

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 CIN: U67100T2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kulkarni Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
 Email: rajesh.jamani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com
 Tel.: 022-69231111 | Authorised Officer M no.: +918657969231/+918655668565

Appendix - IV-A [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
 Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of OMKARA ASSETS RECONSTRUCTION PVT. LTD. (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 lenders/bids are invited in recourse Basis for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantor(s)/Mortgagor, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 26.11.2024 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (Rs. In Lacs)	Bid Increment Amount	EMD	Date & Time of Inspection
1.	Mr. Ghanshyam Vallabhbai Pambhar (Borrower/Mortgagor), Mrs. Ashmita Ghanshyam Pambhar (Co-Borrower/Mortgagor), Mr. Vallabhbai Laljibhai Ambhar (Co-Borrower / Mortgagor) and Mrs. Kanchanben Vallabhbai Pambhar (Co-Borrower/Mortgagor)	All that piece and parcel of immovable property being Shop No 353 Adm 47.70 Sq Mtrs (along with undivided share in the land adm 26.76 Mtrs) Super Built up area 79.50 Sq Mtrs in the building known as "Royal Arcade" constructed on the Final Plot No 34/2 paikae of T P Scheme No 38 of Revenue No 44 and Block No 72 of Nana Varacha , Taluka and District Surat in the state of Gujarat and the said property is bounded as under : North: Open Space, South: Adjoining gallery, East: Shop No 352, West: Open Space.	Mr. Ghanshyam Vallabhbai Pambhar	Rs. 4,30,15,542.44 (Rupees Four Crore Thirty Lakhs Fifteen Thousand Five Hundred Forty-Two and Paise Forty-Four Only)	28.09.2022	30.06.2024 (Physical)	Rs. 55,75,000/- (Rupees Fifty Five Lakhs Seventy Five Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Rs. 5,57,500/- (Rupees Five Lakhs Fifty-Seven Thousand Five Hundred Only)	18.12.2024 From 11.00 AM to 12.00 PM (As per prior appointment)

Account No.: 344905001084, Name of the Beneficiary: OMKARA PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449
 Date of E-Auction & Time: 08.01.2025 at 12:00 PM to 2:00 PM Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 06.01.2025 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 Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auCTION.php or website of service provider i.e. http://www.banksauction.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 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.
 Date: 27.11.2024
 Place: Surat
 Sd/- Authorized Officer, OMKARA ASSETS RECONSTRUCTION PVT. LTD. (Acting in its capacity as a Trustee of OMKARA PS 06/2021-22 Trust)

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 CIN: U67100T2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kulkarni Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
 Email: rajesh.jamani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com
 Tel.: 022-69231111 | Authorised Officer M no.: +918657969231/+918655668565

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PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
 Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of OMKARA ASSETS RECONSTRUCTION PVT. LTD. (OARPL). Further, OMKARA ASSETS RECONSTRUCTION PVT. LTD. (OARPL) (acting in its capacity as Trustee of OMKARA PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took 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 lenders/bids are invited in recourse Basis for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantor(s)/Mortgagor, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 26.11.2024 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mrs. Ruchi Tex (Borrower), Mr. Rakeshkumar Babulajain (Co-Borrower/Mortgagor) and Mrs. Renu Jain (Co-Borrower/Mortgagor) (LAN: GSS00568N)	Flat no. 804, 8th Floor of Sun Star CHSL, constructed on land bearing Rev. Survey No. 223/1, in the village limit of Adajan, F.P. No. 90 in T.P. Scheme No. 13 (Adajan), City Taluka Surat. Area: 1200 Sq. Ft. On the East: Flat No. 805, On the West: OTS, On the South: Passage, On the North: Open Space.	Rakeshkumar Babulajain and Mrs. Renu Jain	Rs. 45,30,630.34 (Rupees Forty-Five Lakhs Thirty Thousand Six Hundred Thirty and Paise Thirty-Four Only)	09.03.2022	10.06.2023 (Physical)	Rs. 27,00,000/- (Rupees Twenty-Seven Lakhs Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand Only)	09.12.2024 10:30 A.M. to 11:30 AM

Account No.: 344905001084, Name of the Beneficiary: OMKARA PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449
 Date of E-Auction & Time: 19/12/2024 12:00 PM to 2:00 PM Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 17/12/2024 till 6:00 pm
 TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auCTION.php or website of service provider i.e. http://www.banksauction.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.
 Date: 27/11/2024
 Place: Surat
 Sd/- Authorized Officer, OMKARA ASSETS RECONSTRUCTION PVT. LTD. (Acting in its capacity as a Trustee of OMKARA PS 06/2021-22 Trust)

