

Stressed Assets Recovery Branch (10059) 7th Floor, Paradise Complex, Near Kala Ghoda Circle Sayajiganj, Vadodara-390020

Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act 2002

Notice is hereby given 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 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of 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 **Physical Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned against each account.

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 and interest thereon.

Name of Account / Borrower & address	Name of Proprietor/ Partners/Guarantors/ Owner of property etc.	Description of the property mortgaged / charged	Date of Demand Notice	Date & Type of Possession	Amount Outstanding
Late Shri Dilipkumar Shantilal Darji	Late Shri Dilipkumar Shantilal Darji	All that piece and parcel of Immovable Property situated at Regi. District, Sub District-Vadodara, Mouje-Akota, R.S. 116/1, 117, 118, 126 paiki 129, At House No. E-170, Meghdhanush Society, Akota, Vadodara, Plot Area 135.22 sq.mtrs. Ground Floor construction Area 39.90 sq.mtrs. undivided common plot land area 26.46 sq.mtrs. Bounded by East : 6 Mtrs. Road, West : L M P Farm, North : H O C Office, South : Block No. E-169	14.10.2022	06.08.2023 (Physical Possession)	Rs. 67,05,487.60 (Rupees Sixty Seven Lakh Five Thousand Four Hundred Eighty Seven and Ps Sixty Only) as on 14.10.2022 less: recoveries thereafter and accrued interest and cost etc till the date of payment and incidental expenses, costs, charges etc.

Date : 06.08.2023 | Place : Vadodara

Sd/- Authorized Officer State Bank of India, SARB, Vadodara



Branch Office: ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001.

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

This E-auction Sale notice for sale of Immovable assets is being issued by ICICI Bank Ltd. (on underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security in respect of a housing loan facility granted pursuant to a loan agreement entered into between DHFL and the following borrower(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of ICICI Bank Ltd. will be sold on "As is where is", "As is what is", and "Whatever there is" basis as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Hemaxiben Bhikhabhai Mundhava (Borrower)/ Bhikhabhai K Mundhva (Co- Borrower) Loan A/c No. QZRAJ00005019189	Plot No.24, Labh Deep Park , Kothariya, Kothariya Road, Survey No.1 P 1, Rajkot-360022. Admeasuring an area 53.10 Sq Mtr- Free Hold Property	Rs. 17,00,519/- (as on July 29, 2023)	Rs. 17,95,000/- Rs.1,80,000/-	August 17, 2023 From 11:00 AM To 12:00 Noon	September 21, 2023 From 11:00 AM Onwards
2.	Ishwar Kumar Yadav (Borrower) Loan A/c No QZRAJ00005017385	Flat No. C/202, Bldg- B, Wing-C, 2nd Floor, Vasant Vihar Residency, Vardhman Nagar, Plot No. H-1 To H-356, Plot H-1 To H-5, & H-11 To H-13, Rs No. 140 Paiki, 10, 11, 6, 9 and Survey No.103, Village- Ghanteswar, Rajkot 360001. Admeasuring Built up area 33.45 Sq Mtr- Free Hold Property	Rs. 8,65,550/- (as on July 31, 2023)	Rs. 10,22,000/- Rs. 1,03,000/-	August 17, 2023 From 12:00 Noon To 01:00 PM	September 21, 2023 From 11:15 AM Onwards
3.	Rohitbhai Parsottambhai Pipaliya (Borrower)/ Pankaj Parsottambhai Pipaliya (Co-Borrower) Loan A/c No QZRAJ00005016459	Flat No. 401, Wing- C, 4th Floor, Balaji Resedency, R.S.No.16 Paikee of Vill. Vaydinxet To Parrin Furniture, Gujratrajkot-360005. Admeasuring super built up area 35.13 Sq. Mtr- Free Hold Property.	Rs. 8,76,717/- (as on July 29, 2023)	Rs. 7,87,000/- Rs. 79,000/-	August 17 2023 From 01:00 PM to 02:00 PM	September 21, 2023 From 11:30 AM Onwards

