FINANCIAL EXPRESS

## MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED

Ahmedabad-380009. Contact: 079-41106500 / 733

POSSESSION NOTICE Narayan Chambers, 2nd Floor, B/h. Patang Hotel, Ashram Road. (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 as on below details 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, as on below details. 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 below details 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

Sr. No.	Borrower & Co-Borrower, Guarantor Name	Description Of The Immovable Property	Loan A/C No Date of Possesion	Date & Amount of Demand Notice
1	PARESHBHAI GIRISHCHANDRA VISAVADIYA (APPLICANT) POOJABEN PARESHBHAI VISAVADIYA (CO-APPLICANT)	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING BLOCK NO.02, ADMEASURING ABOUT 57.88 SQ. MTRS. ADMEASURING 42.58 SQ. MTRS. (BUILTUP AREA) ALONG WITH OPEN AREA ADMEASURING 15.30 SQ. MTRS. & CONSTRUCTION THEREON SITUATED AT. CITY SURVEY NO.333, AT MANGROL, TA. MANGROL, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF JUNAGADH, GUJARAT. BOUNDED AS FOLLOWS: (AS PER TECHNICAL & DOCUMENTS): EAST: ROAD, WEST: ROAD, NORTH: BLOCK NO.1, SOUTH: BLOCK NO.3 & 4	Loan Account No : 6961 20-04-2025	Rs.9,41,788.00 in Words Nine Lakh Forty One Thousand Seven Hundred Eighty Eight Rupees Only as on Date 21.09.2023
2	AJITBHAI KANUBHAI BABARIYA (APPLICANT) KOMAL AJITSINH BABARIYA (CO-APPLICANT) BHAVSHINH VIRBHNBHAI DODIYA (GUARANTOR)	ALL THAT PIECE AND PARCEL OF PLOT NO 8, A D M E A S U R I N G 57.70 S Q . M T R S . A N D CONSTRUCTION THEREON SITUATED BEARING BLOCK NO 5 REVENUE SURVEY NO. 156/1 AT KESHOD, TAL. KESHOD, IN THE REGISTRATION DISTRICT OF JUNAGADH, GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL: EAST: 4.00 FT ROAD, WEST: BLOCK NO. 6, NORTH: 25.00 FT ROAD, SOUTH: BLOCK -4. BOUNDED AS FOLLOWS: AS PER SALE DEED: EAST: 4.00 FT ROAD, WEST: BLOCK NO. 6, NORTH: 25.00 FT ROAD, SOUTH: BLOCK -4.	Loan Account No: 7554 20-04-2025	Rs.10,67,864.00 (in Words Rupees Ten Lakhs Sixty Seven Thousand Eight Hundred Sixty Four Only) as on Date 08.05.2024

Date: 22-04-2025 | Place: Ahmedabad

Sd/- Authorized Officer, BANK OF BARODA

auctioned / sold and balance dues if any will be recovered with Interest and cost from borrowers/ guarantors /mortgagor. The above mentioned borrower is is/ are hereby noticed to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing, which, property will be AS PER SARFAESI Act, STATUTORY - 30 - DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

prospective bidders may contact the Branch head (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable. For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/e-auction.html and https://baanknet.com. Also,

The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format(in case of Sale on the basis of Symbolic Possession): Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited

Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms &condition immediately after e-Auction.

Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.

Bank will not be responsible or duty bound for handing over of physical possession.

Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.

Property inspection Date: 28/05/2025, Time: 11.00 AM to 14.00 PM (BY TAKING PRIOR APPOINTMENT) (unlimited extension of 10 minutes) Status of Possession: SYMBOLIC E-Auction Date: 30.05.2025 and E-Auction Time: 02:00 PM to 06:00 PM

tenament, Nr. Mahalaxmi Corner, Vatva Co Op Housing Society Ltd. Keshavkunj Shallesh Amrutlal Brahmbhatt 04, Shivam Ahmedabad, Gujarat 382210 Guarantor :Mr. Hospital, Sarkhej-dholka Road, Kasindra, Gohel 16, Safalam Villa, Opp Sri Satya Heart Proprietor Mrs.Hemantika Mahendrabhai Estate, Opp Gopal Charan Eastate Bakrol Mahendrabhai Gohel 46 Pavan Industrial