यूनियन बैंक Union Bank of India
 Union Bank Bhavan, Race Course Road, Regional Office Rajkot.
 E Mail: crld.rajkot@unionbankofindia.bank

MEGA E - AUCTION SALE NOTICE
 (For sale of Immovable/Movable Properties)

E Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002
 Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described movable/immovable property mortgaged / charged to Union Bank of India (secured creditor), possession of which has been taken by the Authorized Officers of Union Bank of India, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" basis, for recovery of respective dues mentioned hereunder against the secured assets mortgaged/charged to Union Bank of India, from respective borrower(s) and guarantor(s). The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided here under:

Sr. No.	Name of the Borrower/Guarantor and Branch Details	Description of the properties	Amount to be Recovered	Type of Possession	Reserve Price/ EMD/ Bid increase in amount in Rs
01	Borrower : Mrs. Linaben Aka Kantaben Kiritbhai Fichadia, Co-applicant : Mr. Kiritbhai P. Fichadia Branch : Panchavati (E-CB) Branch Head : Mr. Atulkumar Aghara Contact : M. 99247 60035	(Property description as specified in the sale Deed no. 1070 Dated 29.07.2013) A Residential Building No. 18 Constructed On The Land Of Sub Plot No. 63 To 73/18 With Total Land Area Ad. 77.58 Sq. Mts., Situated At Revenue Survey No. 363 Paikae 2, At Village : Kagdadi, Taluka : Tankara , Dist. : Rajkot Within The Limits of Kagdadi Gram Panchayat, Landmark : "Pitrukrupa Residency, Block No. 18 (Corner), Opp. Shiv Dairy Farm, Bih Arpit Institute, Near SS Institute of Pharmacy, off Rajkot-Morbi Highway, Kagdadi, Tankara, Rajkot. Bounded : On the North : Building No. 17 on Sub Plot No. 63 to 73/17, On the South : 10-50 Meters Wide Road, On the East : 7-50 Meters Wide Road, On the West : Building No. 19	Rs. 20,68,197.91 with further interest, cost and expenses	Physical	Rs. 0.71 Lakh Rs. 10,000/-
02	Viren Kishorbhai Siddhapura & Arunaben Kishorbhai Siddhapura Branch : Panchavati (E-CB) Branch Head : Mr. Atulkumar Aghara Contact : M. 99247 60035	(Property description as specified in the sale Deed no. 1243 Dated 04.09.2013) All that Piece and Parcel of the Property consisting of Land, Area : 628.25 Sq. Ft., Block No. 13, Pitrukrupa Residency, Near Darshan College, Morbi Road at Kagdadi, Ta. : Tankara, Dt. : Rajkot, On the North : Sub Plot No. 63 to 73/12, B.No. 12 (Residential), On the South : Sub Plot No. 63 to 73/14, B.No. 14 (Residential), On the East : 7.50 Mts. Wide Road, On the West : B.N. 24 (Residential)	Rs. 20,12,265.17 with further interest, cost and expenses	Physical	Rs. 6.14 Lakh Rs. 0.61 Lakh Rs. 10,000/-
03	M/S. Major Enterprises Mr. Shaileshbhai Karshanbhai Lalpara (Partner, Guarantor), Mr. Shaileshbhai Vallabhbai Sakariya (Partner, Guarantor) Branch : Kalawad Road, Rajkot Branch Head : Yogeshkumar Khyalia Contact : M. 97522 44204	Residential Flat Situated at Siddharth Apartment Flat No. B-404, Fourth Floor, Nageshwar Parswanath, Ghanteshwar, R. S. No. 28/P, Plot No. 204 to 206, Near Patel Chowk, Jamnagar Road, Rajkot, (Property description as specified in the Sale Deed No. RKT-3-RNP 5548 Dated 24.05.2012) Bounded : On the North : Flat No. 403, On the South : Open Parking and then Wing-A, On the East : Open Parking, then Plot No. 215 to 217, On the West : Stair, Flat No. 401	Rs. 18,44,446.32 with further interest, cost and expenses	Physical	Rs. 17.46 Lakh Rs. 1.75 Lakh Rs. 10,000/-
