

इन्डियन ओवरसीज बैंक
Indian Overseas Bank
 Information Technology Department
 Central Office: 763, Anna Salai, Chennai - 600 002

Indian Overseas bank (IOB) invites bids for the following:

GOVERNMENT E-MARKET PORTAL - SUPPLY, INSTALLATION AND MAINTENANCE OF CASH RECYCLERS
BID NO: GEM/2024/B/5634487 DATED: 21.11.2024

The Above GEM Tender document is available online and can be downloaded from the following websites www.iob.in & www.gem.gov.in For Tender details and future amendments, if any, keep referring to the following website www.gem.gov.in

NIDO HOME FINANCE LIMITED
 (Formerly known as Edelweiss Housing Finance Limited)
 Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohnoor City Mall, Kohnoor City, Kiro Road, Kuria (West), Mumbai - 400 070. Regional Office at 302 To 304, 3rd Eye Vision, On 3rd Floor, Panjrapol - Im Road, Panjrapol Ahmedabad 380009

POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002

Whereas the Undersigned being the Authorized Officer of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest) Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") read with Rule 8 of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices to the Borrowers as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrowers/Co borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co borrowers and the public in general that the undersigned has taken symbolic/constructive possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules in the dates mentioned along with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited). For the amount specified therein with future interest, costs and charges from the respective dates. Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:

1. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-
MOHSIN ABDULSATTAR SHAIKH (Borrower) & MADINABEN ABDULSATTAR SHAIKH (Co-Borrower), Resi Address: Unit No.B-37, Shiv Nagar Chet, Nr.Jam Masjid Road, Dehgam, Gandhinagar 382305
LAN No: LGDNSTH000072875, **Loan Agreement Date:** 30/04/2019,
Loan Amount: Rs. 15,40,000/- (Rupees Fifteen Lakhs Forty Thousand Only)
Demand Notice Date:- 12.08.2024 **NPA Date:-** 04.08.2024
Amount Due in Rs. 17,29,194.33/- (Rupees Seventeen Lacs Twenty Nine Thousand One Hundred Ninety Four and Thirty Three Paise Only) **Symbolic/Constructive Possession date:** 26.11.2024

SCHEDULE OF THE PROPERTY:- All That Right, Title And Interest Of Property Bearing Row House No. 37/B (Admeasuring About 45.94 Sq.Mtrs. & Construction Thereon 25.56 Sq. Mtrs.), Municipal Census No. 3535, In The Scheme Known As "Shivnagar Society", Shivnagar Co. Op. Housing Society Ltd., Situated At Block No. 1672 (Old Survey No. 6481), Mouje: Dehgam, Dist. & Sub District: Gandhinagar; North: Unit No. 38, South: Common Wall, East: Road, West: Unit No. 36.

2. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-
1. HARESHBHAI DINESHBHAI VYAS (Borrower) & 2. HIRAL VIJAYBHAI CHAVDA (Co - Borrower), Resi Address: Sub-Plot No 7/C, Vrundavan Park 2,Nr. Santoshi Maa Temple, Opp Ram Hip Petrol Pump,Rajkot-Jetpur Highway, Gondal 360311
LAN No: LRJKSTH000058654, **Loan Agreement Date:** 26/09/2018,
Loan Amount: Rs. 15,40,138/- (Rupees Fifteen Lakh Forty thousand One hundred Thirty Eight Only)
Demand Notice Date:- 12.08.2024 **NPA Date:-** 04.08.2024
Amount Due in Rs. 17,11,328.14/- (Rupees Seventeen Lacs Eleven Thousand Three Hundred Twenty Eight and Fourteen Paise Only) **Symbolic/Constructive Possession date:** 22.11.2024

SCHEDULE OF THE PROPERTY:- All The Part And Parcel Of The Property Being An Residential Building Having Sub Plot No. 7/C Of Land Adm 71-96 Sq Mtrs Of Gondal Revenue Survey No 410(P)P/2, Dist Rajkot And Having Address Vrundavan Park 2, Sub Plot No.7C, Jetpur Road, Gondal The Said Flat is Bounded As: North: Sub Plot No. 7/D, South: Sub Plot No. 7/B, East: 7-50 Mts Wide Road, West: Adj Survey No 450 (P).