Guarantor/ Mortgagor s

Name & address of Borrower/s

South: Internal Road Scheme CERSAI ID 400075861622 Internal Road Scheme, West: Love "A" 106, North: Love "A" 108 belongings to Shallesh Amrulbhai brahmbhatt. Boundaries: East: Mouje Vatva, Taluka Vatva District Ahmedabad-11 (Aslali). Property alloted final plot no 340 and 345/1of situated lying and being at 1445 and 1447 amalgamated in T.P.Scheme No 128 (vatva-Aslati) 1436/1, 1437/1, 1438, 1439/1, 1439/2, 1439/4, 1440, 1441, 1442, as Ayodhya -2 N.A land bearing revenue survey no. 1431/1, 1431/2 with right of use of common facilities and amenities scheme known Ahmedabad, Gujarat, India - 382430 mlrs with undivided right in land admeasuring about 26.84 sq. mls floor, super build up area adms. About 93 sq. yards, i.e 77.76 sq. No. Love (as per approved plan by Block A) Flat No 107 on the first M/s Eagle Enterprise Prop Hemantika All that piece and parcel of the constructed properly bearing Block

Charges & Plus Other 01.02.2025 Plus Interest From 31.01.2025

EMD Rs.15,50,000/-Reserve Price AS ON Rs 34,76,190.56 Plus interest there on

Amount: 25,000

Bid inc. Amount

Rs. 1,55,000/-

Amount

demand notice) **Bid Increase** with known encumbrances, if any after issuance of 13(2) EMD & Give short description of the immovable property (Less Recovery made Reserve Price Dues. As per Demand notice Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on for recovery of below mentioned account/s. The details of mortgaged/charged Bank of Baroda, the Secured Creditor, Symbolic Possession of which has been taken by the Authorised Officer of Bank of Baroda, 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 proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Phone:- 8488802159 Email: newahm@bankofbaroda.com



Date: 22/04/2025

Cross Roads, Nikol, Ahmedabad 382450, 5-6-7, Palm Arcade, Near Sukan Bunglows **New Nikol Branch** 

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)] IMMOVABLE PROPERTIES SALE NOTICE (30 DAYS) FOR SALE OF



🎳 वैंक ऑफ़ बड़ौदा

Mr. Harsh Satish Shah and Mrs.

PrakrutiAppartment, Jain Nagar,

Residing at Flat No. A-1004,

Near Parimal Under Bridge,

Paldi, Ahmedabad (Gujarat)

HinalPratikbhaiFadia

Date: 22.04.2025

Place: Ahmedabad

Place : Junagadh

Regional Stressed Assets Recovery Branch Surya Complex, First Floor, Opp. The Golden Times, Swastik Cross Road, C G Road, Navrangpura, Ahmedabad (Gujarat)-380009 Ph. +91-7486013985 Email: sarahm@bankofbaroda.co.in

SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

For, MAS Rural Housing & Mortgage Finance Ltd.

E-Auction Sale Notice for Sale of Movable & 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.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable and immovable properties mortgaged/charge/hypothecated to the Secured Creditor, Physical Possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" "without recourse basis" on 15th May, 2025 for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s

