OMKARA
ASSETS RECONSTRUCTION Pvt. Ltd.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100TZ2014PTC020363
Regi. Off. No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028.
Contact No- 022-6923 1111/9773406175.

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

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general & in particular to the Borrowers/Co-borrowers **M/S. Opal Asia India Private Limited , M/S Opal Asia Logistics(India) Pvt. Ltd , Opal Asia Line India Pvt. Ltd,Mr.Ajith Menon & Mrs. Anuradha Menon** that the below described immovable property mortgaged/charged to the Secured Creditor, & the physical possession of which has been taken by Omkara Assets Reconstruction Private Limited (OARPL), Secured Creditor, on 24.06.2024. The below mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on **05.11.2024 at 1.00 pm** (last date and time for submission of bids is **04.11.2024 by 6.00 PM),** for recovery of **Rs. 4,46,29,899.11/- (Rupees Four Crore Forty Six Lacs Twenty Nine Thousand Eight Hundred Ninety Nine and Paise Eleven only)** as on 13.09.2019, plus accrued interest/ unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt ltd (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts lying against the said borrower/ guarantors vide Assignment Agreement dated 26.02.2021 along with underlying security from Fullerton India Credit Company Limited (FICCL). Therefore, Omkara Assets Reconstruction Pvt ltd has stepped in the shoes Fullerton India Credit Company Limited (FICCL) and become entitled to recover entire outstanding dues and enforce the securities.

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

DESCRIPTION OF THE PROPERTY			
All that part and parcel of the Office no, 203, 2nd Floor, Sabari Samriddhi Premises Co-op. Society Limited, Plot no. 10, Sion Trombay Road, Chembur, Mumbai 400071. **Bounded with :** East: Maitri Park, West: Internal Road, **North:** Amarnath Hospital, **South:** Joy Hospital			
Reserve Price	Rs.1,10,00,000/-	**EMD**	Rs.11,00,000/-
Date of E-Auction:- 05.11.2024 at 1.00 P.M to 2.00 P.M			
Minimum Bid Increment Amount:- Rs. 50,000/- (Fifty Thousand)			
Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD: 04.11.2024 by 6:00 pm			
Date of Inspection:- 28.10.2024 between 01.00 pm to 03.00 pm (only on prior confirmation)			
Known Liabilities:- Not Known			

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in **http://omkaraarc.com/auction.php.**

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is **04.11.2024 by 6:00 PM**. The intended bidders who have deposited the EMD & require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 **India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com**, **Helpline E-mail ID: support@bankeauctions.com ,Mr. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com** and for any property related query contact the Authorized Officer **Pratiksha Patel, Mobile: +919773406175 Mail: pratiksha.patel@omkaraarc.com / Case officer Mr.Tanaji Mandavkar , Mobile: +91 9769170774 Mail: tanaji@omkaraarc.com** .At the time submission of the bid , bidder should submit affidavit in the spirit of section 29(A) of insolvency and bank corruptly code 2016.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) R/w Rule 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) Read with Rule 9, 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 de sired by them, by paying the outstanding dues as mentioned herein above together with further interest 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.

Sd/-
Date: 17.10.2024
Place: Mumbai
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)

SBI भारतीय स्टेट बैंक State Bank of India

Retail Assets, Small and Medium Enterprises Centre (RASMECCC-Panvel) Shop No. 5, Sharda Terrace, Sector-11, CBD Belapur, Navi Mumbai-400614.

DEMAND NOTICE

A notice is hereby given that the following borrower/s **Mr. Govardhan Nana Mane & Mrs. Sarika Govardhan Mane** Tehsil Office, Khalapur 410203. **HL A/c No. : 35623893350,** have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non Performing Assets (NPA) **on 07/10/2024**. The notices were issued to them on **08/10/2024** under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but have been returned unserved, they are hereby informed by way of this public notice.

Amount Outstanding: **Rs. 11,14,071.03 (Rupees Eleven Lacs Fourteen Thousand Seventy One Rupees and Three Paisa Only) as on 08/10/2024** with further interest and incidental expenses, costs, etc.