04	Mrs. Sandhya Devi Harendrabhai Chobey & Mr. Harendra Kumar Kapildes Chobey Branch : Metoda Branch, Rajkot Branch Manager : Mr. Bhagvan Das Contact : M. 97522 44204	Immovable Residential Property i.e. Flat No. 101 on First Floor with Built-up Area adm. 654.30 Sq. Feet., Plot No. 1 & 2, area known as "Anjali Park" of Rev. Survey No. 183 paikae of Village : Khirasara, Tal. Lodhika, Dist. Rajkot in the state of Gujarat. Owned by Mrs. Sandhya Devi Harendrabhai Chobe. Boundaries : North : Margin thereafter Others Property, South : Flat No. 102, East : Margin thereafter Public Road, West : Staircase, Passage there after Flat No. 108	Rs. 9,83,706.20 with further interest, cost and expenses	Physical	Rs. 7.53 Lakhs Rs. 0.75 Lakh Rs. 10,000/-
05	Gordhanbhai T. Dodiya, Babulajai Thakarshibhai Dodiya, Nirmalaben G. Dodiya & Bhartiben Babulajai Dodiya Branch : Panchvati (E-CB) Branch Manager : Mr. Atul Aghara Contact : M. 99247 60035	Residential Property situated at Plot No. 69/P Bhagwati Society, Street No. 2, Dudhsagar Road, Nr. Siddiqui Masjid, Bih Buniyad School, Opp. ESIS Hospital, Rajkot, City Survey Ward No. 13/2, T.P Scheme No. 7, R. S. No. 172/P, Rajkot City. Land Adm. 75-35 Sq. Mtr. Boundaries as Under : North : Road, South : Plot No. 68 Paiki Property, East : Plot No. 66 Paiki Property, West : Building On Same Plot Paikae	Rs. 27,10,945.41 with further interest, cost and expenses	Symbolic	Rs. 15.65 Lakhs Rs. 1.57 Lakh Rs. 10,000/-
06	Borrower : Mr. Laljibhai Polabhai Kabira & Mrs. Valuben Laljibhai Kabira Branch : 150 Ft Ring Road Branch Manager : Ashok Kumar Contact : M. 99307 71204	All That Piece And Parcel Of Residential Flat No.103, 1st Floor, Arnut Villa Apartment, New Sukhsagar - 2 Of City Survey Ward No.13/2, City Survey No. 3945/55 Of Revenue Survey No. 6 Paikae Of Rajkot, Adm Area - 32.81 Sq. Mtr., (Property description as specified in the Registered Sale Deed No. 1241 Dated 25.04.2016) Bounded : On the North by : Flat No. 104, On the South by : Space Margin thereafter Road, On the East by : Flat No. 102, On the West by : Open Space of Margin, thereafter Road	Rs. 15,72,049.15 with further interest, cost and expenses	Symbolic	Rs. 9.50 Lakh Rs. 0.95 Lakh Rs. 10,000/-
07	Shivam Paints and Hardware Prop. Mr. Bipinchandra Shantilal Joshi Branch : Surendranagar Branch Manager : Lalwani Love Kumar Contact : M. 98739 62122	Residential Flat No. 304, 3rd Floor at C. S. No. 4915 paiki, C. S. Ward No. 2, Ajaram Apartment Swastik Char Rasta, Opp. Pavan Bungalows, Surendranagar. Owned by Mr. Bipin Chandra Shantilal Joshi. Boundaries : East : On that Direction the Road and Thereafter Ratnasagar Flats, West : On that Direction the Houses of Bharat Society, North : On that Direction the 50 Ft Public Road, South : On that Direction the Property of Ashoknagar Society.	Rs. 19,34,000.00 with further interest, cost and expenses	Symbolic	Rs. 18.13 Lakh Rs. 1.81 Lakh Rs. 10,000/-
08	Gagani Shailesh Khimchandbhai Branch : Panchvati Branch Manager : Paras Dobarla Contact : M. 99985 81915	Residential Flat No. 104 With Built Up Area Admeasuring 30-48 Square Meters On The First Floor Of Wing -A "Shreeji Residency" Plot No. 1 & 2 Of Rajkot Revenue Survey No. 579 Rail Nagar Within The Registration Dist. : Rajkot. Boundaries : North : Lift Thereafter Flat No. 105, South : Flat No. 203, West : Parking Space, East : Flat No. 101	Rs. 21,24,000.00 with further interest, cost and expenses	Symbolic	Rs. 7.40 Lakhs Rs. 0.74 Lakhs Rs. 10,000/-