Place: Gandhinagar & Rajkot **Sd/- Authorized Officer**
Date: 27.11.2024 **FOR Nido Home Finance Limited, (Formerly known as Edelweiss Housing Finance Limited)**

ICICI Bank Branch Office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West) - 400604

The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA). A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

| Sr. No. | Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address | Description of Secured Asset to be enforced | Date of Notice sent/ Outstanding as on Date of Notice | NPA Date |
|---------|---|--|---|------------|
| 1. | M/s. Sagar Scrap Traders/ Mr. Sidhik Abdulla Khumbhar/ Mr. Ismail A Morariya/ Mr. Mohsin Ismail Morariya/ Mrs. Hamilaben Ismail Morariya/ '008605500044/ Block No. 01, Opposite Krushna Vijay Saw Mill, Station Road, Gujarat Bhuj 370001 | Property -1 Plot No. 1002/1, Western Side Land Bearing New Survey No. 1004 Paiki, City Survey Ward No. 3, City Survey No. 2688, 2689 & 2690 As Per New T. P. Scheme No. 05, Original Plot No. 1658, 1659 & 1660, Final Plot No. 1002, Taluka & Sub-Registration District Bhuj, Registration District Kutch. Property-2 Plot No. 1002/2, Middle Part Land Bearing New Survey No. 1004paiki, City Survey Ward No. 3, City Survey No. 2688, 2689 & 2690 As Per New T. P. Scheme No. 05, Original Plot No. 1658, 1659 & 1660, Final Plot No. 1002, Taluka & Sub-Registration District Bhuj, Registration District Kutch. Property-3 Plot No. 1002/3, Eastern Part Land Bearing New Survey No. 1004paiki, City Survey Ward No. 3, City Survey No. 2688, 2689 & 2690 As Per New T. P. Scheme No. 05, Original Plot No. 1658, 1659 & 1660, Final Plot No. 1002, Taluka & Sub-Registration District Bhuj, Registration District Kutch. | October 29, 2024 Rs. 10,52,364.65/- | 18/08/2024 |

These steps are being taken for substituted service of Notice. The above borrower/s and/or guarantor/s (as applicable) is/are advised to make the outstanding payment within 60 days from the date of publishing this Notice. Else, further steps will be taken as per the provisions of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.
 Date: November 27, 2024
 Sincerely, Authorised Signatory
 For ICICI Bank Ltd.

PUBLIC NOTICE

It is informed to the Public through this Notice that property being The Non-Agricultural Land Bearing Survey No. 484/2 admeasuring 3035 Sq. Mts. having T. P. Scheme no. 409/B containing F. P. No. 152 total admeasuring 1821 Sq. Mts. for multipurpose use of N.A. Land on which Scheme Known as "PANCHRATNA" situated of Moje- Zundal, Taluka-Gandhinagar, District - Gandhinagar and Registration Sub-District-Gandhinagar. Further it is to be stated that Original Sale Deed No. 10872/2004 is/are not available with them. Which is/are misplaced/lost by them and also declared said property is free from all encumbrances and title of the said property is clear and marketable.

In case anybody has any prior charge, lien or an interest of any nature in respect of the said Property and lost of above mentioned Document, should informed about such charge, lien or interest with sufficient documentary evidence regarding the same to the below mention address within 7 days from the date of this Notice falling which it will be constructed that titles of the said property in favour of Present owner is/ are absolute clear marketable and no party has any lien charge, interest or any claim of whatsoever in the said Property which please Note. Date : 27-11-2024, Ahmedabad.

Devanshi N. Shah, Advocate
 Office Address: 907, Elite, B's, Shaphat Hexa, Nr. Sola Bridge, Opp. Gujarat High-court, S. G. Highway, Ahmedabad., Gujarat. Ph No. 079-48901907.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 CIN: U67100TZ2014PTC020363 Corporate Office: Kohnoor Square, 47th Floor, N.C. Kellar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
 Email: rajesh.juman@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com
 Tel.: 022-69231111 | Authorised Officer M no.: +918657969231/+918655688565