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

The 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 Immovable properties

Flat No. 301, 3rd Floor, Laxmi Krupa, Plot No. 13, CTC No. 2010, Khopoli-410203.

Date: 16/10/2024 Place: Navi Mumbai Authorised Officer, State Bank of India

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STEEL CITY SECURITIES LIMITED

(CIN: L67120AP1995PLC019521)
Regd. Off: "STEEL CITY HEIGHTS", 50-81-18, Main Road, Seethammapeta, Visakhapatnam, A P-530 016 Ph: 0891-2563581
Website: www.steelcitynettrade.com,
Email:ramu.n@steelcitynettrade.com

NOTICE TO EQUITY SHAREHOLDERS OF THE COMPANY

This notice is published pursuant to the provisions of the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("the Rules") notified by the Ministry of Corporate Affairs.

The rules interalia contain provisions for transfer of all shares in respect of which Dividend has not been claimed by the Shareholders for Seven (7) immediately preceding consecutive years or more in the name of Investor Education and Protection Fund ("IEPF") Suspense Account.

Complying with the requirements set out in the Rules, all Shares in respect of which Final Dividend for the Financial Year 2016-17 is due for transfer and the Company has simultaneously communicated to the concerned Shareholders individually whose Shares are liable to be transferred to IEPF Suspense Account under the said Rules for taking appropriate action(s) at their latest available address.

The Company has also uploaded the details of such Shareholders and Shares due for transfer to IEPF Suspense Account on the Website of the Company i.e., **www.steelcitynettrade.com.** Shareholders are requested to refer the investors section on the website of the Company to verify the details of the Unclaimed Dividend and the Shares liable to be transferred to IEPF Suspense Account.

In case the Company does not receive any communication from the concerned Shareholders on or before **25th October, 2024,** Shareholders may note that such Shares shall be transferred to the IEPF Suspense Account including all benefits accruing on such shares if any, can be claimed back by them from IEPF authority after following the procedure laid down in the rules.

In case of any queries, please contact the Company or the Registrar and Share Transfer Agent at the below mentioned address/ mail/ contact no:

Srividya.M, Company Secretary	**Bigshare Services Private Limited**
Steel City Securities Limited	**1st Floor, Bharat Tin Works Building,**
"Steel City Heights", 50-81-18,	**Opp. Vasant Oasis Apartments**
Main Road, Seethammapeta,	**Marol Maroshi Road, Andheri (E),**
Visakhapatnam-530 016	**Mumbai – 400 059**
Ph: 0891-2563581, 9848842720	**Ph: 040- 23374967**
Email: investorrelations@steelcitynettrade.com	**E-Mail: bsshyd@bigshareonline.com**

By order of the Board
For STEEL CITY SECURITIES LIMITED
Place : Visakhapatnam M. Srividya
Date : 16.10.2024 Copany Secretary & Compliance Officer

बैंक ऑफ़ इंडिया Bank of India BOI

Maruti Mandir Branch:
Maruti Mandir, RATNAGIRI - 415612.
Phone: 02352-222904 Email: MarutiMandir.Ratnagiri@bankofindia.co.in
(A Government of India Undertaking)

POSSESSION NOTICE **[Rule 8 (1)]**
(For immovable property)

Whereas,

The undersigned being the Authorised Officer of Bank of India under the Securitisation and Reconstruction of Financial Asset 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 issued demand notice dated: **27.05.2024** on calling upon the **Borrower Mr.Rajesh Krushnaji Sawant & Gurantor Mrs.Smita Rajesh Sawant** to repay the amount mentioned in the notices aggregating **Rs. 1,25,65,358.26/-(Rupees One Crore Twenty Five Lakh Sixty Five Thousand Three Hundred Fifty Eight and Twenty Six Paise Only) plus further interest and Other Expenses** thereon within 60 days from the date of receipt of said notice.