Date and time of Auction : 13.12.2024 from 12.00 NOON to 5.00 PM (UNLIMITED EXTENSION OF 10 MINUTES)
Property Inspection (BY TAKING PRIOR APPOINTMENT) Inspection Date : 05.12.2024, Time : 11.00 AM to 4.00 PM

For detailed Terms and Conditions of Sale, Please refer to the link provided in https://www.unionbankofindia.co.in/auCTION-property/view-auction-property.aspx & https://ebkraj.in
 • Prospective bidders may contact for more details to Mr. M. R. Jadedja - Mob. : 98252 89952 and Mr. Parveen Verma - Mob : 70158 94944.
 • GST/TDS shall be payable as per applicable Government Rules by purchaser on sale of Movable/Immovable Assets.

AS PER SARFAESI Act, STATUTORY 15 - DAYS SALE NOTICE TO THE BORROWER/ GUARANATOR/ MORTGAGOR
 The above mentioned Borrower's/ is/ are hereby notified to pay the sum as mentioned in section 13 (2) Notice in full before the date of auction, failing which property will be auctioned/ sold and balance dues if any will be recovered with interest and cost from Borrower's/ Guarantor's/ Mortgagee.
 Date : 26.11.2024, Place : Rajkot
 (In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail)

Scan here For detailed Terms & Conditions
 Authorised Officer, Union Bank of India

सिन्ट बैंक होम फायनेन्स लिमिटेड Cent Bank Home Finance Limited
 Subsidary of Central Bank of India

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

Whereas, The undersigned being the Authorized Officer of the CENT BANK HOME FINANCE LTD., Surat Branch, Under the Securitization 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 issued demand notice Upon the Borrowers/ guarantors mentioned below to repay the amount to CENT BANK HOME FINANCE LTD., Surat within 60 days from the date of receipt of the said notice. The Borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that undersigned has taken possession of the property described herein below in exercise of powers conferred on me under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned against the account. The borrowers/ guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the CENT BANK HOME FINANCE LTD., Surat for the amount and interest thereon.

Sr No.	NAME OF THE BORROWER & GUARANTOR & LAN NO.	DESCRIPTION OF THE PROPERTY	NPA Date 13(2) Notice Date Date of Possession	Amount in Demand Notice (₹)
1.	Mr. Bijaykumar Jagannath Lenka & Mrs. Swarna Lata Bijaykumar Lenka LAN : 0150232000228	All that part and parcel of the property consisting of Plot No-273, VK Park, Revenue Survey No. 284, 285 & 286, Block No. 210/BH, Mahadev Temple, Opp. Essar Petrol Pump, Moje Village Talithaya, T.A.: Palasna, Surat-394305, Land Area- 40.19 Sq. mt., Area of construction- 236 Sq. ft., Boundaries: East - Plot No. 268, West - 7.50 Mtr Road, North - Plot No. 272, South - Plot No. 274.	10/10/2023 18/10/2023 23/11/2024	9,81,019/- + Interest + All Other Charges
2.	Mr. Raghavram Shivnath Mishra & Mrs. Janki Raghavram Mishra LAN : 0150230000328	All that part and parcel of the property consisting of Plot No-136, Garden Valley, R. S. No. 71 Block No. 93 Moje Vill - Jajiv, Kadodara, T.A. Palsana Dist- Surat- 394310. Area of Plot- 46.18 Sq. Mts. Area of construction- 235 Sq. ft., Boundaries: East - Society Road, West - Plot No. 125, North - Plot No. 137, South - Plot No. 135	14/09/2023 03/10/2023 24/11/2024 (Physical)	6,91,491/- + Interest + All Other Charges

Place : Surat, Date: 26.11.2024 Authorized Officer, Cent Bank Home Finance Ltd., Surat
 Branch: 62, 1st Floor, Subhas Nagar Society, Near Ram Chowk, Above Canara Bank, Ghodhod Road, Surat- 395007

BARODA GUJARAT GRAMIN BANK બરોડા ગુજરાત ગ્રામીણ બેંક
 Regional Office - Mehsana: 124/1st Floor, Avasar Plaza Building, Radhanpur Road Dt. and Dist. Mehsana - 384205

