

Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069
 Jamnagar Branch: Office No. 401/A, 4th Floor, Swastik Avenue, Near State Bank of India, Lalbunglow Road, Jamnagar-361001
 Authorised Officer: Amitkumar Soni, Mob.: 9913333214

PROPERTY FOR SALE UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorised Officer, Aadhar Housing Finance Limited (AHFL) has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002) of the property ("The Secured Asset") given below The Authorised Officer has received offer of Sale from some interested party against the above mentioned Secured Asset under the SARFAESI Act for recovery of the Secured Debt. Now, the Authorised Officer is hereby giving the Notice to Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Sr. No.	Loan Code No./ Branch	Name of the Borrower/ Co-Borrowers	Demand Notice Date & Amount	Reserve Price (RP)	Total O/S Amount	Description of the Secured Asset
1.	(Loan Code No. 12900000112/ Jamnagar Branch)	Sagar Mansukhbhai Solanki (Borrower), Puriben Sagarbhai Solanki (Co-Borrower) Mukeshbhai Mansukhbhai Solanki (Guarantor)	15-04-2021 & ₹ 6,00,908/-	₹ 2,50,000/-	₹ 9,79,322/- as on 30-03-2024	All that part & parcel of property bearing Gokuldhani Society, 1 Plot No. 44/P, Opp. Shiv Hotel, B/H. Indian Oil Petrol Pump Okha-Dwarka High-Way Road, Devbhumi Dwarka, Jamnagar, Gujarat-361315 Boundaries: East - 7.50 Mt. Wide Road, West - R. S. No. 907/P, North - Gov. Land, South - Block No. 77.

The Authorised officer will hold auction for sale of the Secured Asset on 'As is where is Basis', 'As is what is basis' and 'Whatever there is basis'. AHFL is not responsible for any liabilities whatsoever pending upon the said property. The Authorised Officer reserves the right to accept or reject the offer without assigning any reason whatsoever and sale will be subject to confirmation by Secured Creditor. On the acceptance of offer of proposed buyer, he/she is required to deposit 25% of accepted price inclusive adjustment of Earnest Money Balance immediately and the balance amount shall be paid by the purchaser within 15 (fifteen) days from date of acceptance of Offer by the Secured Creditor. The proposed buyer is to note that in case of failure of payment of balance amount by him/her within the time specified, the amount already deposited shall stand forfeited and property will be resold accordingly.

This is **15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002** is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited (AHFL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and to the amount due to Aadhar Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped.

If the Borrower(s), co-borrower(s) has any buyer who is ready to purchase the mortgage property/secured asset at price above the given reserve price then Borrower(s), Co-borrower(s) must intimate to AHFL on or before 25-05-2024 AHFL shall give preference to him. If Borrower(s), co-borrower(s) fails to intimate on or before 25-05-2024 the AHFL will proceed sale of property at above given reserve price.

The Date of Auction is fixed for 25-05-2024.

Place : Gujarat (Authorised Officer)
 Date : 10.05.2024 For Aadhar Housing Finance Limited

ICICI Bank

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

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

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is", and "Whatever there is" basis as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Borisagar Parulben Upendrabhai (Borrower) Borisagar Upendrabhai Kanjibhai (Co-Borrowers) Loan A/c No. LBRAJ00005161377.	Plot No. 110/1, Revenue Survey No. 25/1 and Plot No. 110/2, Chamunda Maa, Block No. B-9, Nobal Co-op Housing Society Ltd, Nobal Estate A, Near Eklavya School, Zanzarda, Junagadh-362001, Admeasuring Plot area of 56 Sq. Mtr.-Free Hold Property	Rs. 44,02,817/- (as on May 04, 2024)	Rs. 41,56,000/- Rs. 4,16,000/-	June 03, 2024 From 11:00 AM To 12:00 Noon	June 21, 2024 From 11:00 AM Onwards

The online auction will take place on the website of e-auction agency **M/s NexXen Solutions Private Limited**. (URL Link- <https://disposalhub.com>). The Mortgagors/ Notice are given last chance to pay the total dues with further interest till **June 20, 2024 before 04:00 PM** failing which, this/these secured assets will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot-360001** on or before **June 20, 2024 before 03:00 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **June 20, 2024 before 04:00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at **ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot-360001** on or before **June 20, 2024 before 05:00 PM** Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at Rajkot.