Sr/ Lot No.	Name & address of Borrower/s / Guarantor/ s/ Mortgagor (s)	Detailed description of the Movable & immovable property with known encumbrances, if any	Total dues (as per Demand Notice)	Reserve Price     Earnest Money Deposit     (EMD) 3. Bid Increase Amount
1	M/s Premavati Gruh Udhyog Sole Proprietor Mrs. Heenaben Chamanbhai Chavda	Lot No. (1.):All that immovable property bearing Flat No. 503 admeasuring about 81.78 Sq. Mtrs. built up area along with undivided share in land admeasuring 89.14 Sq. Mtrs. on the Fifth Floor in the scheme known as "Heritage-2" of situated on the NA land bearing Survey No. 17/3, T.P. Scheme No. 111, Final Plot No. 16 situated lying and being at Mouje Village Nikol, TalukaAsarwa in the Registration District Ahmedabad Sub District Ahmedabad-12 (Nikol) in the name of Mrs. Heenaben Chamanbhai Chavda which is bounded as under East: Flat No. 502, West: Open Margin Land & Compound Wall, North: Society Road, South: Open Margin Land & Compound Wall (Physical Possession)	Rs. 73,81,981.01/- (Rupees Seventy Three Lakhs Eighty One Thousand Nine Hundred Eighty One and One Paisa Only) + Unapplied Interest and other Charges & less recovery thereafter if any.	Reserve Price: Rs. 58,80,000/- (Rupees Fifty Eight Lakhs Eighty Thousand Only) EMD: Rs. 5,88,000/- (Rupees Five Lakhs Eighty Eight Thousand Only) Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
2	M/s Jay Creation [Proprietor: Mrs. Harshaben Chandrabhan Bherwani] and Guarantor Mr. Chandrabhan Manoharlal Bherwani	Lot No. (2): All that piece and parcel of immovable property bearing comprising of 2nd floor of "Mangrani Complex" (Muni. Tenament No. 0115-23-0818-0001-P) admeasuring about C.S. No. 4007 & 4008 paiki 53.06 Sq. Mtrs., carpet area on 2nd Floor situated on Property of C.S. No. 4007 & 4008 of Ward Kalupur-1 of Ahmedabad in the name of Mrs. Harshaben Chandrabhan Bherwani which is bounded as under: East: Common Stair, West: Open Chowk, North: Road, South: Road.  (Physical Possession)	Rs. 78,30,243.57i- (Rupees Seventy Eight Lakhs Thirty Thousand Two Hundred Forty Three and Fifty Seven Paisa Only) + Unapplied interest and other charges & less recovery thereafter, if any.	Reserve Price: Rs. 18,60,000/- (Rupees Eighteen Lakhs Sixty Thousand Only) EMD: Rs. 1,86,000/- (Rupees One Lakhs Eighty Six Thousand Only) Bid Increase Amount; Rs. 10,000/- (Rupees Ten Thousand Only)
3	M/s Raj Sunmica Center Proprietor-Mr. Mahesh Kumar Ratanlal Jodhwani Kaveri Complex, Navapara, Bhavnagar (Gujaraf) PIN-384001 AND M/s Raj Picture House (Proprietor-Mr. Rohit Maheshbhai Jodhwani) Shop No. 3, Kaveri Complex, Navapara, Bhavnagar (Gujarat) PIN-384001	Lot No. (3):  (1.) All that piece and parcel of Commercial Godown No. 11-A, Ground Floor, Kesharinandan Complex, Opposite Bhidbhanjan Mahadev Temple, Galaxy Cinema Road, Navapara, Bhavnagar — 364001 City Survey No. 55, ward no. 7, Shet No. 133 admeasuring about 151.80 Sq. mtrs. Area mouje Bhavnagar belongs to Mr. Maheshkumar Ratanlal Jodhwani (Mortgaged in A/c M/s Raj Sunmica Center) (Physical Possession)	M/s Raj Sunmica Center Rs. 1,80,33,336/- (Rupees One Crore Eighty Lakhs Thirty Three Thousand Three Hundred Thirty Six Only) + Unapplied interest and other charges & less recovery thereafter, if any.	Reserve Price :Rs. 1,17,60,000/- (Rupees One Crore Seventeen Lakhs Sixty Thousand Only)  EMD : Rs.11,76,000/- ( Rupees Eleven Lakhs
	Guarantors (In A/c Raj Picture House): 1. Mr. Rohit Maheshbhai Jodhwani 2. Mrs. Nandaben Maheshbhai Jodhwani 3. Mrs. Nilamben Maheshbhai Jodhwani 4. Mr. Mahesh Kumar Ratanlal Jodhwani	(2.) All that piece and parcel of Commercial Godown No. 11-B, Ground Floor, Kesharinandan Complex, Opposite Bhidbhanjan Mahadev Temple, Galaxy Cinema Road, Navapara, Bhavnagar – 364001 City Survey No. 55, ward no. 7, Shet No. 133 admeasuring about 151.80 Sq. mtrs. Area mouje Bhavnagar belongs to Mr. Maheshkumar Ratanlal Jodhwani (Mortgaged in A/c M/s Raj Picture House) (Physical Possession)	M/s Raj Picture House Rs. 3,72,98,259/- (Rupees Three Crore Seventy Two Lakhs Ninety Eight Thousand Two Hundred Fifty Nine Rupees Only) + Unapplied interest and other charges & less recovery thereafter, if any.	Seventy Six Thousand Only)  Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