The online e-auction will take place on the website of e-auction agency **M/s NexXen Solutions Private Limited. (URL Link- <https://disposalhub.com>)**. The Mortgagors/ Noticee are given last chance to pay the total dues with further interest till **September 20, 2023 before 04:00 PM** failing which, this/these secured asset/s will be sold as per schedule. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001** or before **September 20, 2023 before 03:30 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **September 20, 2023 before 04:00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at **ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001** on or before **September 20, 2023 before 05:00 PM** Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "**ICICI Bank Limited**" payable at **Rajkot**. For any further clarifications with regards to inspection, terms and conditions of the E-auction or submission of tenders, kindly contact **ICICI Bank Limited on 7573024297**. Please note that Marketing agencies **1. M/s NexXen Solutions Private Limited 2. Augeo Asset Management Private Limited** have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit **www.icicibank.com/n4p4s**
Date : **August 08, 2023**
Place : **Rajkot**
Authorized Officer
ICICI Bank Limited


Aadhar Housing Finance Ltd.

Corporate Office: Unit No. 802, Natraj Rustumjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai – 400069.


Junagadh Branch : Shop No.201 to 203, 2nd Floor, Merigold - 2,Opp. Bahaudin College Road, Junagadh - 362001.(GJ.)

Surat Branch : Office No. 209 & 210 , 2nd Floor , Universal Business Center, Near Madhuvan Circle, L.P. Savani Road, Adajan, Surat-395009 (G.J.)

Ahmedabad Branch : 301,3rd Floor,ABC-3,Opp Hotel Regenta, Near Girish Cold Drinks, Uma Shankar Joshi Marg, Off C.G.Road, Navrangpura, Ahmedabad-380009, GJ