For any further clarifications with regards to inspection, terms and conditions of the E-auction or submission of tenders, kindly contact **ICICI Bank Limited** on 8356846884.

Please note that Marketing agencies **1. M/s NexXen Solutions Private Limited 2. Augeo Asset Management Private Limited** have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: May 10, 2024
 Place: Junagadh
 Authorised Officer
 ICICI Bank Limited

Bank of Baroda

Surat City Region - 2 :
 Barada Sun Complex,
 Ghod Dod Road, Surat-395007.
 Ph. : +91 94093 16904, + 91 79038 88672

E-AUCTION SALE NOTICE

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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Sale Of Secured Immovable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (herein After Referred To As The Act.). Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor (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 Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Sr. No.	Branch	Borrower's name & demand Notice date	Owner of property	Description of Property (Detail)	Type of property (Raw House/Flat/Res. Plot/Ind Plot/Ind Building)	Possession Type (Physical / Symbolic)	Dues (In Lacs) Incr. Int upto 05.05.2024 Less Recovery If Any	1. Reserve Price (In Lacs) 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Contact Person and Mob. No.
1.		DIHEN MAHESHBHAI GOVINDBHAI MORI & 02-04-2019	MAHESHBHAI GOVINDBHAI MORI & MAHESHBHAI MORI	Plot No-64, admeasuring 48 sq.yard at Laxmi Residency, situated on land bearing Block No 161/A/1, Revenue Survey No 271/3/Paikee, 308 paikae, 273,305, and 307 of Village Shyadala, Olpad, Surat.	Row House	Physical	13.88+ Other Charges	1) 6.30 2) 0.63 3) 0.10	Lucky Chhalwani: 8291377376
2.		OLPAD DHARMENDRA JAMUBHAI SARIGAMWALA & 16-07-2022	DHARMENDRA JAMUBHAI SARIGAMWALA	All The Pieces And Parcel Of Immovable Property Bearing Plot No. 125 (As per Passing Plan Plot No. 42 and After KJP Known as Block No 258/A/42) Admeasuring 84.50 sq yard Equivalent to 70.85 sq Meters together with constructed ground Floor thereon (as per Village Form. 7/12 Admeasuring 70.89 sq meters) at "Royal Park-1" Situated on the land bearing Block No. 258/A Admeasuring 6779.00 Sq meters of Village Isanpore Sub-District- Olpad Surat.	Row House	Physical	13.85+ Other Charges	1) 13.48 2) 1.35 3) 0.10	H D KAMBLE: 8990026661
3.		OLPAD Vasantben Dhirubhai Beladiya & 09-04-2021	Vasantben Dhirubhai Beladiya & Ravi Dhirubhai Beladiya	All that piece and parcel the property bearing Open Plot No. 82(636/82) of "Shree Darshan Residency" the land bearing Revenue Survey No.84, Block No.636 of Village Masma situated at Masma, Taluka, Olpad, Dist. Surat, Gujarat.	Row House	Physical	21.95+ Other Charges	1) 13.80 2) 1.38 3) 0.10	H. D. KAMBLE: PH-02621-222032 & 8890026661
4.		OLPAD Ravi Dhirubhai Beladiya & 09-04-2021	Ravi Dhirubhai Beladiya & Vasantben Dhirubhai Beladiya	All that piece and parcel the property bearing Open Plot No. 83(636/83) admeasuring around 60.20 sq.mtrs of "Shree Darshan Residency" the land bearing Revenue Survey No.84, Block No.636 of Village Masma situated at Masma, Taluka, Olpad, Dist. Surat, Gujarat.	Row House	Physical	21.95+ Other Charges	1) 13.80 2) 1.38 3) 0.10	H. D. KAMBLE: PH-02621-222032 & 8890026661
5.		FULPADA GOKALBHAI BOGHABHAI RATHOD & 04-02-2023	MINASEN GOKULBHAI RATHOD	Plot no 171 (old plot no 146), admeasuring area 39.02 sq meters alongwith undivided proportionate share 03.90 sq meters. In the common roads and COP (aggregating 42.82 sq mtrs.) of Shiv Nagar of the land bearing Block no 347, revenue survey no 360 of moje village Kamrej, Taluka Kamrej Dist Surat.	Row House	Physical	13.57+ Other Charges	1) 11.90 2) 1.19 3) 0.11	PRATIK SHAH: 8990026632
6.		MSME PRASHANT HASMUKHBHAI SHERA & 18-04-2023	SHERA PRASHANT HASMUKHBHAI & HASMUKHBHAI SHERA	PLOT NO.138 ADMEASURING AREA ABOUT 64.88 SQ. MTRS. OF "SHREE SHUBH RESIDENCY" ALONGWITH CONSTRUCTION THEREON ADMEASURING ABOUT 64.88 SQ. MTRS., ALONGWITH UNDIVIDED PROPORTIONATE SHARE ADMEASURING 27.68 SQ. MTRS. IN THE COMMON ROAD AND COP OF THE SAID SOCIETY OF THE LAND BEARING NEW BLOCK NO. 204 (AFTER RE-SURVEY, NEW BLOCK NO. 237) LAND AREA ADMEASURING 24972 SQ. MTRS., REVENUE SURVEY NO. 192/2 OF VILLAGE: JOKHA, SUB DISTRICT-KAMREJ, DIST. SURAT.	Row House	Physical	16.37+ Other Charges	1) 11.21 2) 1.13 3) 0.10	SANJEEV PANDEY: 8990021055

