



Punjab & Sind Bank
(A Govt. of India Undertaking)
Where service is a way of life

Zonal Office: GANDHINAGAR ZONE, Unit No.4 ,
Tower No.1, GIFT CITY, Gandhinagar -382355.
Phone : 079 6674206-09 | Email: zo.gandhinagar@psb.co.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON OR BEFORE IS 17-08-2023, 04:00 PM
Sale of Immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)
Whereas the Authorized Officer of Punjab & Sind Bank has taken the possession of the following properties pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" for realization of Bank's dues plus interest and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said Properties. The sale will be done by the undersigned through e-auction platform provided at the website <https://www.bankeauctions.com>.

DESCRIPTION OF IMMOVABLE PROPERTIES						
Lot No.	Name of the Borrower(s) /Branch	Description of Properties	Type of Possession	Reserve Price EMD Bid Increase Amount	Name of Authorised Officer	EMD Submission Accounts Detail (Through NEFT/RTGS)
1	Jitendra R Chotaliya Branch - Jammagar	Residential Flat No-204 Maneak Apartment sheri no 2, street No 2 Patel Colony Jammagar District — JAMNAGAR -361008.	Physical	750000 75000 10000	Sh.Anant Kumar Mob:9041031214	04111100101221 / PSIB0000411
2	Salim Shaikh	Flat no 309, 3rd floor, Tohid Park, Dadri Mora faliya Nr. Ashram, Nr. Shiv Temple, Silvassa Vapi Road Village Dunga Tal: Vapi Dist Valsad	Physical	468000 46800 10000	Ms. Prabha Bolar Mob: 9322278140	11361000005063 / PSIB0021136
3	Salim Shaikh	Flat no 306, 3rd floor, Tohid Park, Dadri Mora faliya Nr. Ashram, Nr. Shiv Temple, Silvassa Vapi Road Village Dunga Tal: Vapi Dist Valsad	Physical	495000 49500 10000	Ms. Prabha Bolar Mob: 9322278140	11361000005063 / PSIB0021136
4	Shabnam Gufran Mirza & Gufran Mirza	Flat no 207, 2nd floor, Tohid Park, Dadri Mora faliya Nr. Ashram, Nr. Shiv Temple, Silvassa Vapi Road Village Dunga Tal: Vapi Dist Valsad	Symbolic	495000 49500 10000	Ms. Prabha Bolar Mob: 9322278140	11361000005063 / PSIB0021136
5	Shabnam Gufran Mirza & Gufran Mirza Branch - Vapi	Flat no 112, 1st floor, Tohid Park, Dadri Mora faliya Nr. Ashram, Nr. Shiv Temple, Silvassa Vapi Road Village Dunga Tal: Vapi Dist Valsad	Physical	495000 49500 10000	Ms. Prabha Bolar Mob: 9322278140	11361000005063 / PSIB0021136
6	M/s GFG Crop Science Pvt Ltd	Industrial Property Le Factory Building land adn 749-83 Sq. Mts. Of Plot No. 39 & 40 situated at Revenue Survey No. 261 paikae of village: Chanchavadarda, Tal. Maliya, Dist.Morbi	Symbolic	5139000 513900 10000	Sh.Rutang Tripathi Mob:9978964655	04101100001930 / PSIB0000410
7	M/s GFG Crop Science Pvt Ltd	Immovable Industrial Open NA land adn 2042.89 Sq.Mtrs. of Plot 12, 13 & 14 situated at revenue Survey No. 261 paikae of village: Chanchavadarda, Tal Maliya, Dist Morbi	Symbolic	7430000 743000 10000	Sh.Rutang Tripathi Mob:9978964655	04101100001930 / PSIB0000410