4	Miss Arati Ramavtarsinh Rajput and Mrs. Surajkali Ramavtarsinh Rajput	Lot No. (4): All that piece and parcels of immovable property bearing Duplex Row House No.189 plot area admeasuring 43.12 Sq.yards (Super Builtup) i.e. 36.05 Sq. mtrs. (Super Built up) and construction adm. 98 sq.yards (Super builtup) i.e. 81.94 sq.mtrs. (Super builtup) with undivided proportionate share in scheme known as "UMANG HOMES" situate, lying and being at Mouje: Vahelal, Block No.642 +643/A land adm. 10938 sq.mtrs. which given new Block No.1364 & Block No.642 +643/C land adm. 4570 Sq.mtrs. which given new Block No.1366 & Block No.642+643/E land adm.1109 sq.mtrs. which given new Block No.1365 i.e. total adm. 16617 sq.mtrs. in the District of Ahmedabad and Registration Sub District of Ahmedabad-12 (Nikol) in the name of Miss Arati Ramavtarsinh Rajput and which is bounded as under: East: Row House No. 192, West: 6 Meter Road, North: Row House No. 188, South: Row House No. 190. (Physical Possession)	Rs. 22,74,745.71/- (Rupees Twenty Two Lakhs Seventy Four Thousand Seven Hundred Forty Five and Seventy One Paise Only) + Unapplied interest and other charges & Less recovery there after if any	Reserve Price : Rs. 10,75,000/- (Rupees Ten Lakhs Seventy Five Thousand Only) EMD : Rs. 1,07,500/- (Rupees One Lakhs Seven Thousand Five Hundred Only) Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
5	M/s Labdhi Art Partners/Guarantors : Mr. Raseshbhai Girishbhai Shah and Mrs. Tarulatta Sunderlal Shah & Mr. Mayank Anandlal Shah (Guarantor)	Lot No. (5): All that piece and parcel of immovable property being Godown No. 1365 on the land R.S. No. 589, P/22, situate, lying and being atMouje Village-Salaf, Taluka-Prantij, District-Sabarkantha in the name of Mrs. Tarulataben Anandlal Shah which is bounded as under: East; Godown No. 6/67, West: Godown No. 6/65, North: 99' Marginal Land, South: 19' Marginal Land at the behind.  (Physical Possession)	Rs. 1,51,80,336.03 (Rupees One Crore Fifty One Lakhs Eighty Thousand Three Hundred Thirty Six and Three Paise Only) + Unapplied interest and other charges & Less recovery there after if any	Reserve Price :Rs. 16,65,000/- (Rupees Sixteen Lakhs Sixty Five Thousand Only) EMD : Rs. 1,66,500/- ( Rupees One Lakhs Sixty Six Thousand Five Hundred Only) Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
6	Mis AMI Engineering and Founders  Proprietor Mr. Vishnubhai Patel  Guarantor: Mr. Pradipbhai  Vishnubhai Patel	Lot No. (6): Machinery related to High Pressure Die casting Machine, Horizontal Cold Chamber High Pressure die Casting Machine with Locking force of 180.0002 tonnes along with furnace, electrical and all standard accessories, Maruti make fully automatic Microprocessor controlled plastic Injection Moulding Machine 130 TON 300 Gram Servo Injection Moulding machine with Auxiliaries, Powder Coating Oven, Cayclon and Blower 3 H.P., Oven Full Trolley, 75 HP Compressor Carbon Filler and related components hypothecated against credit facilities granted to M/s AMI Engineering and Founders.  Note: 1. Please refer Bank's website for detailed information related to this plant and machinery  2. Plant & Machinery is kept in Bank's Godown. (Physical Possession)	Rs. 76,16,631.61 (Rupees Seventy Six Lakhs Sixteen Thousand Six Hundred Thirty One and Sixty One Paise Only) + Unapplied Interest and other Charges & less recovery thereafter if any	Reserve Price :Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only)  EMD:  Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand Only)  Bid Increase Amount:  Rs. 10,000/- (Rupees Ten Thousand Only)