Auction Date 25.06.2024, Inspection Date 20.06.2024 Time : 02:00 PM to 06:00 PM

7.		NANPURA YOGESH GOPAL RAJPUT & 03-04-2021	YOGESH GOPAL RAJPUT	Flat no A-403, 4th floor of A-wing of the complex named Megh Palace, measuring approx 50.00 sq. Mtr. CT survey no 1511 situated at ward no 1, Godha Street, Timliyawad, Nanpura, Taluka Chhoryasi, Dist- Surat.	Flat	Physical	9.66+ Other Charges	1) 14.40 2) 1.44 3) 0.10	Manoj Kumar: 8990026660
8.		BHATGAM DINAKAR BACHUBHAI DESAI & 07-08-2021	DINAKAR BACHUBHAI DESAI & MAYABEN DESAI	All that Piece and parcel of the immovable property bearing Plot No 445 admeasuring area 44.59 Sq. Mtrs or i.e. equivalent to 53.33 Sq yard of "Sai Valtira Row House" along with undivided proportionate share admeasuring 21.35 Sq Mtrs in the common roads and COP of the said society constructed on the land bearing block no 191 paiki 1 standing Revenue Survey Nos 198, 199,200 and 213 B of Village: Bagumara, Taluka: Palsana, District: Surat.	Row House	Physical	17.25+ Other Charges	1) 11.80 2) 1.18 3) 0.10	Sameer Sahoo : 8990026737
9.		CHALTHAN TEJPRAKASH GOPALSINH PAWAR & 18-01-2023	TEJPRAKASH GOPALSINH PAWAR	Plot No.76, Block No.92, admeasuring about 60.11 sq. mtrs. Situated at Shivdhara Residency Vihag-1, Moje: Jehva, Sub District-Palsana, Dist: Surat.394305	Row House	Physical	24.64+ Other Charges	1) 11.61 2) 1.17 3) 0.10	Surendra Prasad : 8990021073
10.		FULPADA PINKALBHAI VINODBHAI DOSHI & 03-04-2021	PINKALBHAI VINODBHAI DOSHI & KRUNALBHAI VINODBHAI DOSHI	Flat No 206, admeasuring around 623 Sq. Ft. i.e. 57.89 Sq. Mtrs. Of built up area on the 2nd Floor of H Building of Harikrushna Residency, situated on the land bearing Block No 338/B Vill: Umra, Tal: Olpad, Dist: Surat.	Row House	Physical	18.10+ Other Charges	1) 11.90 2) 1.19 3) 0.10	Pratik Shah: 8990026632
11.		LAIPORE AGLE ABHA & 19-04-2023	AGLE ABHA, PULKESH ABHA AGLE, DADABHAI DEVIDAS AGLE & AARTIBEN DADABHAI AGLE	All that Piece and Parcel of Property bearing Plot No. 9 Survey No. 348 Block No. 364 located at (As per Plan Plot No. B/9) admeasuring about 66.92 sq. meters Situated at "Shivdhara Residency" Near Rudraksh Residency Surat Bardoli Road Kareli in the city of Surat.	Row House	Physical	16.20+ Other Charges	1) 12.96 2) 1.30 3) 0.10	Rohan Mehta: 8990026651