APPENDIX IV POSSESSION NOTICE (for immovable property)				
Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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(s) / Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 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.				
The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.				
Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 10800001236/ Junagadh Branch), Pravinaben Shaktidan Khalel (Borrower), Shaktidanbhai Devanandbhai Khalel (Co-Borrower)	All that piece and parcel of property bearing, Tenement No.2, Plot No 58/P Yash, Tenement, Nidhi Nagar, B/H Mangaldham So, Timbavadi, Junagadh, Gujarat-362001. Boundaries: East: Road, West : Tenement No. 23, North: Tenement No. 03 (Open Plot At Site), South : Tenement No. 01	15-04-2021 ₹ 7,33,440/-	03-08-2023
2	(Loan Code No. 10800000854/ Junagadh Branch), Radhaben Ratilal Rudatala (Borrower), Ratilal Bhikhabhai Rudatala (Co-Borrower), Pareshbhai Prabhudas Suba (Guarantor)	All that piece and parcel of property bearing, 1862 P 2 Plot No 26 P North Side Block No 10 Dwarkadhish Residency Amar Gadh Maliya Road, Junagadh, Gujarat, 362245. Boundaries: East : Road, West : Plot No. 19 / P, North: Land Of Sr. 186/ 1, South : Plot No. 26 / P Part 2	11-02-2023 ₹ 93,859/-	04-08-2023
3	(Loan Code No. 10800001126/ Junagadh Branch), Chandrikaben Nathalal Kotak (Borrower), Yash Nathalal Kotak (Co-Borrower), Sachin Jayprakash Buddhadev (Guarantor)	All that piece and parcel of property bearing, 257 P Flat No 404 4th Floor Ambar App. Opp. Rajlaxmi Park Nr Alpha High School, Junagadh, Gujarat, 362001. Boundaries: East: Common Passage Main Entry, West : Road, North: Other Flat, South : Flat No.403	15-05-2023 ₹ 7,32,382/-	02-08-2023
4	(Loan Code No. 10800001571/ Junagadh Branch), Jahangirali Mahmadali Layak (Borrower), Mahmadali Abdulali Layak (Co-Borrower)	All that piece and parcel of property bearing, C S 314 Avadh Complex Shop No 108, Ground Floor Block No D Patel Road Starvav Chowk, Junagadh, Gujarat, 362220. Boundaries: East: Shop No. 19, West : Bhimabhai Chothani's Property, North: Mohanbhai Karshanbhai's Property, South : Common Passage & Shutter	15-05-2023 ₹ 5,16,376/-	04-08-2023
5	(Loan Code No. 10810000373/ Junagadh Branch), Vijay Hamirbhai Asdiya (Borrower), Raslaben Vijaybhai Asdiya (Co-Borrowers)	All that piece and parcel of property bearing, Flat No. 402 4th Floor DeepLaxmi Apartment Off. Nagar Road Junagadh, Gujarat 362001. Boundaries: East: Flat No.401, Stairs Case, Common Passage Main Gate, West : Road, North: Flat No.403, South : Road	15-05-2023 ₹ 10,13,910/-	02-08-2023
6	(Loan Code No. 04200001172/ Surat Branch), Malati Piyushbhai Talaviya (Borrower), Piyush Yogeshbhai Talaviya (Co-Borrower), Yogesh Dobariya (Guarantor)	All that piece and parcel of property bearing, Flat No. C/503, 5th Floor, Wing C, Krishna Heights, Nr. Udhvognagar Chawdiki, Kesariya Bhajiyani Gali, N.H.8 , Kamrej, Surat, Gujarat- 394190. Boundaries: East: Flat No. 504 & others properties, West : Flat No. 502, North: Road, South : Passage	11-01-2023 ₹ 8,95,653/-	04-08-2023
7	(Loan Code No. 03500000278/ Ahmedabad Branch), Sonalben Manikumar Pachal (Borrower), Maulik Manikumar Panchal (Co-Borrower), Krunal Ranchhodhbhai Patel (Guarantor)	All that piece and parcel of property bearing, 333 338 Flat No 60 2nd Floor Block No 3 ShreeKunj Flat Opp. Samranpan Tower, Ahmedabad, Gujarat, 380061. Boundaries: East: Passage & Flat No 59, West : Block No.02, North: Margin Area, South : Society Road	11-04-2023 ₹ 9,52,675/-	03-08-2023
Place : Gujarat Date : 08-08-2023		Authorized Officer Aadhar Housing Finance Limited		



NILA SPACES LIMITED
(CIN : L45100GJ2000PLC083204)
Registered Office: 1st Floor, Sambhaav House, Opp. Chief Justice's Bungalow, Bodakdev, Ahmedabad - 380 015.
Phone: + 91 79 4003 6817/18 Fax: +91-79-26873922
E-mail: secretarial@nilaspaces.com Website: www.nilaspaces.com

EXTRACTS OF STANDALONE AND CONSOLIDATED FINANCIAL RESULTS FOR THE FIRST QUARTER ENDED ON 30TH JUNE, 2023


(₹ in Lakhs Except EPS)

SN	Particulars	Standalone				Consolidated			
		Quarter Ended		Year Ended		Quarter Ended		Year Ended	
		30-06-2023	31-03-2023	30-06-2022	31-03-2023	30-06-2023	31-03-2023	30-06-2022	31-03-2023
	(Refer Notes below)	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
1	Total Income from Operations	72.35	33.06	162.32	342.72	72.35	33.06	162.32	342.72
2	Net Profit/ (Loss) for the period (before Tax, Exceptional items)	(34.73)	(379.52)	37.79	(557.01)	(34.73)	(379.43)	37.86	(556.60)
3	Net Profit/ (Loss) for the period before tax (after Exceptional items)	(34.73)	(379.52)	37.79	(557.01)	(34.73)	(379.43)	37.86	(556.60)
4	Net Profit/ (Loss) for the period after tax (after Exceptional items)	(24.55)	(273.54)	23.69	(401.62)	(24.90)	(276.67)	23.46	(406.23)
5	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(24.25)	(273.58)	24.10	(400.42)	(24.60)	(276.71)	23.87	(405.03)
6	"Equity Share Capital (Face Value of ₹1/- per share)"	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89
7	Other Equity (excluding Revaluation Reserve as shown in the Audited Balance Sheet)	-	-	-	8,365.83	-	-	-	7,479.33
8	Earning per share of ₹ 1/- each (from Continuing and Discontinuing Operations)								
	Basic (in ₹)	(0.01)	(0.07)	0.01	(0.10)	(0.01)	(0.07)	0.01	(0.10)
	Diluted (in ₹)	(0.01)	(0.07)	0.01	(0.10)	(0.01)	(0.07)	0.01	(0.10)