Date & Time of Inspection : 10.08.2023, 10 A.M. to 5.00 P.M.
Last Date & Time of Submission of EMD and Documents to the Authorized Officer on/Before 17.08.2023,Upto 6.00 P.M.
Date & Time of E-auction : 18.08.2023, 12.00 Noon to 1.00 P.M.
DETAILS OF ACCOUNT IN WHICH EMD AMOUNT IS TO BE DEPOSITED : Account: 11361000005062 Name of the A/C.: EMD E-AUCTION AC SHABNAM GUFRAN, Name of the Beneficiary : Punjab & Sind Bank, IFSC Code : PSIB0001136
TERMS & CONDITIONS:
1.The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
2.To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property/properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/properties put on auction and claims/ rights/ dues/ effecting the property/properties, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property/properties is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
3.The intending 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 31 Asset Resolution Consultant, arc31@yahoo.co.in, Contact person Mr. Chetan Bhardwaj Mob no +91 9825098339, chetan.3@arc.com, Mr. Tejas Patel, Mobile no +91 7779030614 thejas71@gmail.com, and C1 India Mr. Bhavik, Mob 8866682937, e-mail ID: support@bankeauctions.com and for any property related query may contact. **Authorized Officer** as facilitation Centre to help the intending bidders.
4.The successful bidder shall have to deposit 25% of the sale price immediately on acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer. (Office hours during the working days).
FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO <https://www.bankeauctions.com> & <https://punjabandsindbank.co.in>
This Notice is also to be treated as 30 days Statutory sale notice to the borrower and the Guarantor Under Rule 8(6) Security Interest (Enforcement), Rules 2002
Date : 21-07-2023
Place : Gujarat

Authorized Officer
PUNJAB & SIND BANK




Registered & Corporate Office: Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai-400055.
Branch Office: YES BANK Limited, Retail Legal (RL), WS No. 0155 to 0157, Second Floor, Unit No. G/3, 102-103, C.G Centre, C.G Road, Ahmedabad -380009
Branch Office: Yes Bank Limited, 3rd Floor, Nath Edifice, Jilla Panchayat Chowk, Race Course, Rajkot
Branch Office: Yes Bank Limited, Ground Floor, Corner Square Building, Near Inok Multiplex, Race Course Circle, Baroda - 390007.
Branch Office: Yes Bank Limited, 1st Floor, Orbit Tower, Opp. Krushi Bazar, Sahara Darwaja, Ring Road, Surat - 395003.
CIN: L65190MH2003PLC143249, Email: communications@yesbank.in, Website: www.yesbank.in

PUBLICATION OF NOTICE U/S 13 (2) OF THE SARFAESI ACT
Notice is hereby given that the under mentioned borrower(s)/ guarantor(s)/ mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) and hereby informed by way of this public notice.