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

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 Authorized 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 Industrial 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, look 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)/Guarantor(s)/Mortgagor(s), 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 Dues as on 26.11.2024 (IN INR) | Demand Notice Date | Possession Date | Reserve Price (Rs. In Lacs) | Bid Increment Amount (Rupees One Lakh Only) | EMD (Rupees Twenty One Lakhs Only) | Date & Time of Inspection |
|---------|---|---|---|---|--------------------|-----------------------|---|---|--|--------------------------------------|
| 1. | M/S Lazmi Tours and Travels (Borrower), Mr. Malav Rasesh Patel (Co-Borrower/Mortgagor), Mrs. Dipti Malav Patel (Co-Borrower) (LAN: GAS00589N, GAS00450N, GAS00588N) | All that Piece or parcel of Sub Plot No. A/60, in Scheme known as Heritage Bungalows Situated at Block No.258,242/B/A, 243/A paiki,257,248, paiki,250/B, 247/B/B/2, F.P.No.14/1, 15, 16 & 18, TP.No.40 of Mouje: Bhadaj Taluka, Ahmedabad West, District Ahmedabad. Plot Area Adm-1845 sq. ft. Bounded By : On the East - Unit No. A/4, On the West - Society Road, On the North: - Unit No. A/59, On the South: - Unit No. A/61 | Mr. Malav Rasesh Patel (Co-Borrower /Mortgagor) | Rs. 1,56,53,712.69 (Rupees One Crore Fifty Six Lakhs Fifty Three Thousand Seven Hundred Twelve and Paise Sixty Nine Only) | 18.02.2022 | 07.01.2024 (Physical) | Rs 2,10,00,000/- (Rupees Two Crores Ten Lakhs Only) | Rs. 1,00,000/- (Rupees One Lakh Only) | Rs. 21,00,000/- (Rupees Twenty One Lakhs Only) | 06.12.2024 11.00 A.M. to 12.00 PM |
| 2. | Mr. Sunil Yashwantrao Sonavane | All that piece or parcel of property situated as the Immovable Property bearing Flat No S/3 admeasuring 36.52 sqm. Super build up area on the second floor in the scheme known as "Siddheshwar Complex" located on land Vibhag A Tikka No. 18/1 C.S. No. 101/A/1 admeasuring area 69-67-48 sqm. of village mauje Vadodara Sehar in registration district Vadodara and sub-district Vadodara. Bounded: East: Flat No. S/4, West: Adjoining C.S.No., North: Stair and Passage, South: Adjoining C.S.No. | | Rs. 5,68,837.00 | 05.09.2024 | | | | | 05.09.2024 |
| 3. | Mrs. Varshaben Bharatbhai Solanki (Since Deceased) | All that piece or parcel of property situated as the Immovable Property Flat No. 301, 3rd Floor, Shreeji Complex, Nr. Bhagyoday Complex, Danteshwar, Vadodara. Bounded: East: Stair Case and Flat No 302, West: Way to Parking, North: Bhagyoday Society, South: Jahir Marg and Ramji Mandir. | | Rs. 18,18,995.00 | 21.05.2024 | | | | | 21.11.2024 |

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449
 Date of E-Auction & Time : 19.12.2024 12:00 PM to 2:00 PM Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 17.12.2024 till 6:00 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/auktion.php> or website of service provider i.e. <http://www.bankauction.com>.
 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. 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: 27.11.2024
 Place: Ahmedabad
 Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

STATE BANK OF INDIA - RACPC - SAYAJIBAUG - VADODARA
 1st Floor, Rajshree Centre, B/h, Paradise Complex, Near Kalaghoda Circle, Sayajigunj, Vadodara - 390 020. Email: sbi.64166@sbi.co.in

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of STATE BANK OF INDIA, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice to the following borrowers calling upon them to repay the amount mentioned in the notice as mentioned below within 60 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 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 of the said rules on the date mentioned here under.

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 **STATE BANK OF INDIA** for an amount mentioned here under and further interest and other charges thereon.