Statutory 15 Days Sale Notice For Sr. No. 1 to 6 And Statutory 30 Days Sale Notice For Sr. No. 7 to 11 Under SARFAESI Act to Borrower / Guarantor / Mortgagor

For all property Bid increment amount will be Rs. 10,000/- (Rupees Ten Thousand Only) For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm>, <https://ibapi.in> also prospective bidders may contact the authorised officer on Tel. No. +91 94093 16904, +91 79038 88672 and www.mstcecommerce.com. (In the event of any discrepancy between the English version and any other language version of this auction, the English version shall prevail)

Date : 10.05.2024, Place : Surat
 Authorised Officer, Chief Manager, Bank of Baroda

pnb Punjab National Bank

SAMD, 6th Floor, Gujarat Bhavan,
 Nr. M.J. Library, Ellisbridge, Ahmedabad - 380 006.

Appendix-IV [Under Rule 8(1)]
POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Punjab National Bank, under the Securitisation and Reconstruction of Financial Assets & 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 Demand Notice dated 16.01.2024 calling upon the Borrowers / Guarantor / Mortgagor Mr. Subhash Trambakshanker Gahelod (Borrower & Mortgagor) & Mr. Ashok Amrutlal Panchal (Guarantor) A/c. No. 717409300000225 (ODIPR) to repay the amount mentioned in the notice being Rs. 2,38,264.75 (Rs. Two Lakhs Thirty Eight Thousand Two Hundred Sixty Four and Paise Seventy Five Only) less recovery if any, as on 16.01.2024 payable with further interest and expenses, costs, charges etc. till date of payment and / or realization, within 60 days from the date of notice / date of receipt of the said notice.

The Borrowers/Guarantors/Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors/Mortgagor and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 03rd day of May 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 Punjab National Bank, for an amount of Rs. 2,38,264.75 (Rs. Two Lakhs Thirty Eight Thousand Two Hundred Sixty Four and Paise Seventy Five Only) less recovery if any, as on 16.01.2024 payable with further interest and expenses thereon until full payment.

The Borrower's/Guarantor's/Mortgagor's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that undivided proportionate share in the piece and parcel of N.A. leasehold Land situated, lying and being at Mouje: Bage-Firdos, Taluka - Maninagar, Dist. Ahmedabad bearing Revenue Survey No. 213,214 etc, T.P. Scheme No.27 together with Tenament No 56/954 amd. 26.29 sq. mtrs in a scheme known as "Shivanand Nagar" in Gujarat Housing Board, in the Registration District, Ahmedabad and Sub-district, Ahmedabad-7 (Odhav), Owned by Mr. Sureshbhai Trambakshanker Gahelod. Bounded by: East: Road, West: Tenament No.957, North: Tenament No. 995, South: Tenament No. 963.