S. No.	Name of Borrowers, Co-borrowers, Mortgagors	Agreement No. & Type of Loan	O/s. As Per 13(2) Notice	Date of 13(2) Notice	Details of Secured Asset
1.	1. PUNAM TRADERS Through its Proprietor: Mr. KIRANKUMAR KANTILAL PATEL. (Borrower) 2. Mr Patel Nareshchandra Kantilal (Mortgagor & Co Borrower) 3. Mr. KIRANKUMAR KANTILAL PATEL. (Borrower) 4. Mrs. Nitaben Kirankumar Patel (Co-Borrower)	79469700000062 & MEFO79400687850 MEF	Rs. 19,22,176.53/- (Rupees Nineteen Lakh Twenty-Two Thousand One Hundred Seventy-Six and Fifty-Three Paise Only) as on June 01 2023	26-Jun-23 NPA Date: 14-Jan-23	All piece and parcel of land bearing Residential Property Plot No. 11 admeasuring 217.50 Sq. Mtrs in total land of 12242 having one plot having old Revenue Survey No. 786 paiki and Re-Survey No. 3047 Mouje Kundal Sub District Kadi District Mehsana of Gujarat. Boundaries: East : Plot No. 12, West : Plot No. 14, North : 6 mtrs common road, South : Plot No. 14.
2.	1. Kalpesh Ramjibhai Dhadu (Borrower) 2. Jayaben Ramjibhai Dhaduk (Co-Borrower and Mortgagor) 3. Vishal Dhadjibhai Dhaduk (Co-Borrower) 4. Vishal & Co. Partner's 1. Kalpesh R Dhaduk 2. Vishal R. Dhaduk and 3. Jayaben R Dhadhuk (Guarantor)	AFH009800667362 AFHL	Rs. 41,22,330.59/- (Rupees Forty One Lakh Twenty Two Thousand Three Hundred Thirty and Five Nine Paise Only) as on 26-Jun-23	26-Jun-23 NPA Date: 16-May-23	All that piece and parcel of Residential Plot No. 47 paiki North side, Land area admeasuring about 82-10 Sq. Mtrs, Bultup area admeasuring 92-88 Sq. Mtrs., Scheme Known as SATYAM PARK, situated at Revenue Survey No. 214 paiki 5, City Survey Ward No. 12/2, City Survey No. 3864/3/47, being at 80 Feet Road, Opp. Hyundai Showroom, Registration District and Sub-District of Rajkot and bounded as under East- Plot No. 46 West - 7.50 Mtrs. Road North - 9 Mtrs. Road South - Other Property.
3.	1. Panchal Nareshbhai Natavarbhai (Borrower) 2. Panchal Kantaben Natavarbhai (Co-Borrower and Mortgagor)	AFH009801077086 AFHL	Rs. 22,41,466.94/- (Rupees Twenty Two Lakh Forty One Thousand Four Hundred Sixty Six and Ninety Four Paise Only) as on 26-Jun-23	26-Jun-23 NPA Date: 3-May-23	All that piece and parcel of Residential F.P. No. 49/1, Sub-Plot No. 69 to 81/7, Land area admeasuring about 53-55 Sq. Mtrs. Scheme Known as KHODAL PARK - B, situated at Revenue Survey No.143/B Paiki 2, 143/B paiki 3, 143/B paiki 5, T. P. Scheme No. 18 (Rajkot), O.P. No. 49, City Survey Ward No. 13/2, City Survey No. 3655/2/72/7, Registration District & Sub-District of Rajkot and bounded as under East-Common Plot West-7-50 Mtrs Road North-Sub Plot No. 69 to 81/8 South-Sub Plot No. 69 to 81/6.
4.	1. OM TRADERS Proprietor Mayurkumar Kaniyalal Thakkar. (Borrower) 2. Mr Mayurkumar Kaniyalal Thakkar (Mortgagor & Co Borrower) 3. Mrs. Purnima Mayurkumar Thakkar (Co-Borrower)	MOR000701345586 MOR000701305255 MOR	Rs. 55,46,830.61/- (Rupees Fifty Five Lakhs Forty Six Thousand Eight Hundred Thirty and Sixty One Paise Only) as on June 26 2023	26-Jun-23 NPA Date: 16-May-23	"Commercial Property namely being Office No. 316 admeasuring 97.44 sq mtrs (carpet area) along with undivided share of 41.20 sq mtrs in the Scheme known as "Angel Arcade" of the land owner Jaylaxmi Developers a Partnership Firm which is situate lying and being over the N.A Land of the Survey No. 39/3, 39/5, 89 having Final Plot No. 79/2, paiki Sub Plot No. 1 - 2/1, of the T.P.Scheme No. 111 in the sirim of mouje village Nikel Taluka Asarva, Dist Sub Dist. - Ahmedabad 12 Nikel. Bounded by East: Internal Road, West: Foyer and Lift, North: Internal Road, South: Office 317.
5.	1. M/S LADLI CREATION Proprietor Mr. Pratik H Chetwani (Borrower) 2. Mr. Pratik Hiralal Chetwani (Mortgagor & Co Borrower) 3. Mrs. Hemali Pratik Chetwani (Co-Borrower)	MOR001101096924 MOR	Rs. 32,34,979.53/- (Rupees Thirty-Two Lakhs Thirty-Four Thousand Nine Hundred Seventy-Nine and Fifty-Three Paise Only) as on June 26 2023	26-Jun-23 NPA Date: 16-May-23	All the Part and Parcel of Residential property bearing Flat no C/502 of Malhar Building 5th Floor admeasuring 76.47 sq mtrs from total 1320 sq fts (Common use area) bearing Revenue Survey No.221/2, 223/2 and 224/1 paikae T.P.Scheme No.13 Adajan Final Plot No. 108, Moje- Adajan, Sub Dist Surat City Dist Surat. Bounded by East: Society Margin, West: Flat No. C.501, North: Mayur Building B- 503, South: Malhar Building C- 503.