The borrower/co-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 under Section 13(4) of the said Act read with rule 8 of the said rules on the **15th day of October 2024.**

The borrowers secured debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the **Bank of India Maruti Mandir Branch** for an amount of **Rs. 1,25,65,358.26/-(Rupees One Crore Twenty Five Lakh Sixty Five Thousand Three Hundred Fifty Eight and Twenty Six Paise Only)** plus further interest thereon.

The borrower's attention is invited to the provisions of sub- section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

EQM of all the piece and parcels of land, building, shed, structure, erected upon N.A. land situated at Plot S.No.37, H.No.24B, Mouje Poor, Near Deorukh, Tal.Sangameshwar, Dist.Ratnagiri.

Date: 15/10/2024 **Sd/-**
Place: Deorukh **Authorised Officer Bank of India**

PUBLIC NOTICE

To whomsoever it may concern

LIC Housing Finance Ltd. states that Mrs.Nigma Dipen Udani is the absolute owner of the property being address Flat No.802, 8th Floor, Himbindu Chsl., Plot No.17, Unnat Nagar-2, Off.M.G.Road, Goregaon(W), Mumbai - 400104. The Original of the said documents being 1) Original Registered Agreement to Sale No. BRL -1/3225/2020 dated 19th March, 2020 in favour of Mrs.Nigma Dipen Udani along with Original Registration Receipt and Index II dated 20th March, 2020 duly registered with Sub Registrar Borivali-1, were misplaced and not traceable. The complaint is filed to M.R.A Police Station, Mumbai and the police station issued missing/Lost Report No. 119406-2024 on 7th October, 2024. Mrs.Nigma Dipen Udani is the owner of the said flat and the said property is absolute free from any encumbrance whatsoever.

If any person has any claim or interest over the said property, he/she is requested to forward their claims along with the relevant documents to us within 07 days of this public notice. If we do not receive any claim from any person within 07 days, it shall be strictly presumed that this property is absolutely free from any claim or encumbrance and no one has any claim over this property.

Date : 17th Oct 2024 **Sd/-**
Place : Mumbai **Mr. Sachin Kamble**
Advocate High Court
Address: 101, 1st Floor, Manas Building, Kharkar Ali, Thane (west) – 400 601. **Mob:** 9833503652.

PUBLIC NOTICE

I Rajesh Narayan Kavthankar and Yogita Rajesh Kavthankar had lost/ misplaced our property agreement papers on 16th Aug 24 from Carter Road No 7, Borivali East

Finder please contact

Rajesh Kavthankar, 19/A, 303 Akshar Patrakar Tata Power House, Borivali East

M - 9892594028

NOTICE

BEFORE THE REGIONAL DIRECTOR NORTHERN REGION
IN THE MATTER OF THE COMPANIES ACT, 2013, SECTION 13(4)
AND
In the matter of
A H PLASTICS PRIVATE LIMITED
having its Registered Office at 15 Makonji Mensionbal Govind Das Road Shivaji Park, Mumbai, Maharashtra, India, 400016
...........Petitioner

Notice is hereby given to the General public that A H Plastics Private Limited, the Petitioner Company, proposes to make a petition to the Regional Director, Western region under Section 13(4) of The Companies Act, 2013 seeking its confirmation for the alteration of Clause II of Memorandum of Association of the company, to enable the Petitioner Company to shift its Registered Office from the "Maharashtra to State of Uttrakhand" in terms of Special Resolution passed. The necessary petition will be filled before the Regional Director, Western region within the 14 days from the date of publication of this notice. Any person whose interest is affected or likely to be affected by such change may deliver or cause to be delivered or send by Registered Post his/her interest and ground of opposition to the Regional Director , Western Region at 100 Marine Drive, Mumbai-400002 of the concerned RD, within 21 days of the date of publication of this Notice alongwith a copy to the Petitioner Company at its Registered Office at the address mentioned herein above

For and on behalf of the Petitioner
Anil Jindal, Director
A H Plastics Private Limited
Place: Mumbai | Date: 16/10/2024