The borrower 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's/ Guarantor's Name | Demand Notice Date & Amount (Rs.) | Description of the Property | Possession Date & Type |
|---------|--|--|---|------------------------|
| 1 | Shri Ahemadbhai Mahamadhhusain Meer | Dt: 22.04.2024 & Rs. 5,51,348.00 as on 21.04.2024 | All that piece or parcel of property situated as the Immovable Property Non agriculture bearing R S No 69/1 and 70/1 Tahurapark 1 Block no A 41 admeasuring plot area 83.18 sq mt undivided and area 52.44 sq mt and constructed area of 40.00 sq mt mouje Tandajia Registration District Vadodara. Bounded: East Block No A/40, West Block No A/42, North 6 mtr Road, South Block No A/34 | 22.11.2024 Symbolic |
| 2 | Mr. Sunil Yashwantrao Sonavane | Dt: 05.09.2024 & Rs. 5,68,837.00 as on 05.09.2024 | All that piece or parcel of property situated as the Immovable Property bearing Flat No S/3 admeasuring 36.52 sqm. Super build up area on the second floor in the scheme known as "Siddheshwar Complex" located on land Vibhag A Tikka No. 18/1 C.S. No. 101/A/1 admeasuring area 69-67-48 sqm. of village mauje Vadodara Sehar in registration district Vadodara and sub-district Vadodara. Bounded: East: Flat No. S/4, West: Adjoining C.S.No., North: Stair and Passage, South: Adjoining C.S.No. | 22.11.2024 Symbolic |
| 3 | Mrs. Varshaben Bharatbhai Solanki (Since Deceased) | Dt: 22.05.2024 & Rs. 18,18,995.00 as on 21.05.2024 | All that piece or parcel of property situated as the Immovable Property Flat No. 301, 3rd Floor, Shreeji Complex, Nr. Bhagyoday Complex, Danteshwar, Vadodara. Bounded: East: Stair Case and Flat No 302, West: Way to Parking, North: Bhagyoday Society, South: Jahir Marg and Ramji Mandir. | 22.11.2024 Symbolic |

Date: 27.11.2024
 Place : Vadodara
 Sd/- Authorised Officer
 State Bank of India

MEGA E-AUCTION SALE NOTICE
 Regional Office, Hotel Skyline Building, College Road, Bharuch - 392002 (Gujarat)
 Ph. 91 2642 205034/35 E-mail : recovery.bharuch@bankofbaroda.com

Auction Date 10.12.2024
Time : 02:00 PM to 06:00 PM
Inspection Date 06 & 07 Dis 2024

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) for Immovable and Rule 6(2) for Movable, of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers / Mortgagors and Guarantors that the below described immovable properties, Mortgaged / Charged to the secured creditor, the Possession of which has been taken by the Authorized Officers of the Bank of Baroda, Secured Creditor, will be sold on 'AS IS WHERE IS', 'AS IS WHAT IS' and 'WHATEVER THERE IS' Basis for recovery of dues in below mentioned accounts. The details of Borrower(s), Mortgagor(s) and Guarantor(s) / secured Asset/s/Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mention below. For more details, Terms & Conditions of the Sale, please refer to website www.bankofbaroda.in / <https://www.ibapi.in>

| Sr. No. | Name of Branch | Name of Borrowers Name of Guarantors | Brief Description of the Property. (All Free Hold) | Dues (In Lacs) | Reserve Price | | Name and Contact Person No |
|---------|-----------------|---|--|--|--|--------------------------------|-------------------------------------|
| | | | | | EMD | Bid Increase Amount (Lakh) | |
| 1. | GNFC COMPLEX BR | GIRISHBHAI GHANSHYAMBHAI PATEL (Borrower) & PATEL HEENABEN GIRISHBHAI (Co-Borrower) | GIRISHBHAI GHANSHYAMBHAI PATEL & PATEL HEENABEN GIRISHBHAI | All that pieces and parcel of property bearing Revenue Survey No.50+51 paiki total adm 794.00 sq mtrs 184 land in the scheme known as "Surat 2nd Avenue" in which Flat no. 107 adm 92.29 sq mtrs & undivided share of land adm 6.00 sq mtrs on the 1st floor of Block - B located & situated in the village of Bhelad, Ta & Dist Bharuch (Gujarat) belong to Patel Girishbhai Ghanshyambhai & Patel Heenaben Girishbhai The boundaries of the said property are as under:-On the East by: Flat No. 108, On the West by: Internal Road, On the North by: Flat No. 106, On the South by: Common Margin | 23.25 plus interest plus Legal and other charges | 1) 23.26 2) 2.33 3) 0.10 | Mr. RAJPOOT ARVIND SINGH 9099007147 |