1 The above is an extract of the detailed format of quarter and year ended Financial Results reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 7, 2023 and the same is filed with the BSE Limited and National Stock Exchange of India Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of quarter and year ended Financial Results and Notes thereto are available on the website of the Stock Exchanges at www.bseindia.com and www.nseindia.com and also on the Company's website at www.nilaspaces.com.

Place : Ahmedabad
Date : August 07, 2023

For and on behalf of the Board of Directors
Deep Vadodaria
Wholetime Director
DIN: 01284293



Branch Office: ICICI Bank Towers, Near Chakli Circle, Old Padra Road, Vadodara- 390007.

PUBLIC NOTICE - TENDER CUM AUCTION FOR SALE OF SECURED ASSET


[See proviso to rule 8(6)]
Notice for sale of immovable assets

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 proviso to Rule 8 (6) 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, the **physical possession** of which has been taken by the Authorised Officer of ICICI Bank Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is" as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Dhanidevi Dayalal Lohar (Borrower)/ Prakash Dayalal Lohar (Co-borrower) LBBRD00003818024	I -502, 5th Floor, Gokuldharm Residency Tower, Under Bajewa Road, R. Survey No. 658, Vadodara- 391310. Admeasuring An Area of 658.42 Sq. feet. Free Hold Property.	Rs. 23,01,221/- (as on July 31, 2023)	Rs. 15,12,000/- Rs. 1,83,000/-	August 17, 2023 From 11:00 AM To 12:00 Noon	August 30, 2023 From 11:00 AM Onwards
2.	Shah Rajesh Sumanbhai (Borrower)/ Tadi Devendra Ray Jibhai (Co-borrower) Loan A/c No. LBBRD00005301279	Flat No. 104, 1st Floor, Radhe Life Styale, Near Indrapuri Society Opp. Meet Villa Residency Koyli Refinery, Main Road , Vadodara- 390001. Admeasuring Area of 27.18 sqmtr. Free Hold Property.	Rs. 26,67,442/- (as on July 31, 2023)	Rs. 13,69,000/- Rs. 1,37,000/-	August 17, 2023 From 12:30 PM To 01:00 PM	August 30, 2023 From 11:15 AM Onwards
3.	Hitesh Kumar Gohel (Borrower)/ Jashvantiben Ghole (Co-borrower) Loan A/c No. LBBRD00005053146/ LBBRD00005053158	Flat No. J/301, Third Floor Giriraj Nagar Nr Bajwa Main Bazar Karchiya Road Bajwa Rs No. 180 And 186 Gujarat Vadodara- 391310. Admeasuring An Area of 54.60 Sq Mtr, Common Area 17.71 And Common Land 5.75 Sq Mtrfree Hold Property.	Rs. 12,10,221/- (as on July 31, 2023)	Rs. 8,03,000/- Rs. 81,000/-	August 17, 2023 From 01:30 PM To 02:30 PM	August 30, 2023 From 11:30 AM Onwards
4.	Chaudhari Pankaj (Borrower)/ Ramlalbhai Suthar (Co-borrower) Loan A/c No. LBBRD00005486755	Flat No 102, 1st Floor, Tower H , "viramii", Nrvasarbridge, Opp Aditya Residency Susen Tarsali Ring Road, Nrjalpur, Mouje- vadsar, Rs No. 181 And 180 Vadodara- 390011. Admeasuring An Area of 656.65 Sq Ft Build Up Free Hold Property	Rs. 16,41,608/- (as on July 31, 2023)	Rs. 15,08,000/- Rs. 1,51,000/-	August 17, 2023 From 03:00 PM To 04:00 PM	August 30, 2023 From 11:45 AM Onwards
5.	Sunil Dutt (Borrower)/ Yashda Rani (Co-borrower) Loan A/c No. LBBRD00002029592	Flat No. 304, 3rd Floor, "Dashrath Greens", Near GSFC Nagar Gate, Beside H P Petrol Pump, Near High School, Dashrath S No 849 And 850, Dist-vadodara Vibhag-7 Chhani 391740 Admeasuring An Area of 76.73 Sqntr. (common Area 28.49 Sqmtr) Free Hold Property	Rs. 13,08,933/- (as on July 31, 2023)	Rs. 13,69,000/- Rs. 1,37,000/-	August 17, 2023 From 04:30 PM To 05:30 PM	August 30, 2023 From 12:00 Noon Onwards
6.	Gayatri Debi (Borrower)/ Bikash Kumar Agrawal (Co-borrower) Loan A/c No. LBBRD00003526826	Flat No. H 202, Tower-h, 2nd Floor, "Earth Icon -II", Bh Eazar Icon, Opp Venice Villa, New V/P Road Near Khodiyar Nagar Char Rasta, Rs No. 171/1, TP Scheme No. 5, FP No. 277, Moje-savad Vadodara 390018 Admeasuring an Area of 64.04 Sq Mtr Free Hold Property.	Rs. 16,09,612/- (as on July 31, 2023)	Rs. 24,05,000/- Rs. 2,41,000/-	August 18, 2023 From 11:00 AM To 12:00 Noon	August 30, 2023 From 12:15 PM Onwards