PIONEER EMBROIDERIES LIMITED

... a stitch ahead of time
CIN NO. L17291MH1991PLC063752
PIONEER GROUP
Regd. Office: Unit 101B, 1st Floor, Abhishek Premises, Plot No.C5-6 Dalia Industrial Estate. Off. New Link Road, Andheri (West), Mumbai – 400058.
Tel: 022-42232323 Fax: 022-42232313 Email : mumbai@pelhakoba.com
www.pelhakoba.com

NOTICE

NOTICE is hereby given that Extra Ordinary General Meeting of the Shareholders of **PIONEER EMBROIDERIES LIMITED** will be held on Friday, 8th November, 2024 at 11.00 A.M. through Video conferencing (VC) or Other Audio Video Mode (OAVM) to transact the business as detailed in the Notice to the Members of the Company through electronic mode whose e-mail ID is registered with the Depositories or R &TA.

The Ministry of Corporate Affairs ("MCA") vide its Circular dated 5th May, 2020 read with circulars dated 8th April, 2020, 13th April, 2020, 13th January, 2021, 14th December, 2021, 5th May, 2022, 28th December, 2022, 25th September, 2023 and 19th September, 2024 (hereinafter collectively referred to as "MCA Circulars") permitted the holding of Extra Ordinary General Meeting (hereinafter referred to as "EOGM") through VC or OAVM without the physical presence of Members at a common venue. In compliance with these MCA Circulars and the relevant provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Extra Ordinary General Meeting of the Members of the Company will be held through VC/OAVM.

The Notice of the Extra Ordinary General Meeting has been sent only by electronic mode to those Members whose email addresses are registered with the Company/Depositories in accordance with the aforesaid MCA Circulars and circular issued by SEBI dated 3rd October, 2024. Members may note that the Notice of EOGM will also be available on the Company's website www.pelhakoba.com; websites of the Stock Exchanges i.e. National Stock Exchange of India Ltd, BSE Limited and The Calcutta Stock Exchange Limited at www.nseindia.com, www.bseindia.com and www.cse-india.com respectively. Members can attend and participate in the EOGM through VC/OAVM facility only. The instructions for joining the EOGM are provided in the Notice of the EOGM. Members attending the meeting through VC/OAVM shall be counted for the purposes of reckoning the quorum under Section 103 of the Companies Act, 2013.

The Company is providing remote e-voting facility ("remote e-voting") to all its Members to cast their votes on resolution set out in the Notice of the EOGM. Additionally, the Company is providing the facility of voting through e-voting system during the EOGM ("e-voting"). Detailed procedure for remote e-voting/ e-voting is provided in the Notice of the EOGM.

Registration of email ID and Bank Account details:

In case the shareholder's email ID is already registered with the Company/its Registrar & Share Transfer Agent "RTA"/Depositories, log in details for e-voting are being sent on the registered email address.

In case the shareholder has not registered his/her/their email address with the Company/its RTA/Depositories or not updated the Bank Account mandate for receipt of dividend, the following instructions to be followed:

(i) Kindly log in to the website of our RTA, Link Intime India Private Ltd., www.linkintime.co.in under Investor Services > Email/Bank detail Registration - fill in the details, upload the required documents and submit.

(ii) In the case of Shares held in Demat mode:

The shareholder may please contact the Depository Participant ("DP") and register the email address and bank account details in the demat account as per the process followed and advised by the DP.

In case the members who are holding shares in physical form or who have not registered their email with the company can also cast their vote through remote e-voting or through the evoting system during the meeting by registering their email id or please follow the detailed procedure for remote e-voting/ e-voting which is provided in the Notice of the EOGM.

E-voting: Pursuant to the provisions of Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended from time to time, the Company is providing its members facility to exercise their right to vote on resolutions proposed to be passed in Extra Ordinary General Meeting ('meeting') of the Company. The members may cast their votes using an electronic voting system from a place other than the venue of the meeting ('remote e-voting'). The Company has engaged the services of Link Intime India Private Limited (LINK INTIME) as the Agency to provide e-voting facility.