15 DAYS STATUTORY SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR/MORTGAGOR
 For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm>, <https://ebkray.in>.
 (In the event of any discrepancy between the English version and any other language version of this auction notice, the English version shall prevail)
 Place: Bank of Baroda, Bharuch. Date : 27.11.2024
 Authorised Officer, BANK OF BARODA

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 CIN: U67100TZ2014PTC020363 Corporate Office: Kohnoor Square, 47th Floor, N.C. Kellar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
 Email: rajesh.juman@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com
 Tel.: 022-69231111 | Authorised Officer M no.: +918657969231/+918655688565

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

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 Authorized 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 Industrial 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, look 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)/Guarantor(s)/Mortgagor(s), 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 Dues as on 26.11.2024 (IN INR) | Demand Notice Date | Possession Date | Reserve Price (IN INR) | Bid Increment (IN INR) | EMD (IN INR) | Date & Time of Inspection |
|---------|--|--|--|---|--------------------|--|--|--|---|---|
| 1. | M/s. Vraj Fabrics (Borrower), Sanjaybhai Rameshbhai Virani (Proprietor/ Guarantor / Mortgagor), Rameshbhai Manjibhai Virani (Mortgagor/ Guarantor) & Shardaben Sanjaybhai Virani (Guarantor) (LAN: 603014028529) | Property no. 1:- All that Piece or parcel of property bearing Plot No. 1c, admeasuring 79.43 Square Meters, in 'Shiyani Apartment Co. Op Housing Society Limited' situated at revenue Survey No. 121/2, admeasuring 1770 Square Meters of Moje Fulpada, City of Surat, Dist. Surat. On the East: Society On the West: Plot No. 9/B On the North: Society On the South: 6.10 meters Society internal road. Property no. 2:- All that piece and parcel of property bearing Flat No. 804 on the 8th Floor admeasuring 1835 Square Feet Super Built up area & 1081 Square Feet i.e. 100.46 Square Meters, built up area along with 45.89 Square Meters undivided share in the parking in 'Shivalk Heights Building No. A' situate at revenue survey no. 22, block no. 89, T.P. Scheme no.73, Final Plot No. 44 admeasuring 8335 Square Meters of Mouje Utran, City of Surat. East: Shopping & Kapodara - Utran Bridge main road North: 7.50 Meters Road & Block No. 107, Final Plot No. 50/A West: Road & COP Land South: Building No. B. | Sanjaybhai Rameshbhai Virani & Rameshbhai Manjibhai Virani | Rs. 2,49,77,492.05 (Rupees Two Crore Forty-Nine Lakhs Seventy-Seven Thousand Four Hundred Ninety-Two and Paise Five Only) | 12.11.2020 | 30.06.2024 (Physical Possession Date of both properties) | For Property no. 1:- Rs 54,00,000/- (Rupees Fifty-Four Lakhs Only) For Property no. 2:- Rs 59,00,000/- (Rupees Fifty-Nine Lakhs Only) | For Property no. 1:- Rs. 25,000/- (Rupees Twenty Five Thousand only) For Property no. 2:- Rs. 25,000/- (Rupees Twenty Five Thousand only) | For Property no. 1:- Rs. 5,40,000/- (Rupees Five Lakhs Forty Thousand Only) For Property no. 2:- Rs. 5,90,000/- (Rupees Five Lakhs Ninety Thousand Only) | For Property no. 1:- 09.12.2024 (From 03.00 P.M. to 04.00 P.M.) (As per prior appointment) For Property no. 2:- 09.12.2024 (From 12.30 P.M. to 1.30 P.M.) (As per prior appointment) |

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449
 Date of E-Auction & Time : 19.12.2024 12:00 PM to 2:00 PM Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 17.12.2024 till 6:00 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/auktion.php> or website of service provider i.e. <http://www.bankauction.com>.
 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. 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: 27.11.2024
 Place: Surat
 Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

Bank of Baroda Nampura Branch- 849/1-B, J. T. Chambers, Athugar Street, Nampura, Surat - 395001 Phone - 0261-2473113, 2471994, 2462341 Email-nampur@bankofbaroda.com

NOTICE TO BORROWER (Under Sub-Section (2) of Section 13 of the SARFAESI Act, 2002)