6.	1. Hardik Dharmendrabhai Kacha (Borrower) 2. Jyotiben Ghamedrabhai Kacha (Co-Borrower and Mortgagor) 3. Dharmendrabhai Parsotambhai Kacha (Co-Borrower)	AFH053300489460 AFHL	Rs. 7,24,242.03/- (Rupees Seven Lakh Twenty Four Thousand Two Hundred Forty Two and Three Paise Only) as on 26-Jun-23	26-Jun-23 NPA Date: 3-May-23	All that piece and parcel of Residential Sub-Plot No. 12/22, Open space admeasuring 49-20 Sq. Mtrs., Scheme Known as SHIVAJI RESIDENCY, situated at Revenue Survey No. 150/paiki 153 and 156 of village LAKHABAVAI, of Registration District & Sub-District of Jamnagar and bounded as under East - Sub-Plot No. 12/23, West - Sub-Plot No. 12/21, North - 7.50 Mtrs Road, South - Sub-Plot No. 12/39.
7.	1. Mayankumar Pandya (Borrower & Mortgagor) 2. Ushaben Kalidas Mali (Co-Borrower) 3. Daxaben Kalidas Mali (Co-Borrower & Mortgagor)	AFH000900642612 AFHL	Rs. 19,91,885.95/- (Rupees Nineteen Lakh Ninety One Thousand Eight Hundred Eighty Five and Ninety Five Paise Only) as on 30-Jun-23	30-Jun-23 NPA Date: 16-May-23	All that piece and parcel of the Residential Flat No. 204, Second Floor, Tower - B, Bultup area admeasuring 56.61 Sq. Mtrs. Scheme Known as "THE RESIDENCE 2", situated at Old Revenue Survey No. 248, T.P. Scheme No. 2 (Sevasi), Final Plot No. 20, New F.P. No. 34, in the village of Sevasi, Registration District and Sub-District of Vadodara and bounded as under East - Tower - B, Flat No. 201 West - 18 Mtrs Road North - Tower - A, Flat No. 203 South - Tower - B, Flat No. 203.
8.	1. Mr Sahdeo Kailash Turi (Borrower and Mortgagor) 2. Mrs. Janki Devi (Co-Borrower and Mortgagor)	AFH001100564212 AFHL	Rs. 8,65,517.32/- (Rupees Eight Lakh Sixty Five Thousand Five Hundred Seventeen Paise Thirty Two Only) as on 30-Jun-23	30-Jun-23 NPA Date: 16-May-23	The Property Bearing Plot No. 40 (As per K.J.P Block No. 72/40) admeasuring 48.00 sq. yard i.e 40.15 sq. mtrs. Along with 23.56 sq. mtrs undivided share in the Road & COP, in "Aradhana Glorious" situate at Revenue Survey No. 63, Block 72 totally admeasuring He. aare 4-83-99 sq mtrs i.e 48399 sq mtrs of village Mouje Village Jolwa, Ta. Palsana. Dist Surat East - Society Road, West - Plot No. 19, North - Plot 41, South - Plot: 39.
9.	1. Mr Rameshbhai Arjanbhai Shiroya (Borrower and Mortgagor) 2. Mrs. Sangitaben Rameshbhai Shiroya (Borrower and Mortgagor)	AFH001100889928 AFHL	Rs. 12,86,708.99/- (Rupees Twelve Lakh Eighty Six Thousand Seven Hundred Eight Paise Ninety Nine Only) as on 30-Jun-23	30-Jun-23 NPA Date: 16-May-23	All piece and parcel of immovable property of known as Flat no. 502, admeasuring 994 sq fts (Super built up area) on the 5th Floor of the building No. F of the building known as Bhakti dhara Residency - 2, alongwith undivided proportionate share totally admeasuring 38.13 sq mtrs in the underneath the said building constituting the land of the Block No. 128 of the Revenue Survey No. 54 paikae situated at Mouje Sayan Sub District Olpad, District Surat. East - Open Space West - Flat No. F.503, North - Flat No. F.501, South - Open Space.
10.	1. Sadhu Dhavalkumar Kantidas (Borrower) 2. Sadhu Seemaben Dhavalkumar (co-borrower And Mortgagor)	AFH001100933821 AFHL	Rs. 15,23,294.80/- (Rupees Fifteen Lakh Twenty Three Thousand Two Hundred Ninety Four Paise Eighty Only) as on 30-Jun-23	30-Jun-23 NPA Date: 8-Oct-22	For the immovable property of Flat No. X/201 in the 2nd Floor admeasuring 41.24 square mtrs (Carpet area) and 44.62 Sq mtrs (Build up area) along with undivided proportionate share in the land about 10.48 sq mtrs of the building X (as per sanction Plan Building No. G) known as White Stone Part 2 situated at: Variyav bearing Revenue Survey No. 1361/1, Block No. 1319, T.P scheme no. 36 (Variyav) Final Plot No. 57 of Village : Variyav, Taluka Surat City (Adajan) Dist: Surat. East - F.P No. 56 Vatsalya Villa West - Building No. U & V North - Building No. Y South - Building No. W.