Date: 03.05.2024 | Place: Ahmedabad | Sd/- Authorised Officer, Punjab National Bank

Union Bank

Station Road, Vapi Branch (38120) 1st Floor, M G Market,
 Bazar Road, Zanda Chowk, Vapi Town, Vapi,
 Valsad - 396191, Ph : 0260 - 2463784,
 E-mail id - ubn0538124@unionbankofindia.com

DEMAND NOTICE UNDER SEC.13 (2)

Ref No. 38120/SARFAESI/2023-24/665-67713/01 Date : 22.04.2024

1. Mr. Nizamuddin Z. Chaudhary (Borrower) S/o Mr. Zaufullah A. Choudhary At Flat No. A-302, Sai Shradha 1, Sai Nagar, Dungi Faliya, Degam Road, At & Post Khavard, Vapi Taluka, Valsad, Gujarat - 396191
 2. Mr. Ikrumuddin H Choudhary (Guarantor) S/o Mr. Jaijullah A Choudhary At Flat No. 220, Royal Complex, Near Parle Godown, Dungi Faliya, Dunga, Vapi, Valsad, Gujarat.

Sir/Madam,
SUB: Enforcement of Security Interest Action Notice- In connection with the Credit facilities enjoyed by you with us - Classified as NPA

We have to inform you that account of Mr. NIZAMUDDIN Z CHAUDHARY (38120650067713) have availed credit facilities from our Vapi Branch as under:

Type of Facility	Sanction Limit (In Rs.)	Date of NPA	Existing ROI
Union Home Loan 38120650067713	05,50,000.00	20.04.2024	10.25 %

Further, we inform you that your account namely, Mr. Nizamuddin Z Chaudhary have been classified as NPA account pursuant to default in making repayment of dues/ installments/ interests. As on 20.04.2024, a sum of Rs. 4,64,583.73 (Rupees Four Lakhs Sixty Four Thousand Five Hundred Eighty Three And Paise Seventy Three Only) is outstanding in your accounts as shown below.

Particulars	Amount (In Rs.)
Outstanding Balance as per extract from ledger showing balance as on date of NPA, i.e., 20.04.2024 (inclusive of interest charged up to 20.04.2024).	4,53,732.36
Unrecovered/Un-applied Interest upto 20.04.2024	10,851.37
Penal Interest	0.00
Less - Recovery	(0.00)
Total outstanding dues payable as on 22.04.2024	4,64,583.73

In spite of our repeated demands, you all, being the borrowers/guarantors/mortgagors, failed to pay total amount towards the amount outstanding in the loan accounts and neglected and defaulted to discharge the contractual liabilities. We do hereby call upon you in terms of Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, to pay a sum of Rs. 4,64,583.73 (Rupees Four Lakhs Sixty Four Thousand Five Hundred Eighty Three And Paise Seventy Three Only) together with interest calculated at the contractual rate with monthly rest as per the terms and conditions of loan documents executed by you Mr. Nizamuddin Z Chaudhary and discharge your liabilities in full WITHIN 60 DAYS from the date of receipt of this notice, failing which, we shall be constrained to enforce the following securities created by you Mr. Nizamuddin Z Chaudhary in favor of the bank by exercising any or all of the rights given under the said Act.