Details of e-voting Schedule are as under:

1. The cut-off date for the purpose of remote e-voting: Friday, 1st November, 2024

2. Date and time of commencement of remote e-voting: Tuesday, 5th November, 2024 from 09:00 a.m. (IST)

3. Date and time of end of remote-e-voting: Thursday, 7th November, 2024 at 5:00 p.m. (IST)

A person who becomes member of the Company after dispatch of the Notice of the meeting and holds shares as on the cut-off date i.e. Friday, 1st November, 2024 may obtain the User ID and password by sending a request at enotices@linkintime.co.in or mumbai@pelhakoba.com. If you are holding shares in demat form and had registered on to e-Voting system of LIIPL: https://instavote.linkintime.co.in, and/or voted on an earlier voting of any company then you can use your existing password to login.

Attention is invited to all the shareholders that:

- remote e-voting shall not be allowed beyond 5.00 p.m. (IST) on Thursday, 7th November, 2024;
- a Member may participate in the EOGM even after exercising his right to vote through remote e-voting but shall not be entitled to vote again; and
- Members as on cut-off date i.e. Friday, 1st November, 2024 shall only be entitled for availing the remote e-voting facility as per the procedure given in the Notes to the Notice of the EOGM.

Members are requested to contact their respective Depository Participant (DP), in case of shares held in Demat mode, or R&TA, M/s. Link Intime India Private Limited and in case of shares held in physical mode, for registering/validating/updating their e-mail IDs so as to receive all the communication sent by the Company to its shareholders, electronically.

The Board of Directors has appointed Mr. Sanjay Dholakia (FCS:2655 and CP:1798), Practicing Company Secretary, as Scrutinizer to Scrutinize the e-voting process in a fair and transparent manner. Attention is also invited to the Notice of the EOGM, giving instructions on how the business of the Meeting is to be transacted through electronic voting system.

In case of any queries or issues regarding e-voting, the member may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at https://instavote.linkintime.co.in, under Help section or write an email to enotices@linkintime.co.in or mumbai@pelhakoba.com or Call us: Tel:022-49186175 or may contact-Company Secretary and Compliance Officer, Pioneer Embroideries Limited, Unit 101B, 1st Floor, Abhishek Premises, Plot No.C5-6 Dalia Industrial Estate, Off. New Link Road, Andheri (West), Mumbai – 400058.

Place : Mumbai
Date : 16th October, 2024

By order of the Board of Directors
AMI THAKKAR
Company Secretary
(Membership No. FCS 9196)

hakoba SILKOLITE

PUBLIC NOTICE

To whomsoever it may concern

LIC Housing Finance Ltd. states that Mr.Dipak Laxman Thakare is the absolute owner of the property being address Flat No.304, 3rd Floor, Building No.A-1, Sukur Residency, Kasarvadavli, Ghodbunder Road, Thane (W) - 400615. The Original of the said documents being 1) Original Registered Agreement to Sale No. TNN-2/2165/2006 dated 17th March, 2006 between M/s. Rajaram Constructions and Mr.Himatlal C.Panchal, Mr.Rajnikant H.Panchal and Mrs.Dahiben H.Panchal along with Original Registration Receipt and Index II dated 20th March, 2006 duly registered with Sub Registrar Thane-2, were misplaced and not traceable. The complaint is filed to M.R.A Police Station, Mumbai and the police station issued missing/Lost Report No. 116726-2024 on 01th October, 2024. Mr.Dipak Laxman Thakare is the owner of the said flat and the said property is absolute free from any encumbrance whatsoever.

If any person has any claim or interest over the said property, he/she is requested to forward their claims along with the relevant documents to us within 07 days of this public notice. If we do not receive any claim from any person within 07 days, it shall be strictly presumed that this property is absolutely free from any claim or encumbrance and no one has any claim over this property

Date : 17th Oct 2024 **Sd./-**
Place : Thane **Mr. Sachin Kamble**
Advocate High Court
Address: 101, 1st Floor, Manas Building, Kharkar Ali, Thane (west) – 400 601. **Mob:** 9833503652.