Auction Date: 15.05.2025 Auction Time: 02:00 PM to 06:00 PM (Unlimited extension of 10 minutes) Property inspection (BY TAKING PRIOR APPOINTMENT) Date 29.04.2025, From 11:00 AM to 04:00 PM Note: For Lot No. (3.) There are two Sale Deeds for Unit No.11A and 11B,

hence two Conveyance Deeds will be executed in favour of successful H1 Bidder/Buyer

Lot No. (7): All that piece and parcel of Non-Agriculture Land bearing Flat No. 9M-502

admeasuring 108 Sq. Yards i.e. 90.30 Sq. Mtrs. constructed property on admeasuring

10521 ares in the scheme of 'Aagam 99 residency commercial Co. Op. Service

Society Phase II" which is known as "Aagam 99 Residency Phase II" lying and being

on Revenue Survey No. 1017/C situated, lying and being at Mouje:Sachana, Taluka-

Viramgam, Dist. Sub District Ahmedabad in the name of Mr. Harsh Satish Shah and

Mrs. Hinal Pratikbhai Fadia and bounded as follows: East: Flat No. 9M-501, West:

Lot No. (8.): All that piece and parcel of Non-Agriculture Land bearing Flat No. 9M-

503 admeasuring 108 Sq. Yards i.e. 90.30 Sq. Mtrs. constructed property on

admeasuring 10521 ares in the scheme of 'Aagam 99 residency commercial Co. Op.

Service Society Phase II" which is known as "Aagam 99 Residency Phase II" lying and

being on Revenue Survey No. 1017/C situated, lying and being at Mouje Sachana,

Taluka-Viramgam, Dist. Sub District Ahmedabad in the name of Mr. Harsh Satish

Shah and Mrs. Hinal Pratikbhai Fadia and bounded as follows: East: Flat No. 9M-504,

West: Road and Open Land, North: Road and Block 9/L, South: Flat No. 9M-502

Road and Open Land, North: Flat No. 9M-503, South: Road

(Physical Possession)

(Physical Possession)

For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/e-auction.htm and Online auction portal Baanknet.com. prospective bidders may contact Authorized officer . prospective bidders may contact Mr. A K Chaudhary, Chief Manager on Mobile No.: 7486013985 or Mr. Mayur Solanki, Sr. Manager, Mob. No. 9898658911 or Senior Manager Mr. Vivek Kulhari,

Manager, Mob. No. 8209433411. (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/ as per sarfaesi Act 15 Days Statutory Notice Sale Notice to The Borrower, Guarantor and Mortgagor.

The above mentioned borrower /s is/ are hereby noticed 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 borrowers/ guarantors/mortgagor.



lost and the holder of the said securities has applied to M/s Alankit Assignments Limited at New Delhi, share transfer agents (RTA) of M/s Frontier Springs Limited for obtaining duplicate share certificates. Any person who has claim in respect of the said securities should lodge such claim with the company at its Registered Office Within 15 days from this date else the company will proceed to issue duplicate

Certificate No.	Distinct From	Distinct To	No. Of Share	Folio No
34344	3413712	3413811	100	10058
34345	3413812	3413911	100	10058
34346	3413912	3414011	100	10058
34347	3414012	3414111	100	10058
34348	3414112	3414211	100	10058
34349	3414212	3414311	100	10058