The online auction will take place on the website of e-auction agency **M/s NexXen Solutions Private Limited. (URL Link- <https://disposalhub.com>)**. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till **August 29, 2023 before 04:00 PM** else these secured assets will be sold as per schedule. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Towers, Near Chakli Circle, Old Padra Road, Vadodara-390007** on or before **August 29, 2023 before 03:00 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **August 29, 2023 before 04:00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at **ICICI Bank Towers, Near Chakli Circle, Old Padra Road, Vadodara-390007** on or before **August 29, 2023 before 05:00 PM** Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "**ICICI Bank Limited**" payable at **Vadodara**. For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact **ICICI Bank Limited on 7304914237/7573024297**. Please note that Marketing agencies **1.M/s NexXen Solutions Private Limited 2. Augeo Assets Management Private Limited** have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit **www.icicibank.com/n4p4s**
Date: **August 08, 2023**
Place: **Vadodara**
Authorized Officer
ICICI Bank Limited



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
CIN: U67100TZ2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com
Tel.: 022-26544000 | Authorised Officer M no.: +91 86579 69233/ +91 86579 69231

[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 Omkaara Assets Reconstruction Pvt. Ltd. Further, Omkaara Assets Reconstruction Pvt.Ltd (OARPL) (acting in its capacity as Trustee of Omkaara PS 06/2021-22 Trust) has acquired entire out-standing 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 Dues as on 05.06.2023 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (Rs. In Lacs)	Bid Increment Amount	EMD	Date & Time of Inspection
1.	M/s Maruti Creation (Borrower), Mr.Hareeshbhai 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 Hareeshbhai 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 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. 3,05,44,580.76	01.03.2022	08.01.2023 (Physical)	Rs. 3,60,00,000	Rs. 50,000	Rs. 36,00,000	25.08.2023 01.00 P.M. to 4:00 PM

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: 31.08.2023 12:00 to 2:00 pmLast date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 29.08.2023 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/auction.php> or website of service provider i.e. <http://www.bankerauction.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 with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 06.06.2023 and all costs charges and expenses any time before the closure of the Sale. 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: 07.08.2023
Place: Surat

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