POSSESSION NOTICE (For Immovable property) (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 Baroda Gujarat Gramin Bank under the Securitization 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 issued a demand notice dated 01-07-2024 calling upon the Borrowers of Ghatlodiya Branch (1) Mrs. Khushali Priyank Vyas (Borrower) (2) Mrs. Ritaben Shashikant Vyas (Co-borrower -1) (3) Mr. Priyank Shashikant Vyas (Co-borrower -2) (4) Mrs. Palak Prashant Vyas (Co-borrower -3) at D-302, Saransh Ambience, Yash Kamal Society, Opp. PoojaAppartment , Jivraj Melts Hospital Road, Vasna, Ahmedabad, 380007 to repay the amount mentioned in the notice being ₹1,18,95,713/- (One Crore Eighteen Lakhs Ninety-Five Thousand Seven Hundred Thirteen Only) with further interest thereon, all costs, charges and expenses, till date of payment within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken PHYSICAL POSSESSION of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 23rd day of November of the year 2024. The Borrower/ Mortgagor 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 Baroda Gujarat Gramin Bank, Ghatlodiya Branch for an amount of ₹1,18,95,713/- (One Crore Eighteen Lakhs Ninety-Five Thousand Seven Hundred Thirteen Only) plus further interest from 01-07-2024 and other charges till date of payment. The borrower's attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the secured assets

DESCRIPTION OF THE IMMOVABLE PROPERTY
 All that piece and parcel of immovable property being residential flat No. D-302, admeasuring 112.22 sq. Mtrs (1207.93 sq. ft) that excludes the area covered by the external walls, area under service shafts, net carpet area Balcony admeasuring 3.76 Sq.Mtrs (40.47 sq. ft) and net carpet area Wash area admeasuring 2.89 Sq. Mtrs (31.10 sq. ft) that cumulatively admeasures 118.87 Sq. Mtrs (1279.50 sq ft) but includes the area covered by the internal partition walls of the apartment situated on 3rd Floor in the scheme known as "SARANSH AMBIENCE" together with undivided proportionate share in land admeasuring 49.16 sq. mtrs shall be written together with the parking space in basement /halfway plinth, construction on freehold non-agricultural land bearing Survey No. 222 admeasuring 127.16 Sq. Mtrs. paiki 10665 sq. mtrs Final Plot No. 41, admeasuring 127.16 sq. mtrs paiki 10500 sq. mtrs. of thereabout together with construction of Flat/unit thereon, forming part of non-agriculture land, Town Planning Scheme No. 26, Situated lying and being at MoujeVasna, Taluka Sabarmati, District Ahmedabad, within registration Sub District Ahmedabad-4(Paldi)
 Boundary: East: Margin, North: Block F, West: Flat No. D-301, South: Stairs.

(T. C. Maniyar)
 Authorised Officer
 Baroda Gujarat Gramin Bank
 Date : 23-11-2024
 Place : Ahmedabad

AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
 CIN: U67100MH2007PLC174759
 Regd. Office : Edelweiss House, 1st Floor Off CST Road, Kalina, Mumbai 400098.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of various Selling Institutions mentioned below (hereinafter referred to as "Assignor") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustees of various trustees mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 15/30 days is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorized Officer (AO) will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest, and other expenses/costs thereon deducted for any money received by EARC from Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Loan A/c No./Selling Institution	Name of Borrower/ Co-Borrower	Trust Name	Name of Bank & Branch, Account Number & IFSC Code	Total Outstanding Dues INR as on 25-11-2024	Reserve Price (INR)	EMD (INR)	Date & Time of Auction	Type of Possession
LAHMSTH 000002 6236 / EHF	1. Atul Ramanlal Shah (Borrower) 2. Sonaliben Piyushbhai Shah (Co-Borrowers)	EARC-TRUST-SC-447	ICICI Bank Ltd., Nariman Point; 000405131105; ICIC0000004	Rs. 30,92,933.81/- (Rupees Thirty Lakh Ninety Two Thousand Nine Hundred Thirty Three and Eighty One Paise Only)	Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only)	Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only)	12-12-2024 & 11.00 AM	Physical
90011201 / AUSFB	Swa Shri Shantilal Babulajai Yadav Education Trust (Borrower) Through Trustee/ Managing Trustee Mr. Anil Shanti Lal Yadav, Mr. Sanjay Shanti Lal Yadav, Mrs. Rasilaben Shantilal Yadav, Mrs. Gopal Hostel (Co-borrower), Mr. Sanjay Shantilal Yadav (Co-Borrower/Mortgagor), Mr. Anil Kumar Shanti Lal Yadav (Co-Borrower/Mortgagor), Mrs. Rasilaben Shantilal Yadav (Co-Borrower/Mortgagor)	EARC-TRUST-SC-379	ICICI Bank Ltd., Nariman Point; 000405118253 ; ICIC0000004	Rs. 5,36,88,005.69 (Rupees Five Crore Thirty Six Lakh Eighty Thousand Five Hundred Ninety Three and Ninety Thousand Only)	Rs. 2,19,00,000/- (Rupees Two Crore Nineteen Lakh Only)	Rs. 21,90,000/- (Rupees Twenty One Lakh Ninety Thousand Only)	31-12-2024 & 11.30 AM	Physical

Property Description: All That Part And Parcel of Property Bearing Flat No. D/502 On 5th Floor "dhwani Heights" Dhwani (Isanpur) Co. Op. Housing Society Ltd. Survey No. 359/1A/TPS No. 53 FP No. 107/1 Mouje: Isanpur Ta.: Sabarmati Dist.: & Sub Dist: Ahmedabad (Adm. About 61.04 Sq. Mts) And Bounded As Under: East: Flat No. D-504, West: Common Plot, North: Flat No. D-503, South: Flat No. D-501

Immovable Property No. 1 All that piece & parcel of immovable constructed Residential Property Admeasuring 477.59 Sq. Mts. Situated at Jamnavad Revenue Survey No. 388P Plot No. 11 & 12 at Dhoraji, Rajkot and Bounded as Under: North: Road, South: Revenue Survey No. 388P, East: Plot No. 10, West: Revenue Survey No. 367P

Immovable Property No. 2 All that piece & parcel of immovable constructed Residential Property Admeasuring 494.16 Sq. Mts Situated at Jamnavad Revenue Survey No. 388P Plot No. 9 & 10 at Dhoraji, Rajkot and Bounded as Under: North: Road, South: Revenue Survey No. 388P, East: Common Plot, West: Plot No. 11

Immovable Property No. 3 All that piece & parcel of immovable constructed Residential Property Admeasuring 869.95 Sq. Mts Situated at Jamnavad Revenue Survey No. 388P Plot No. 5 to 8 at Dhoraji, Rajkot and Bounded As Under: Boundaries Of Plot No. 5 North: Road, South: Revenue Survey No. 388P, East: Plot No. 4, West: Plot No. 6, Boundaries Of Plot No. 6 North: Road, South: Revenue Survey No. 388P, East: Plot No. 5, West: Plot No. 7, Boundaries Of Plot No. 7 North: Road, South: Revenue Survey No. 388P, East: Plot No. 6, West: Road, Boundaries Of Plot No. 8 North: Road, South: Revenue Survey No. 388P, East: Road, West: Common Plot.

Immovable Property No. 4 All that piece & parcel of immovable constructed Residential Property Admeasuring 1325.69 Sq. Mts. Situated at Jamnavad Revenue Survey No. 388P Plot No. 1 to 4 at Dhoraji, Rajkot and Bounded as Under: Plot No. 1 North: Road, South: Revenue Survey No. 388P, East: Other Property, West: Plot No. 2 Plot No. 2 North: Road, South: Revenue Survey No. 388P, East: Plot No. 1, West: Plot No. 3 Plot No. 3 North: Road, South: Revenue Survey No. 388P, East: Plot No. 2, West: Plot No. 4 Plot No. 4 North: Road, South: Revenue Survey No. 388P, East: Plot No. 3, West: Plot No. 5

Important Information regarding Auction Process:

1. All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai.	Received 1 day prior to the date of auction
2. Last Date of Submission of EMD	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
3. Place for Submission of Bids	E-Auction (https://auCTION.edelweissarc.in)
4. Place of Auction (Web Site for Auction)	18002666540
5. Contact Persons with Phone Nos.	As per prior appointment
6. Date & Time of Inspection of the Property	

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://auCTION.edelweissarc.in
 Date : 27-11-2024
 Place : Mumbai
 Authorised Officer
 For Edelweiss Asset Reconstruction Company Limited