SBI भारतीय स्टेट बैंक State Bank of India

HOME LOAN CENTRE, KALYAN Ground Floor & 1st Floor, Millenium Heights, Shahad Mohone Road, Shahad, Kalyan (West) - 421103

DEMAND NOTICE

A notice is hereby given that the following borrower/s **Santosh Chandumal Kukreja,** Flat No. 104/B, Building No.-1, Om Sai Tower, Near Dipty Sky City, Ambernath (E), Thane, Pin-421501. Maharashtra **Home Lone A/c No.** 40528165046, **Home Lone Top up A/c No.** 40536068553, **Home Loan Suraksha A/c No.** 40529297764 have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non Performing Assets (NPA) **on 03.10.2024**. The notices were issued to them on **04.10.2024** under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but have been returned unserved, they are hereby informed by way of this public notice.

Amount Outstanding: **Rs. 17,46,533/- (Rupees Seventeen Lakh Forty Six Thousand Five Hundred & Thirty Three Only) as on 04.10.2024** with further interest and incidental expenses, costs, etc.

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

The 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 Immovable properties

Flat No. 104/B, Building No.-1, Om Sai Tower, Near Dipty Sky City, Ambernath (E), Thane, Pin-421501. Maharashtra

Date: 16/10/2024 Place: Kalyan Authorised Officer, State Bank of India

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District Deputy Registrar, Co-operative Societies, Mumbai City (4)
Bhandari Co-op. Bank Building, 2nd Floor, P. L. Kale Guruji Marg, Dadar (West), Mumbai - 400028

No.DDR-4/Mum/deemed conveyance/Notice/2749/2024 Date:-14/10/2024

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice

Application No. 212 of 2024

Mangalam Co-operative Housing Society Ltd., Having address at **Mamlatdarwadi. 164 Part, CTS No. 97B to 97B-3, Malad (W), Mumbai 400064 Applicant, Versus, 1. Shri. Premji Maishi Gangar alias Premji. M. Gangar, Since the deceased, his Legal Heirs 1 (a). Mahendra Premji Gangar, 1 (a)(i). Kekin Mahendra Gangar. 1 (a)(ii). Amish Mahendra Gangar, 1 (b). Kalyanji Premji Gangar, 1 (b)(i). Rajul Kalyanji Gangar, 1 (b)(ii). Mrs. Chanchal Kalyanji Gangar, 1 (c). Praful Premji Gangar, 1 (d). Mrs. Dhangauri Baban Kahndekar, 1 (e). Smt. Kesarben Premji Gangar, 2. Messrs Siddhi Vinayak Builders,** (Builder/Developer of the Applicant Society), **3. Mr Babubhai Nyalchand Mehta, 4. Mrs. Varsha Bipin Mehta,** (Partners/Promoters of Opponent No. 2), All having their last known common address at: **c/o. 105 Churchgate Chambers, 5, New Marine Lines, Mumbai 400020** Opponents and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area
Unilateral deemed conveyance in respect of the subject land i.e. all that piece and parcel of land area admeasuring 1071 square meters bearing CTS No. 97/B/3 of Village Malad South, Taluka Malad situated at Mamlatdarwadi, Malad West, Mumbai 400064 together with the buildings and parking spaces thereon in favour of the Applicant Society.

The hearing in the above case has been fixed on **07/11/2024 at 02:00 p.m.**

SEAL

For District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority
U/s 5A of the MOFA, 1963

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:** mumbai@omkaraarc.com, **Mob.:** +91 9769170774

