR IN THE BUILDING KNOWN AS R K WORLD TOWER, SHITAL PARK, 150 FT RING ROAD, RAJKOT
6	**Mr SOLANKI HITENDRABHAI BHAVANBHAI AND Mrs SOLANKI JAYSHREE HITENDRABHAI**	Rs. 22,11,327/- as on 30-NOV-2025	23-DEC-2025	24-03-2026 SYMBOLIC	FLAT NO 101, 1ST FLOOR, IN THE BUILDING KNOWN AS CITY SELENIUM, WING D, NR D MART, OPP RAJ RESIDENCY, KUVADVA ROAD RAJKOT

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.
However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.
The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.
Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.
Copies of the Pnachanma drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / arerequested to collect the respective copy from the undersigned on any working day during normal office hours.

Date : 25.03.2026
Place : Gujarat

For HDFC Bank Ltd.
Sd/-
Authorised Officer,

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013
CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com