TO, Mrs. Maladevi Lalnarasand Upadhya (Borrower) : Flat No G-2 Priyanka New City Op Sudarshan Society Near Dasha Maa Temple Dindoli Surat - 394210.
Mr Suraj Lalnar Upadhya (Co Borrower) Plot No B 130 B Type Shivam Residency Vibhag -1 Near Rashi Residency karoli Palsana Surat-394130
Mr Vinay Kumar Ramsahay Dixit (Guarantor) : Plot No C/56 Shiv Sai Shakti Nagar Kharvasa Road Dindoli Surat -394210

Dear Sir/Madam Sub: Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" Mrs Maladevi Lalnarasand Upadhya and Mr Suraj Lalnar Upadhya Borrower and Mr Vinay Kumar Ramsahay Dixit (Guarantor).
 Re: Credit facilities with our Nampura Branch - Surat

1. We refer to our letter No. Ref :ADV Retail -00000187787 LMS dt 21-11-2019 and various other sanction and periodic review of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

| Nature & type of Facility | Limit (Rs.) In lakhs | Rates of Interest at Present | Q/s as on 22.10.2024 (inclusive of interest up to 20.10.2024) | Unapplied Interest | Total Ledger dues as on Date of notice + Other Charges If Any |
|-----------------------------|---|------------------------------|---|--|--|
| Home Loan (21850600 014559) | Rs.9,18,883.00 (Nine Lacs Eighteen Thousand Eight Hundred Eighty Three only) | 10.65% (Floating rate) | Rs. 9,77,161.21 (Nine Lacs Seventy Seven Thousand one hundred sixty one and Twenty one paise only) | Rs.10193.69 (Ten thousand One Hundred Ninety Three and Sixty nine paise only) | Rs.10,11,961.21 (Ten Lacs Eleven Thousand Nine Hundred Sixty One and Twenty one paise only) |
| Total | Rs.9,18,883.00 (Nine Lacs Eighteen Thousand Eight Hundred Eighty Three only) | | Rs. 9,77,161.21 (Nine Lacs Seventy Seven Thousand one hundred sixty one and Twenty one paise only) | Rs.10193.69 (Ten thousand One Hundred Ninety Three and Sixty nine paise only) | Rs.10,11,961.21 (Ten Lacs Eleven Thousand Nine Hundred Sixty One and Twenty one paise only) + Other charges |

Security Agreement With Brief Description Of Securities :- (Em Registered Vide Sro Serial No 17130 Dated 09-12-2019)

1. For immovable property bearing Plot No 130/B admeasuring 44.61 sq mtrs together with undivided proportionate share in road and open land at Shivam Residency Vibhag -1 situated on the land bearing block no 128 revenue survey no 128/129/133 of village karoli Dist Palsana Dist Surat stands in the name of Mrs Maladevi Lalnarasand Upadhya and Mr Suraj Lalnar Upadhya. Property bounded as: North: Plot No 131, South: Plot No 129, East: Society Road, West: Plot No 107

2. As you are aware, you have committed defaults in your Home Loan and Baroda Home Loan account bearing loan account No. 21850600014559 at our Nampura Branch, Surat. Accordingly the said accounts were classified the Non-Performing Assets (NPA) on 14.10.2024. Resultantly your account has been classified as non-performing assets on 14.10.2024 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon. Which have fallen due for payment on 16.09.2024 and thereafter, 3 You are also liable to pay further contractual rate of interest on the above amount of TL/CC account/WCL/BGCLS from 16.09.2024 till realization. You are also liable to pay penal interest of 2% p.a on a simple interest basis. Please note that the Bank has calculated and claimed penal interest of 2% p.a on a simple basis. 4. In the letter of acknowledgement of debt dated 03.11.2019 you have acknowledged your liability to the Bank to the tune of Rs. 9,18,883.00 (Nine Lacs Eighteen Thousand Eight Hundred Eighty Three only). The outstanding stated above include further drawings and interest up to 20.10.2024. 5. As you are aware, you have committed defaults in repayment of above loans/outstanding for the month of Oct 2024. You have also defaulted in payment of instalments & interest of term loan/Cash credit which have fallen due for payment on 16.09.2024 and thereafter, 6. Consequently upon the defaults committed by you, your loan account has been classified as non-performing asset on 14.10.2024 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon. 7. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 2 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction