

HDB Financial Services Limited
 From the trusted family of HDFC Bank

REGISTERED OFFICE: Radhika, 2nd floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat - 380009.

Branch Office: 101, First Floor, Vrushakruti Corspace Building Opp. Westside Shop, Nr. Shyamal Cross Road, Ahmedabad - 380015.

Demand notice under section 13(2) sarfaesi act, 2002

You, below mentioned borrowers, co-borrowers and guarantors have availed loan(s) facility(ies) from HDB Financial Services Limited branch by mortgaging your immovable properties (securities) you have not maintained your financial discipline and defaulted in repayment of the same. Consequently your defaults your loans were classified as non-performing assets as you to avail the said loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. The HDBShas right for the recovery of the outstanding dues, now issued demand notice under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 and as by way of alternate service upon you. Details of the borrowers, co-borrowers, guarantors, loans, securities, outstanding dues, demand notice sent under section 13(2) and amount claimed there under are given below:

(1) **Borrower And Co-Borrowers:** 1. SHREE KHODIYAR PLYWOOD AND HARDWARE, 2. MITEESH RATILAL PATEL 3. POKAR HASMUKHBHAI RAMJIJBHAI 4. POKAR VANITABEN HASMUKHBHAI, R/O-GF-05 SHIVGANGA HIGHTS NEAR G.E.B. OFFICE DEHGAM GANDHINAGAR GUJARAT DEHGAM-382305 GUJARAT, & SHOP NO 1 GF SHIV GANGA HEIGHTS SURVEY NO 55/2 TPS NO 2 FP NO 306 MOJIE DEHGAM TALUKA DEHGAM DEHGAM-382305, & SHOP NO 2 GF SHIV GANGA HEIGHTS SURVEY NO 55/2 TPS NO 2 FP NO 306 MOJIE DEHGAM TALUKA DEHGAM DEHGAM-382305 GUJARAT, & 403 SHIVGANGA HIGHTS NR GEB OFFICE DEHGAM GANDHINAGAR DEHGAM-382305 GUJARAT, & 307 SHIVGANGA HIGHTS OFF GEB OFFICE DEHGAM GANDHINAGAR DEHGAM-382305 GUJARAT. (2) **Loan Account Number:-** 45968279, (3) **Loan Amount in INR:-** Rs.8500000/- (Rupees Eighty Five Lakhs Only) by loan account number 45968279 (4) **Detail Description Of The Security Mortgage Property:-** All That Piece And Parcel Of Commercial Property Bearing Shop No 1 On Ground Floor, In The Scheme Known As "Shiv Ganga Heights", Situated At Survey No 55/2, TPS No 2, FP No 306, Mojie Dehgam, Taluka Dehgam, District And Sub District Gandhinagar (Admeasuring About 38.54 Sq Mtrs BUA 36.58 Sq Mtrs Carpet Area + UDS Of Land 30.80 Sq Mtrs) And 2) Commercial Property Bearing Shop No 2 On Ground Floor In The Scheme Known As "Shiv Ganga Heights", Situated At Survey No 55/2, TPS No 2, FP No 306, Mojie Dehgam, Taluka Dehgam, District And Sub District Gandhinagar (Admeasuring About 38.54 Sq Mtrs BUA 36.58 Sq Mtrs Carpet Area + UDS Of Land 30.80 Sq Mtrs) Here to and along with all elementary rights and other interests in respect of The Said Property, & ALL THAT PIECE AND PARCEL OF COMMERCIAL PROPERTY BEARING SHOP NO. 2 ON GROUND FLOOR, IN THE SCHEME KNOWN AS "SHIV GANGA HEIGHTS", SITUATED AT SURVEY NO. 55/2, TPS NO. 2, FP NO. 306, MOJIE DEHGAM, TALUKA DEHGAM, DIST. & SUB DISTRICT: GANDHINAGAR. (ADMEASURING ABOUT 27.07 SQ. MTRS. BUA, 25.80 SQ. MTRS. CARPET AREA + UDS OF LAND 30.80 SQ. MTRS.). Here to and along with all elementary rights and other rights and interests in respect of the said property. (5) **Demand Notice Date:-** 15-09-2025. (6) **Amount Due in INR:-** Rs.86,278,121.17/- (Rupees Eighty Six Lakh Twenty Eight Thousand Seven Hundred & Twenty One -Paise Eleven Only) as of 09.09.2025 and future tranche till actual realization together with incidental expenses, cost and charges etc.

1. The borrower and co-borrowers/guarantors are called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the undersigned authorised officer of HDBFS shall be constrained to take action under the act to enforce the above mentioned securities.

2. Please note that, as per section 13 (13) of the said act Mortgagors are restrained from transferring the above-referred securities by way of sale, lease, leave & license or otherwise without the consent of HDBFS.

3. For any query or full and final settlement, please contact: Mr. Ramkanan Mishra contact no. 7600116009 (Area Collection Manager), Mr. Prashant makhecha : Contact No. 7600800900 (Zonal Collection Manager), Mr. Dharmveer Poonia, Mobile No. 9664046604 (Legal Manager) at HDB Financial Services Ltd.

Sd/-
For HDBFS
Authorised Signatory

Place: Ahmedabad
Date: 25/09/2025

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
 Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6))

That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular No. RB1/2018-19/203, DBR.No. BF. BC. 45/21.04. 048/2018-19 dated March 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (Hereinafter referred to as "RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AILI") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AILI vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai-400028 and Branch Office at 703 & 704, Sakar-2, Nr Ellis bridge Police station, Ashram Road, Ahmedabad – 380006 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Borrower(S) /Co-Borrower(S) /Guarantor(S)	Demand Notice Date And Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
Loan A/c No. RLELAHM000411154 Branch: AHMEDABAD 1. Addin Power Limited 2. Ashish Jitendrabhai Joshi 3. Chitunilal Vrajil Chovatya 4. Nikul Haribhai Chovatya 5. Chetankumar Haribhai Chovatya	10th Sept 24 & Rs. 31,38,268/- (Rupees ThirtyOne Lakh Thirty-Eight Thousand Two Hundred & Eight Incremental Rs.15,000/- (Rupees Thirty Thousand Only)	18/05/2025 Total Outstanding as on 18/05/2025 Rs. 34,93,210/- (Rupees Thirty Four Lakh Ninety Three Lakh Ten Hundred Ten Only)	Reserve Price: Rs. 21,67,000/- (Rupees Twenty One Lakh Sixty Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 2,16,700/- (Rupees Two Lakh Sixteen Thousand Seven Hundred Only)

Description Of The Immovable Property/ Secured Asset :- All that Piece & Parcel of Property bearing OFFICE NO - 519A, 520, 521 JIMMY TOWER 5TH FLOOR GONDAL ROAD RAJKOT.

Date Of Inspection : 25/10/2025, Time:- 11:00-16:00	EMD Last Date : 29/10/2025 , till 5:00 PM	Date/ Time of E-Auction 30/10/2025 , 11:00 -12:00
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Mode Of Payment: All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at Ahmedabad or through RTGS/NET. The accounts details are as follows: a) Name of the account:- Authum Investment & Infrastructure Limited CDD A/C b) Name of the Bank: HDFC Bank Ltd. c) Account No: 99999917071990, d) IFSC Code: HDFC000119.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd ,Plot No- 68, 3rd floor Sector 4 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26) Support Email – Support@bankauctions.com , Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com
- For further details and queries, contact Authorized Officer, Mr. Diraj Jitubhai Parmar – (Mob: 8401716438)
- This publication is also 15 (Fifteen) days notice to the Borrower /Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place. Please Refer The Website For Detailed Terms And Conditions (Use Code: 205938 and see the NIT Document) (<https://www.bankauctions.com>)

Place: Ahmedabad / Date : 25.09.2025

SD/-,Authorized Officer

Chola
 Enter a better life

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
 Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)
 SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 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) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** mortgaged / Charged to the secured creditor the **POSSESSION** of which has been taken as described in **COLUMN (D)** by the Authorized Officer of Housing **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below :- Notice is hereby given to Borrower / Mortgagor/s/ legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s)/ Mortgagor(s) (Since deceased), as the case may be indicated in **COLUMN (A)** under Rule 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** secured Creditor's website i.e. <https://www.cholamandalam.com & www.auctionfocus.in>

[A]	[B]	[C]	[D]	[E & F]	[G]	
SR. NO.	LOAN ACCOUNT NO. NAMES OF BORROWER(S) / MORTGAGER(S) / GUARANTOR(S)	O/s. DUES TO BE RECOVERED (SECURED DEBTS)	DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET	TYPE OF POSSESSION	RESERVE PRICE (IN ₹) EARNEST MONEY DEPOSIT (IN ₹)	DATE OF AUCTION & TIME
1	Loan Account No.: HL01BA000000205 Mr. Gaurav Arjunbhai Rajput Mrs. Sejal Dineshbhai Parmar Both are Residing at : Bavri Kumbharvada, Pratapnagar, Nr. Idgahmedan Road, Vadodara, Gujarat - 390004 Also at : Flat No.D/501, 5th Floor,Opp M.M. Vora Showroom, Nr.vaishnav Park, B/s Rudrax Tenament and Flats, Dabhoi Road, Vadodara 390004	Rs.21,54,598/- (Rupees Twenty One Lakhs Fifty-Four Thousand Five Hundred And Ninety Nine Only) Due as on 22-09-2025	R.S. No. 367/1, 367/2 paiklee Block/ R.S. No. 182/1 Admeasuring area 2328.00 Sq.Mtrs. in which it is constructed in the name and style of Harmony Elite Paiklee Tower D, 5th Floor, Flat No. D-501 as per Brochure and Tower B as per Layout Plan admeasuring area 64.37 Sq. Mtrs. Built up Area and Other Common area 32.33 Sq. Mtrs. of Moje Kapuraj Taluka and Sub-district Vadodara, Registration District Vadodara Sub District Vadodara.	(Constructive)	Rs. 19,33,500/- (Rupees Nineteen Lakhs Thirty-Three Thousand Five Hundred Only) Rs 1,93,350/- (Rupees One Lakh Ninety-Three Thousand Three Hundred Fifty Only)	16-10-2025 from 02.00 P.M. to 04.00 P.M (with automated extensions of 5 minutes each in terms of the Tender Document)
2	Loan Account No.: HL04BA0000029161 Mr. Rameshbhai Vitthalbhai Solanki Mrs. Hansaben Solanki Both are Residing at : E-102, Shree Siddeshwar Home, Opp Shreeji Helgview Ajwa Road, Vadodara, Gujarat - 390019 Also at : Duplex No. 54, Sai Shradhdha-1, Duplex, Near NP Shaher Vidhyalaya Sayajipura, Sayajipura, Vadodra, Vadodara 390019	Rs.21,49,933/- (Rupees Twenty-One Lakhs Forty-Nine Thousand Nine Hundred Thirty-Three Only) due as on 23-09-2025	All the Piece and Parcel of Immovable Property bearing Plot/ Block No. 54, Plot area admeasuring 44.04 Sq. Mtrs. and undivided share of common road and common plot area admeasuring 20.79 Sq. Mtrs., total area admeasuring 64.83 Sq. Mtrs., Built up area Admeasuring 85.83 Sq. Mtrs. in the scheme known as "Sai Shradhdha-1" situated at Revenue Survey No 63, 124, 126, 127, 128, 129, T.P. Scheme No. 6, Final Plot No. 101/1, 101/2, 103/1, 103/2 paiki Final Plot No. 103/1 of Moje: Sayajipura, Sub-District: Vadodara, District: Vadodara having Boundaries East: Plot of Corporation, West: Plot/Block No. 53, 7.50 Mtrs. Society Road, South: Plot No. 1 after left Margin.	(Constructive)	Rs. 20,40,000/- (Rupees Twenty Lakhs Forty Thousand Only) Rs 2,04,000/- (Rupees Two Lakhs Four Thousand Only)	16-10-2025 from 02.00 P.M. to 04.00 P.M (with automated extensions of 5 minutes each in terms of the Tender Document)

1. INSPECTION DATE : 14.10.2025
2. MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-.
3. Last date of submission of Bid/ EMD/ Request letter for participation is 15.10.2025 till 5 PM.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.cholamandalam.com & www.auctionfocus.in>.

* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and/or realisation thereof.

For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr.Sambhajl Patil Contact Number 93775 83775 and Email : <sambhajldp@chola.murugappa.com> / Mr. Rahul Jitendrabhai Dholi on his Mobile No. +91 8758587337/ Mrs. Komal Sharma on 8870464652, official of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED to the best of Knowledge and information of the Authorized Officer of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED there are no encumbrances in respect of the above immovable properties/ secured Assets.

Date: 24-09-2025
 Place: Vadodara

Sd/-
 AUTHORISED OFFICER
 Cholamandalam Investment and Finance Company Limited

बैंक ऑफ बड़ोदा
Bank of Baroda

KALAWAD ROAD BRANCH :
 Kalawad Road, Kailashnagar, Rajkot - 1
 Ph. No. : 0281 - 2433650, 2451368

POSSESSION NOTICE (For Immovable property/ies)
 (As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002)

Whereas The undersigned being the Authorized Officer of the **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated **10.07.2025** calling upon the **Borrowers Kotak Yash Rajeshbhai & Joshi Vidhi Mehulbhai** to repay the amount mentioned in the Notice being Rs. **26,66,195.00/- (Rupees Twenty Six Lakh Sixty Six Thousand One Hundred Ninety Five Only Plus Unapplied Interest Plus other Charges Plus Interest Thereon from 09.07.2025)** 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 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 this **23rd Day of September of 2025**.

The Borrower/ Guarantors/ Mortgagors 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 **Bank of Baroda** for an amount of **Rs. 26,66,195.00/- (Rupees Twenty Six Lakh Sixty Six Thousand One Hundred Ninety Five Only Plus Unapplied Interest Plus other Charges Plus Interest Thereon from 09.07.2025)** and interest thereon.

The Borrowers attention is invited to provision of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets

Description of the Immovable Property

Equitable Mortgage of Residential Flat No. 101, 1st Floor of Palm Universe Tower 2G situated Near Patidar Chowk, Sadhu Vaswani Road, Gangotri Park Main Road, Raiya 1 R.S. No. 32/1 paiki 1, T.P. No. 16 (Raiya), F.P. No. 44/1 +54 +56, Raiya, Rajkot belonging to **Vidhi Mehulbhai Joshi. Boundary Description : East : Palm Universe Margin Then Palm Universe 2E, West : Lift, Lobby, Stair & Passage Then Palm Universe Flat No. 104, North : Club House, South : Palm Universe Flat No. 102**

Date : 23.09.2025, Place : Rajkot

Sd/- Chief Manager Authorized Officer,
 Bank of Baroda

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
 CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: abhishek.joshi@omkaraarc.com / zuber.khan@omkaraarc.com /pratik.rasal@omkaraarc.com Tel.: 022-69231111 [Authorised Officer M no.: +91 86579 69231 / +91 86556 68565]

[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 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 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 23.09.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount(IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	S S Textile through its sole prop. Mahesh P Sharma (Borrower), Mahesh P Sharma (HUF) (Guarantor), Mansi Textile through prop. Mahesh P Sharma (Guarantor), Mahesh P Sharma (Guarantor & Mortgagor) and Shushila Mahesh Sharma (Guarantor)	Property 1: All that piece and parcel of property bearing Plot No 90, admeasuring 40.15 sq. mtrs. along with 29.28 Sq. Mtrs. undivided share in the land of road and COP in "Shiv Residency" situate at Revenue Survey No 351/2, Block No 420, admeasuring Hectare-Are 0-93-94 Sq Mtrs Akar 16.62 Paisa, Khata No. 627 of Moje Village Haldhara, Taluka-Kamrej, Dist: - Surat and bounded as under: On or Towards East: Plot No 107, On or Towards West: Society Road, On or Towards North: Plot No 89, On or Towards South: Plot No 91 Property 2: All that piece and parcel of property bearing Flat no 102, 1st Floor, admeasuring 64.24 Sq. Mtrs Built up area along with undivided share in the land of "Maanandi Heights" Building No F-4 (As per passing plan F-Type centre part), situate at Revenue Survey No 21/222/4, Block No 2.3.5, New Block No 2, admeasuring 12039 sq. mtrs of Moje Dakshinwada, City of Surat and bounded as under: On or Towards East: Common Road F-6 On or Towards West: Common Road F-Western On or Towards North: F-3 On or Towards South: Common H.	Mahesh P Sharma	Rs. 1,81,42,240.28 (Rupees One Crore Eighty-One Lakh Forty-Two Thousand Two Hundred Forty and Paise Twenty-Eight Only)	08.02.2021	30.06.2024 (Physical)	Rs. 10,35,000/- (Rupees Ten Lakh Thirty-Five Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,03,500/- (Rupees One Lakh Three Thousand Five Hundred Only)	16.10.2025 (From 11.30 am to 12.30 pm)
			Mahesh P Sharma		08.02.2021	30.06.2024 (Physical)	Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,75,000/- (Rupees One Lakh Seventy-Five Thousand Only)	16.10.2025 (From 2.00 pm to 3.00 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

Any other encumbrances: GST liability of approximately Rs. 33 Lakh is outstanding against the owner of the property Mr. Mahesh P Sharma in relation to his business activities.

*Bank/ARC dues to have priority over any other statutory dues.

CERSAI Details:

Property	Security Interest ID	ASSET ID
Property No. 1: Plot No 90	400054589148	200054729752
Property No. 2: Flat no 102	400054585087	200054725377

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 28.10.2025 till 6:00 pm **Date of E-Auction & Time : 30.10.2025 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.bankauction.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 30 (Thirty) 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: 25.09.2025
 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.
 CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: abhishek.joshi@omkaraarc.com / zuber.khan@omkaraarc.com /pratik.rasal@omkaraarc.com Tel.: 022-69231111 [Authorised Officer M no.: +91 86579 69231 / +91 86556 68565]

[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 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 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 (IN INR) as on 23.09.2025	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Meenakshi Textile (Borrower) Prop: Mahesh P Sharma, Mahesh P Sharma (HUF) (Guarantor), Mansi Textile (Guarantor) Prop: Mahesh P Sharma, Mahesh P Sharma (Proprietor of Meenakshi Textiles and Mansi Textiles, Guarantor and Mortgagor) & Shushila Mahesh Sharma (Guarantor)	Property 1: All that piece and parcel of Property bearing Shop No 202 on the 2nd Floor, admeasuring 438 Sq. Ft super built up area and 26.13 Sq. Mtrs built up area and 262.34 Sq Ft carpet area along with 14.62 Sq Mtrs undivided share in the land of "Shreeji Arcade" situate at Revenue Survey No 139/3, Block No 139 admeasuring 15579 Sq Mtrs Paiki, T.P. Scheme No 61 (Parvat-Godadara), Original Plot No 129/B Paiki Final Plot No 129/B/2 admeasuring 1507 Sq. Mtrs of Moje Godadara, City of Surat and bounded as under: On or towards East: Lift and Office No 203, On or towards West: Office No 201, On or towards North: Society road, On or towards South: Passage Area: 438 Sq. Ft (SBUA), 26.13 Sq. Mtrs (BUA) and 262.34 Sq Ft (CA) PROPERTY 2: All that piece and parcel of Property bearing Shop No 203 on the 2nd Floor, admeasuring 770 Sq. Ft super built up area and 44.28 Sq. Mtrs built up area and 462 Sq Ft carpet area along with 25.70 Sq Mtrs undivided share in the land of "Shreeji Arcade" situate at Revenue Survey No 139/3, Block No 139 admeasuring 15579 Sq Mtrs Paiki, T.P. Scheme No 61 (Parvat-Godadara), Original Plot No 129/B Paiki Final Plot No 129/B/2 admeasuring 1507 Sq. Mtrs of Moje Godadara, City of Surat and bounded as under: On or towards East: Parking & Society, On or towards West: Passage, Lift & Office No 202, On or towards North: Society, On or towards South: Office No 204 Area: 770 Sq. Ft (SBUA), 44.28 Sq. Mtrs (BUA) and 462 Sq Ft (CA) Property No. 3: All that piece and parcel of Property bearing Flat No 401 on the 4th Floor, admeasuring 488 Sq. Ft i.e. 45.35 Sq. Mtrs built up area along with 25.19 Sq Mtrs undivided share in the land of "Arpan Complex, D-Type Building" situate at Revenue Survey No 39/A Paiki, Block No 61/1 Paiki admeasuring 4380 Sq Mtrs T.P. Scheme No 64 (Dumbhal-Magob), Original Plot No 78 of Moje Village Magob, City of Surat and bounded as under: On or towards East: Ladder, Passage and Flat No 404, On or towards West: Open Land & Road, On or towards North: Open Land & Road, On or towards South: Flat No 402 Area: 488 Sq. Ft i.e. 45.35 Sq. Mtrs (BUA)	Mahesh P Sharma	Rs. 2,09,49,433.95 (Rupees Two Crore Nine Lakh Forty-Nine Thousand Four Hundred Thirty-Three and Paise Ninety-Five Only)	02.02.2021	05.11.2023 (Physical)	Rs. 18,40,000/- (Rupees Eighteen Lakh Forty Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,84,000/- (Rupees One Lakh Eighty-Four Thousand Only)	15.10.2025 (From 11.30 am to 3.30 pm)
			Mahesh P Sharma		02.02.2021	05.11.2023 (Physical)	Rs. 32,40,000/- (Rupees Thirty-Two Lakh Forty Thousand Only)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 3,24,000/- (Rupees Three Lakh Twenty-Four Thousand Only)	15.10.2025 (From 2.30 pm to 3.30 pm)
			Mahesh P Sharma		02.02.2021	28.07.2024 (Physical)	Rs. 18,55,000/- (Rupees Eighteen Lakh Fifty-Five Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,85,500/- (Rupees One Lakh Eighty-Five Thousand Five Hundred Only)	15.10.2025 (From 11.00 am to 12.00 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

Any other encumbrances: GST liability of approximately Rs. 33 Lakh is outstanding against the owner of the property Mr. Mahesh P Sharma in relation to his business activities.

*Bank/ARC dues to have priority over the any other statutory dues.

CERSAI Details:

Property	Security Interest ID	ASSET ID
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