The above borrowers and /or their guarantor(s)/mortgagor(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 said 60 days under sub-section (4) of Section 13 of SARFAESI Act.
Furthermore, this is to bring to your attention that under Section 13 (b) of the SARFAESI Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset.
Date : 27.07.2023,
Place : Ahmedabad, Surat, Rajkot, Baroda, Mehsana, Jamnagar

Sd/- Kalpesh Rawal,
Authorised Officer, Yes Bank Limited



MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED
Narayan Chambers, 2th Floor, Bth, Patang Hotel, Ashram Road, Ahmedabad-380009, Contact : 079-41106500 / 733

POSSESSION NOTICE
(FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement Rules 2002)

Whereas the undersigned being the authorized officer of the **MAS Rural Housing & Mortgage Finance Ltd.** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15/05/2021 calling upon the Borrower/Co-borrower/Guarantor to repay the amount mentioned in the notice being within Sixty 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/Co-borrower/Guarantor 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 sub-section (4) of section 13 of the said [Act] read with Rule 8 of the Security Interest (Enforcement) Rules 2002, on this **25th Day of July of the year 2023**.


The Borrower/Co-borrower/Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the Property will be subject to the charge of the **MAS Rural Housing & Mortgage Finance Ltd.** as on 15/05/2021 and interest thereon.

The Borrower/Co-borrower/Guarantor attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Borrower & Co-Borrower, Guarantor Name	Description Of The Immovable Property	Loan A/C No Date of Possession	Date & Amount of Demand Notice
1	Yogeshkumar Meghdan Gadhavi (Applicant) Lilaben Yogeshkumar Gadhavi (Co-Applicant) Meghdan Shankardan Gadhavi (Co-Applicant)	All That Piece and Parcel of Property bearing Gram Panchayat Property No.388 admeasuring 223.05 Sq. Mtrs. And Construction thereon Situated at Therasana Gram Panchayat, Ta.Vadali, in the Registration District & Sub District of Sabarkantha, Gujarat.	Loan Account No : 1524 25-07-2023	Rs.459,382.00 in Words Four Lakhs Fifty Nine Thousands Three Hundreds Eighty Two Rupees Only as on Date 15/05/2021

Date : 27-07-2023
Place : Sabarkantha

Authorized Officer, Mr. Bharat J. Bhatt (M.) 9714199018
For, MAS Rural Housing & Mortgage Finance Ltd.



Johnson Controls-Hitachi Air Conditioning India Limited
Regd. Office: 9th Floor, Abhijeet, Mithakhali Six Roads, Ahmedabad : 380 006 CIN: L29300GJ1984PLC007470
Tel : + 91 7926402024, E-mail: hitachi@jci-hitachi.com, Website: www.hitachiaircon.in
EXTRACT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30/06/2023
(Rs. in Millions)


Sr.	Particulars	Quarter ended	Year ended	
No.		6/30/2023	6/30/2022	3/31/2023
		(Unaudited)	(Unaudited)	(Audited)
1	Total income from operations	5,700.5	10,142.2	23,844.4
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/ or Extraordinary Items)	(541.0)	(25.8)	(896.3)
3	Net Profit / (Loss) for the period before Tax (after Exceptional and/ or Extraordinary Items)	(541.0)	(25.8)	(1,051.9)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/ or Extraordinary Items)	(410.2)	(19.7)	(821.4)
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	2.3	11.7	14.4
6	Equity Share Capital (Face value Rs.10 per share)	271.9	271.9	271.9
7	Reserves (excluding Revaluation Reserve as shown in the Audited Balance Sheet of previous year)			6,319.8
8	Basic and Diluted Earnings Per Share (before and after extra ordinary items) (of Rs. 10 each) (Not annualised) (Rs.)	(15.1)	(0.7)	(30.2)

Notes :

- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the websites of the Stock Exchanges (www.bseindia.com, www.nseindia.com) and the company's website(www.hitachiaircon.in).
- The above financials results are prepared in compliance with Indian Accounting Standard ("Ind AS") as notified under section 133 of the Companies Act, 2013 ("the Act") [Companies (Indian Accounting Standards) Rules, 2015], as amended.

For and on behalf of the Board of Directors
Sanjay Sudhakaran
Managing Director

Place : Karan Nagar, Kadi
Date: 26th July, 2023



OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kuria (West), Mumbai 400070. Tel.: 022-26544000. Email:mumbai@omkaraarc.com