DETAILS OF THE SECURED ASSETS:
 All that part and parcel of Flat No. 302 admeasuring 1080.00 Sq.Ft. (100.33 sq. mtrs.) on the 3rd Floor of the building known as "SAI SHRADHA 1" constructed on Plot no. 4 of the N.A. land bearing Survey No. 332/1/P 12 admeasuring about 485.06 sq. mtr. situated within the limits of Village: Karwad, Tal. and bounded as follows : North: Flat No. 303, East: Passage, South: Internal Road, West: Internal Road. Owned by: Nizamuddin Z. Chaudhary

1. Please note that if you fail to remit the dues within 60 days and if Bank exercises all its rights under this Act and if the dues not fully satisfied with the sale of proceeds of the secured assets, we shall be constrained to take appropriate legal action against you in a Court of Law/ Debt Recovery Tribunal for recovery of the balance amount from you.

2. As per Sec 13(13) of the Act, on receipt of this notice you are restrained from disposing of or dealing with the above securities except in the usual course of business without the consent of the Bank. Please note any violation of this section entails serious consequences.

3. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

4. Please take note that after the receipt of this Notice, you shall not transfer any of the secured assets referred to above by way of sale, lease or otherwise without our prior consent in writing in terms of Sec.13(13) of the Act.

Date - 22-04-2024
 Place - Vapi
 Yours Faithfully,
 Authorized Officer, Chief Manager.

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur 641607.
 Corporate Office: Corporate Office: Kohinoor Square, 47th Floor, N. C. Kellar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. Tel.: 022-26544000/7303021311/9372942892

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

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) with 9(1) 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 properties mortgaged/charged to the Secured Creditor TJSB Sahakar 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)/guarantors/mortgagors i.e. M/s H Sakhiya Fashions Pvt.Ltd. (Borrower), Mr. Sakhiya Hiteshbhai Devshibhai (Guarantor), Mrs. Sakhiya Manishaben Hiteshbhai (Guarantor), Mr. Hirpara Nitesh Kumar Dudabhai (Guarantor) Mr. Kapadia Kishorbhai Rajivbhai (Guarantor), Mr. Kapadia Bharatbhai Rajivbhai (Guarantor) and Kapadia Ashwin 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/realized 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. (OARPL) (acting in its capacity as Trustee of OMKARA PS 17/2020-21 Trust) has acquired entire outstanding debts lying against borrower(s)/guarantors/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 assets i.e. Flat F/304, Flat F/402, Flat F/403, Flat H 501, Land situated at Pharket Bhurch on 23.06.2023 and Shop 206-207 and 208-209 situated at Surat on 13.01.2024.

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 28/05/2024 at 11.00 am (last date and time for submission of bids is 27/05/2024 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	Reserve Price	EMD	Bid Increment
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 Vachranmud 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	Rs. 25,20,000/-	Rs. 2,52,000/-	Rs. 50,000/-
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 Vachranmud 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	Rs. 25,20,000/-	Rs. 2,52,000/-	Rs. 50,000/-
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 Vachranmud 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	Rs. 25,20,000/-	Rs. 2,52,000/-	Rs. 50,000/-
4	All that Piece and Parcel of Immovable Property bearing Flat No. H/501, admeasuring about 144.98 Sq. Mtrs. Equivalent to 1560.00 Sq.fts. on 5th Floor, of H Block in Nikharan Apartment at Vachranmud 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	Rs. 25,20,000/-	Rs. 2,52,000/-	Rs. 50,000/-
5	Shop No. 206, 207, 208 & 209, Abhinandan Road, F.P. No. 163 patti of T. P. Scheme No. 9, Survey No. 89, Village Majura, Taluka & District Surat.	Rs. 1,90,90,000/-	Rs. 10,80,000/-	Rs. 1,00,000/-
6	All that piece and parcel of immovable property bearing Block / Rev S No. 683/B admeasuring about 14-41A-46 Sq. Mts. and Plot No. Kharaba admeasuring 0H-20A-235 Sq. Mts. (Total admeasuring 1H-61A-89 Sq. Mts. Equivalent to 16169.00 Sq. Mtrs) situated at Village Parhad Taluka -Bharuch District -Bharuch within the jurisdiction of Registration Sub-district and District -Bharuch.	Rs		