OMKARA

## OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

[Name of holder / Applicant]

CIN: U67100TZ2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: s.banerjee@omkaraarc.com, Tel.: 022-26544000 (Acting as a Trustee of India Resurgence ARC Trust II)

[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 Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) read with 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, Religare Finvest Ltd., in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 21.08,2018 under section 13(2) thereby calling upon borrower(s)/ mortgagors/ guarantors/corporate guarantors i.e., 1. Nakshatra Hotels Private Limited - (Borrower) at Grand Nakshatra Hotel Pvt. Ltd., Nr. Ganesh Crossing, Anand, Gujarat 388001. 1(A) Nakshatra Hotels Private Limited-(Borrower) at Nakshatra F.P. No. 72, TPS No. 4, Nr. Ganesh Crossing, Anand, Gujarat 388001, 1(B) Sachin Kumar Surendrabhai Patel - (Co-Borrower) residing at-5 Arya Nagar Society, Amul Dairy Road, Anand, Gujarat-388001, 1(C) Sarlaben Surendrabhai Patel - (Co-Borrower) residing at-5 Arya Nagar Society, Amul Dairy Road, Anand, Gujarat- 388001 and 1(D) Trusha Sachin Kumar Patel - (Co-Borrower) residing at - 5 Arya Nagar Society. Amul Dairy Road, Anand, Gujarat-388001, for repayment of outstanding amount aggregating to INR 14,37,67,886.31/- (Indian Rupees Fourteen Crore Thirty-Seven Lakh Sixty-Seven Thousand Eight Hundred Eighty-Six and Paisa Thirty-One Only) as on 20-08-2018 plus accrued interest within 60 days from the date of the said notice. The borrower(s)/mortgagors'/ guarantors/ corporate guarantors having failed to repay the entire dues as per said Demand Notice within 60 days, the Authorized Officer of India Resurgence ARC Private Limited issued a notice under Section 13(4) under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and took Possession of the below mentioned secured property as on 15.10.2022.

Further, previously Religare Finvest Ltd has assigned the debt of Nakshatra Hotels Private Limited, to India Resurgence ARC Private Limited (IRAPL) as on 05.11.2019. & India Resurgence ARC Private Limited vide Security Receipt Purchase Agreement dated 16.08,2024 has transferred all rights, title, liabilities and obligations in favour of OARPL Acting as a Trustee of India Resurgence ARC Trust II, OARPL Acting as a Trustee of India Resurgence ARC Trust II has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security.

NOW THEREFORE the Authorized Officer of OARPL acting as a Trustee of India Resurgence ARC Trust II hereby intends to sell the below mentioned secured properties for recovery of dues. 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):

The description of the immovable properties along with details of reserve price and earnest money deposit (EMD) and known encumbrances is as mentioned below:

Description Of The Property: - All that piece and parcel of Immoveable Property admeasuring 1162.50 Sq. Mtrs. and Guest House Admeasuring 2712.50 Sq. Mtrs. total 3875 Sq. Mtrs. together with all constructions therein, in Revenue Survey No. 1582/2, City Survey No. 56, T.P. Scheme No. 4, Final Plot No. 72 in the area of

Village Anand, Taluka & District Anand. EMD: INR 90,00,000/-Reserve Price: INR 9,00,00,000/-Date of E- Auction & Time: -13th May 2025 from 11am to 12pm

Date of Inspection: - 01.05.2025 Minimum Bid Increment Amount: - INR. 9,00,000/-

Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD:12.05.2025

The auction shall be conducted online through OAPL. 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 12.05.2025 by 5:00PM. For detailed terms and conditions of the sale, please refer to the link provided in https://omkaraarc.com/auction.php and/or https://www.bankeauctions.com/. 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. Mr. Bhavik Pandya maharashtra@c1india.com, at 8866682937 and for any property related query contact the Authorised Officer, Mr. Shubhodeep Banerjee (Mo: 7558392736) Mail:s.banerjee@omkaraarc.com.Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code. 2016, for detailed information please refer to the Terms and Conditions.

## STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/ Guarantors of the above loan account under Rule 8(6) read with 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses 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/-Authorized Officer. For Omkara Assets Reconstruction Pvt Ltd Date: 22.04.2025 Place: Mumbai (Acting as a Trustee of India Resurgence ARC Trust II)

Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai-400059, Maharashtra. (India) Limited

## PUBLIC NOTICE FOR E-AUCTION - SALE OF IMMOVABLE/MOVABLE PROPERTIES (Under Rule 6(2) & 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002) WHEREAS

ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of ecuritisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2003 (SARFAESI Act, 2002) having its Registered Office at Solitaire Corporate Park, Building No.2 – Unit No. 201-202 & 200A-200B, Ground Floor, Andheri Ghatkopar Link Road, Andheri (East), Mumbai-400 093 And Branch office at Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road. Andheri (East), Mumbai-400 059 (hereinafter referred to as "ASREC") and secured creditor of M/s. Jagz (borrower) by virtue of Deed of Assignment dated 31.03.2021, executed with original lender New India Co-operative Bank Ltd., whereby ASREC (India) Ltd., in its capacity as trustee of ASREC PS-16/2020-21 Trust, has acquired the financial assets of aforesaid borrower from New India Cooperative Bank Ltdwith all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002. The Authorized Officer of New India Co-operative Bank Ltd in exercise of powers conferred under the

Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 06.03.2020 u/s 13(2) of the said act calling upon the borrower M/s. Jagz and its Sureties in their capacity for repayment of total outstanding amount aggregating to Rs.4,55,54,888.02 (Rupees Four Crores Fifty Five Lakhs Fifty Four Thousand Eight Hundred Eighty Eight and Paise Two only) with further interest thereon in respect of the advances granted by the New India Co-operative Bank Ltd to M/s Jagz within the stipulated period of 60 days. The said Demand Notice dated 06.03.2020 under Sec.13 (2) of the said Act served upon you and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of M/s. Jagz took symbolic possession of the properties more particularly described in Schedule here under on As the abovementioned Borrower/Sureties having failed to repay the entire outstanding amount as per

said demand notice, the Authorized Officer of ASREC (India) Ltd. took physical possession of 1 Residential Premises, Plot No. E-79 & E-80, Suryapur Group CHS Ltd Mauje Adajan, Dist. Surat more particularly described in Schedule here under on 27.12.2022 as per order DM, Surat dated 05.05.2022 and the same was published on 30.12.2022 in Business Standard (English) and Gujarat Guardian (Gujarati) Surat. 2) Shop No. L-7 and U-7 & Shop No. L-27 at Amizara Apartment, Village Athwa, Dist: Surat more particularly described in Schedule here under on 28.12.2022 as per order DM, Surat dated 05.05.2022 and the same was published on 30.12.2022 in Business Standard (English) and Gujarat Guardian (Gujarati) Surat. Since the entire dues have not been cleared, Notice is hereby given to the public in general and

Borrower(s) and Surety(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured properties for recovery of dues, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis.

Reserve E.M.D. Bid

**Description of the Secured Assets** 

No	·	Price (Rs. in Lakh)	(Rs. in Lakh)	Increment (In Rs.)
1	Residential Premises having total built up admeasuring 832.72 Sq. ft constructed on common Plots bearing Plot No. E-79 & E-80 admeasuring plot area 38.60 Sq. mtrs. each (aggregate area of both the plot is 77.20 Sq. mtrs) and marginal land area admeasuring 31.70 Sq. mtrs each (aggregate area of both the plots is 63.40 sq. mtrs in Suryapur Group CHS Ltd. final plot No. 67 TPS no. 11, situated on land bearing survey no. 451, 460 and 473 of Mauje Adajan, Dist. Surat ,Plot no. E-79 is owned by Mrs. Daxaben Yogesh Dalal and Plot No. E-80 is owned by Mr. Jignesh Yogesh Dalal		13.70	1,00,000/-
2	Internally merged Shop No. L-7 (Lower Ground Floor) admeasuring Carpet area of 252.00Sq.ft. (Super Built Up area is 336.00Sq.Ft) and U-7 (Upper Ground Floor) admeasuring Carpet Area of 252.00Sq.Ft. (Super Built up area is 336.00Sq.Ft.) in Amizara Apartment situated on land bearing city survey ward Athwa, Nond No.1827, FP. No.424 of TPS No.5, Village Athwa, Dist. Surat owned by Mr. Jignesh Yogesh Dalal.		21.75	1,00,000/-
3	Shop No. L-27 (Lower Ground Floor) admeasuring Carpet area of 108.00 Sq. ft. (Super Built Up area is 144.00 Sq. ft) in Amizara Apartment situated on land bearing city survey ward Athwa, Nond No.1827, FP. No.424 of TPS No.5, Village Athwa, Dist. Surat owned by Mr. Jignesh Yogesh Dalal.		3.50	50,000/-