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 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 below mentioned Borrower and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor Thane Janla Sahakari Bank Ltd (TJSB) in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 22.08.2017 under section 13(2) thereby calling upon borrower(s)/guarantor(s)/mortgagor(s) ie **M/s H Sakhiya Fashions Pvt Ltd. (Borrower), Mr. Sakhiya Hiteshbhai Devshibhai (Guarantor), Mrs. Sakhiya Manishaben Hiteshbhai (Guarantor), Mr. Hirpara Niteshkumar Dudabhai (Guarantor) Mr. Kapadia Kishorabhai Rajivbhai (Guarantor), Mr. Kapadia Bharatbhai Rajivbhai (Guarantor) and Kapadia Ashvin Rajivbhai (Guarantor)** for repayment of outstanding amount aggregating to Rs. 9,79,75,267.67/- (Rupees Nine Crore Seventy Nine Lakh Seventy Five Thousand Two Hundred Sixty Seven and Paise Sixty Seven Only) as on 31st July 2017 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

Further, Omkara Assets Reconstruction Pvt. Ltd. (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against borrowers/guarantor/mortgagors vide Assignment Agreement dated 28.01.2021 from TJSB along with underlying security. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL has taken the physical possession of the mortgaged asset on 23.06.2023.

NOW THEREFORE the Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues. The property shall be sold in exercise of the 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 on 05/09/2023 at 11.00 am (last date and time for submission of bids is 04/09/2023 by 5.00 pm). The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:

Lot No.	DESCRIPTION OF IMMOVABLE PROPERTY	Inspection Date & Time	Reserve Price (Rs. lakhs)	EMD (Rs. lakhs)	Bid Increment Amount (Rs. lakhs)
Lot 1	All that piece and parcel of immovable property bearing Flat No. F/304 admeasuring about 144.98 Sq. mtrs. on 3rd Floor of F Block in Laxmi Narayan Apartment of Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district Bharuch	24/08/2023 between 12.00 pm to 03.00 pm	Rs. 31,00,000/-	Rs. 3,10,000/-	Rs. 50,000/-
Lot 2	All that piece and parcel of immovable property bearing Flat No. F/402 admeasuring about 144.98 Sq. mtrs. on 4th Floor of F Block in Laxmi Narayan Apartment of Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district Bharuch	24/08/2023 between 12.00 pm to 03.00 pm	Rs. 31,00,000/-	Rs. 3,10,000/-	Rs. 50,000/-
Lot 3	All that piece and parcel of immovable property bearing Flat No. F/403 admeasuring about 144.98 Sq. mtrs. on 4th Floor of F Block in Laxmi Narayan Apartment of Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district Bharuch	24/08/2023 between 12.00 pm to 03.00 pm	Rs. 31,00,000/-	Rs. 3,10,000/-	Rs. 50,000/-
Lot 4	All that Piece and Parcel of Immovable Property bearing Flat No.G/102, admeasuring about 144.98 Sq. Mts. Equivalent to 1560.00 Sq.fts. on 1st Floor, of G Block in Shriji Apartment at Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district Bharuch	24/08/2023 between 12.00 pm to 03.00 pm	Rs. 31,00,000/-	Rs. 3,10,000/-	Rs. 50,000/-
Lot 5	All that Piece and Parcel of Immovable Property bearing Flat No. H/501, admeasuring about 144.98 Sq. Mts. Equivalent to 1560.00 Sq.fts. on 5th Floor, of H Block in Nikantik Apartment at Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district Bharuch	24/08/2023 between 12.00 pm to 03.00 pm	Rs. 31,00,000/-	Rs. 3,10,000/-	Rs. 50,000/-
Lot 6	All that Piece and Parcel of Immovable Property bearing Flat No.I/202, admeasuring about 109.90 Sq. Mts. Equivalent to 1183.00 Sq.fts. on 2nd Floor, of I Block in Shreehari Apartment at Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district Bharuch	24/08/2023 between 12.00 pm to 03.00 pm	Rs. 24,00,000/-	Rs. 2,40,000/-	Rs. 50,000/-
Lot 7	All that Piece and Parcel of Immovable Property bearing Flat No.I/302, admeasuring about 109.94 Sq. Mts. Equivalent to 1183.00 Sq. fts. on 3rd Floor, of I Block in Shreehari Apartment at Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district Bharuch	24/08/2023 between 12.00 pm to 03.00 pm	Rs. 24,00,000/-	Rs. 2,40,000/-	Rs. 50,000/-
Lot 8	All that Piece and Parcel of Immovable Property bearing Flat No.I/503, admeasuring about 106.69 Sq. Mts. Equivalent to 1148.00 Sq. fts. on 5th Floor, of I Block in Shreehari Apartment at Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district Bharuch	24/08/2023 between 12.00 pm to 03.00 pm	Rs. 23,00,000/-	Rs. 2,30,000/-	Rs. 50,000/-
Lot 9	All that Piece and Parcel of Immovable Property bearing				