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

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) and Rule 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 Private Limited (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took **Physical Possession** of the below mentioned security as on 4th March 2023. 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, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors :- 1.Ravi Vishveshwar Kalmegh (Borrower), 2.Reshma Ravi Kalmegh (Co-Borrower)		
Details of the Secured Asset :- All The Part And Parcel Of The Flat No 4 Ground Floor' Siddhi Apartment Batsai Road Vashind Thane Near Shanimangal Karyalay Survey No.109/3/6 At Village Vasind The Carper Area Of The Said Apartment Is 30.67 Square Meters (316.35 Sq.Ft.Carpet) Thane 421604. The Said Flat Is **Bounded As Per Site: North:** Road, **South:** Bungalow, **East :** Bungalow, **West :** Open Plot		
Owner of the property:- Ravi Vishveshwar Kalmegh	**Demand Notice Date and Amount** :- Date:28.02.2020, Rs.17,98,426.14/-(Rupees Seventeen Lakhs Ninety Eight Thousand Four Hundred Twenty Six and Fourteen Paisa Only)	
Reserve Price :- Rs.16,00,000/-	**Bid Increment Amount:-** Rs. 20,000/-	**EMD:-Rs.1,60,000/-**
Date & Time of Inspection of Property:- Date: 23.10.2024,Time: 12Pm to 2 PM (Noon)	**Date of E-Auction & Time:- 05.11.2024 at 11:00 am to 12:00 pm (noon))**	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 04.11.2024 up to 6:00 pm		

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in **http://omkaraarc.com/auction.php.**

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is **04.11.2024 by 6:00 PM.** The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider **"M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Helpline E-mail ID: support@bankeauctions.com ,Mr. Bhavik Pandya, Mobile : 8866682937 E-mail :- maharashtra@c1india.com** and for any property related query contact the Authorized **Officer Pratiksha Patel , Mobile: +919773406175 Mail: pratiksha.patel@omkaraarc.com / Case officer Mr.Tanaji Mandavkar , Mobile: +91 9769170774 Mail: tanaji@omkaraarc.com** .At the time submission of the bid , bidder should submit affidavit in the spirit of section 29(A) of insolvency and bank corruptly code 2016.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) R/w Rule 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) Read with Rule 9 , 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 de sired by them, by paying the outstanding dues as mentioned herein above together with further interest 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: 17.10.2024 **Sd/-**
Place: Mumbai **Authorized Officer, Omkara Assets Reconstruction Pvt Ltd (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)**

Arcil Premier ARC

Asset Reconstruction Company (India) Ltd. (ARCIL)

Acting in its capacity as Trustee of various ARCIL Trusts
Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.
Branch Office: Office No. 704, 7th floor, Neptune Uptown, Netaji Subhash Marg, Opp. Mulund Post Office, Mulund (West), Mumbai - 400080. **Website:** https://auction.arcil.co.in • **CIN:** U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION

IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower(s) / Guarantor(s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged / charged to the **Asset Reconstruction Company (India) Limited,** acting in its capacity as Trustee of various Arcil Trusts **("ARCIL")** (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online E-Auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 & 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co-Borrower(s) / Guarantor(s) / Mortgager(s)	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated on 17.10.2019	Possession type and date	Date & Time of Inspection	Type of Property & Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: **Maina Textiles** Proprietor: **Mrs. Agarwal Mania Kanhaiyalal** Guarantor & Mortgagor: **Mr. Agarwal Kanhaiyalal Mansukhrai**	**93925001 00000131** **The Saraswat Co-Operative Bank**	Arcil - 2024C - 007- Trust	**Rs. 42,05,796.64/-** as on 30.09.2019 + further Interest thereon + Legal Expenses	Physical on 07.06.2023	13.11.2024	425 sq.ft. (Carpet area and freehold)	**Rs. 2,05,912/-** (Rupees Two Lakhs Five Thousand Nine Hundred and Twelve Only)	**Rs. 20,59,125/-** (Rupees Twenty Lakhs Fifty Nine Thousand One Hundred and Twenty Five Only)	**19.11.2024 at 12:30 pm**

Description of the Secured Asset being auctioned: Property owned by MAINA TEXTILES, Proprietor- MRS. AGARWAL MANIA KANHAIYALAL, MR. AGARWAL KANHAIYALAL MANSUKHRAI, FLAT NO. 701, 7TH FLOOR, BUILDING NO. B-2, JAI MANSAROVAR CHS LTD., OPP. VARALA LAKE, MANSAROVAR, BHIWANDI, DIST. THANE - 421302, MAHARASHTRA, admeasuring 425 sq.ft. (Carpet Area and Freehold).