1. THE E-AUCTION WILL BE HELD ON 13.05.2025 BETWEEN 10.00 A.M TO 12.00 P. M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED. 2. E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: https://www.bankeauctions.com (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form. declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and https://www.bankeauctions.com. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.: (+91-124-4302020/21/22, +917291981124/1125/1126,

Email:gujarat@c1india.com, support@bankeauctions.com. 3. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

4. The particulars given by Authorised Officer are stated to the best of his knowledge, belief and records. Authorised Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any tment or any representation of ASREC. The property is being sold with all exist encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall

not be responsible in any way for any third party claims/rights/views. 5. The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East, Mumbai-400059 or submit through email to sunilvanne@asrecindia.co.in, Last date for Submission of Bid Form is 12.05.2025 upto 4.00 P.M. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD

shall be rejected summarily. 6. The intending purchasers / bidders are required to deposit EMD amount either through **NEFT /RTGS** in the Account No. : 009020110001515, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: of ASREC PS-16/2020-21 TRUST, IFSC Code: BKID 00000 90.

7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund. 8. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised

Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again. 9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

10. The sale shall be subject to provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002. 11. The interested bidders can inspect the properties on 07.05.2025 from 11.00 A.M. to 1.00 P.M. Contact Details: Mr. Sunil Vanne - Cell No. 9969437984, 022 – 69314508, Mr. Vishal Anand - Cell

No.9570882898, 022 - 69314510, Mr. Vijay Asudani - Cell No.9545521975, 022 - 69314502, may be contacted for any query. 12. The Authorised officer reserves absolute right to accept or reject any or all offers and/or modify

any terms/conditions without assigning any reasons thereof. 13. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty registration fee, incidental expenses etc. as applicable as per law.

14. The highest bid will be subject to approval of the secured creditor. 15. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 30 days' notice to the borrowers / guarantors / mortgagors for sale of secured property under SARFAESI Act and Security Interest (Enforcement) Rules on the above mentioned date if their outstanding dues

**Sunil Vanne** 

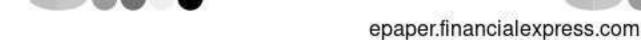
Authorized Officer, ASREC (India) Ltd.

Ahmedabad



Date : 21.04.2025

Place: Mumbai



Rs. 30,51,494.96 (Rupees

Thirty Lakhs Fifty One

Thousand Four Hundred

Ninety Four and Ninety

Six Paise Only) +

Unapplied Interest and

other Charges & less

recovery thereafter if any

Reserve Price :Rs. 4,50,000/-

(Rupees Four Lakhs Fifty

Thousand Only)

EMD :Rs. 45,000/-

(Rupees Forty Five Thousand

Only)

Bid Increase Amount:Rs. 10,000/-

(Rupees Ten Thousand Only)

Reserve Price :Rs. 4,50,000/-

(Rupees Four Lakhs Fifty

Thousand Only)

EMD :Rs. 45,000/-

(Rupees Forty Five Thousand

Only)

Bid Increase Amount: Rs. 10,000/-

(Rupees Ten Thousand Only)

For detailed terms

and conditions

Scan here:

Authorised Officer

Bank of Baroda