Pending Litigations known to ARCIL	Nil	**Encumbrances / Dues known to ARCIL**	Nil
Last Date for submission of Bid:	Same day 2 hours before Auction	**Bid Increment amount:**	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil - 2024C - 007-Trust		**Payable at Mumbai**
RTGS Details:	**Account No.: 57500001515193, Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL - 400013.**		
Name of Contact Person & Number:	**Shailesh Gaikwad- 9867929121** (shailesh.gaikwad@arcil.co.in), **Mahesh Bangera- 9004173256** (mahesh.bangera@arcil.co.in), **Monica Rudra Das- 9819802284** (monica.rudra@arcil.co.in), **Office No. 7208498890.**		

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
2. The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
3. At any stage of the auction, the AO may accept / reject / modify / cancel the bid / offer or post-pone the Auction without assigning any reason thereof and without any prior notice.
4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed / delivered in his / her / its favour as per the applicable law.
5. The intending bidders should make their own independent enquiries / due diligence regarding encumbrances, title of secured asset and claims / rights / dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims / rights / dues.
6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
7. The Borrower / Guarantors / Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
8. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Sd/-
Place: Mumbai **Authorized Officer,**
Date: 17.10.2024 **Asset Reconstruction Company (India) Ltd.**

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:** mumbai@omkaraarc.com **Mob.:** +91 9769170774

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

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") 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, possession of which has been taken by the Authorised Officer of Omkara Assets reconstruction Pvt Ltd .Further, Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took **Physical Possession** of the below mentioned security as on 5th July 2024. 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, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors :- 1.Sanjay Devram Rane (Borrower), 2.Bharti Sanjay Rane (Co-borrower),3.Harshal Sanjay Rane (Co-Borrower)	
Details of the Secured Asset :- All The Part And Parcel Of The Flat Bearing No.1204, Admeasuring 640 Sq.Ft. I.E. 59.48 Sqmtrs. (Carpet) Area On 12'" Floor, of the building No. W- 7(Bldg. No. As Per Govt. Approval Q-11), In The "Codename Big Bang", In The Complex Known As "Clariant Compound", Along With One Car Parking Space Village-Kolshet, Lying Being And Situated At Kolshet Road, Balkum, Thane (W) - 400608, **The Said Flat Is Bounded As Below- North:** Open Plot ,**South:** Internal Road,**East:** Open Plot,**West:** Open Plot	
Owner of the property:- Sanjay Devram Rane	**Demand Notice Date and Amount** :-Date:25.02.2020,Rs.94,10,885.49/- (Rupees Ninety-Four Lakhs Ten Thousand Eight Hundred Eighty Five and Forty Nine Paise Only)
Reserve Price :- Rs.95,00,000/-	
Bid Increment Amount:- Rs. 50,000/-	**Date & Time of Inspection of Property:- Date:** 08.11.2024,**Time:** 12Pm to 2 PM (Noon)
EMD:-Rs.9,50,000/-	**Date of E-Auction & Time:-** 19.11.2024 at 11:00 am to 12:00 pm (noon)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 18.11.2024 up to 6:00 pm	

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in **http://omkaraarc.com/auction.php.**

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is **18.11.2024 by 6:00 PM.** The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "**M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Helpline E-mail ID: support@bankeauctions.com ,Mr. Bhavik Pandya, Mobile : 8866682937 E mail -maharashtra@c1india.com** and for any property related query contact the **Authorized Officer Pratiksha Patel , Mobile: +919773406175 Mail: pratiksha.patel@omkaraarc.com / Case officer Mr.Tanaji Mandavkar , Mobile: +91 9769170774 Mail: tanaji@omkaraarc.com** .At the time submission of the bid , bidder should submit affidavit in the spirit of section 29(A) of insolvency and bank corruptly code 2016.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) 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), 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 de sired by them, by paying the outstanding dues as mentioned herein above together with further interest 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.

Sd/-
Date: 17.10.2024 **Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.**
Place: Mumbai **(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust**