

FORM A PUBLIC ANNOUNCEMENT
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)
FOR THE ATTENTION OF THE CREDITORS OF RAMOS CERAMIC PRIVATE LIMITED (CIN : U26990GJ2018PTC102147)

RELEVANT PARTICULARS

1 Name of corporate debtor	Ramos Ceramic Private Limited
2 Date of incorporation of corporate debtor	03rd May, 2018
3 Authority under which corporate debtor is incorporated / registered	Registrar of Companies, Ahmedabad, India (under the Companies Act, 2013)
4 Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U26990GJ2018PTC102147
5 Address of the registered office and principal office (if any) of corporate debtor	Registered Office: Sartanpar Ta: Wankar, Rajkot, Sartanpar, Gujarat, India- 363621
6 Insolvency commencement date in respect of corporate debtor	14th February, 2024 (Order received on 17th February, 2024)
7 Estimated date of closure of insolvency resolution process	15th August, 2024
8 Name and registration number of the insolvency professional acting as interim resolution professional	Mr. Bhavan Trivedi IBB/19A-01/19-P00335/2017-18/10605
9 Address and e-mail of the interim resolution professional, as registered with the Board	Reg. Add : 55, 6th Floor, Shri Krishna Centre, Nr. Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat-380009 Email : bhavantr@yahoo.com
10 Address and e-mail to be used for correspondence with the interim resolution professional	Address : 55, 6th Floor, Shri Krishna Centre, Nr. Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat-380009 Email : bhavantr@yahoo.com
11 Last date for submission of claims	02nd March, 2024
12 Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	NOT APPLICABLE
13 Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	NOT APPLICABLE
14 (a) Relevant Forms and (b) Details of authorized representatives are available at:	Web link: https://ibbi.gov.in/en/home/downloads Physical Address : Not applicable

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a Corporate Insolvency Resolution Process of the **RAMOS CERAMIC PRIVATE LIMITED** on 14th February, 2024 (Order received on 17th February, 2024). The creditors of **RAMOS CERAMIC PRIVATE LIMITED** are hereby called upon to submit their claims with proof on or before 02nd March, 2024 to the interim resolution professional at the address mentioned against entry No. 10. The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in form, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties.

Date : 17.02.2024 Place : Ahmedabad
Interim Resolution Professional
Mr. Bhavan Trivedi
Reg No. IBB/19A-01/19-P00335/2017-18/10605

Indian Bank
Aadhya Arcade, Near Santvan Hospital, KV Road, Nadiad, Gujarat.
Email : nadiad@indianbank.co.in

Rule-8(1) POSSESSION NOTICE (for immovable property)
Notice under Sec.13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Whereas, The undersigned being the authorized officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 10.01.2023 calling upon the borrower/Guarantor/Mortgagor M/s. ReachMore Apparel Export Pvt. Ltd (Borrower), Mr. Satiskumar Banvarilal Sharma & Mrs. Santoshben Satiskumar Sharma (Borrower & Director), Mr. Jatinkumar Chandrakant Shah (Guarantor) & Mrs. Santoshben Satiskumar Sharma (Mortgagor) with our Anand e-AB, Ganesh Chokdi Branch to repay the amount mentioned in the notice being Rs. 9,37,010/- (Rupees Nine Lakh Thirty Seven Thousand Ten Only) within 60 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 and the public in general that the undersigned has taken Symbolic 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 the 14th Day of February of the year 2024.

The borrower 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 Indian Bank, Anand e-AB, Ganesh Chokdi Branch, District Anand, Gujarat for an amount of Rs. 9,37,010/- (Rupees Nine Lakh Thirty Seven Thousand Ten Only) as on 14/02/2023 and Interest & Expenses thereon with less recovery.

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

Description of Immovable Property
Shop No. 2/B Ground Floor Khodiyar Complex, Near Dr. Kanubhai Modi Hospital, Nana Kumbhath Road Nadiad, Kheda, R.S. 208/1. T.P.S. No. 3, F. P. No. 157, Plot No. C/1, Mouje Nadiad, Kheda. This property owned by Mrs. Santoshben Satiskumar Sharma which is bounded by : Boundaries are as under : East : Shop No. 3, West : Shop No. A2, North : Road to Madhuram Park, South : Passage

Description of Movable Property
Hypothecated Stock and Book debts & Machinery.
Date : 14.02.2024 Place : Nadiad
Chief Manager/Authorized Officer
Indian Bank, Nadiad Branch

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization 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 demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001070116919472, Smt. Thakor Jayotsanaben (Borrower), Deepesingh Thakor (Co-Borrower)	08-Sep-23 ₹ 16,66,671/- Rs. Sixteen Lac Sixty-Six Thousand Six Hundred Seventy-One Only as on 06-Sep-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At: Flat No- C/2, Shrinath Residen, Final Plot- 9/1, T.P.Scheme No- 103, Survey No- 132/2/1, Vill- Nikol, Taluka- Asarva, Dist- Ahmedabad, Gujarat. Admeasuring 91.97 Sqmtr, + 32.25 Sqmtr. Undivided Share	13-Feb-24
(Loan A/C No.) L9001060100650306, Ketankumar Ramanlal Patel (Borrower), Ramanlal Vithalbhai Patel (Co-Borrower), Smt. Shantaben Ramanbhai Patel (Guarantor)	12-Jan-23 ₹ 6,14,831/- Rs. Six Lac Fourteen Thousand Eight Hundred Thirty-One Only as on 10-Jan-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Plot No.4-238, Iyanagar Society, Near Vadu Road, Sidhpur, Dist. Patan, Gujarat. Admeasuring 62.73 Sq. Metre East: Road, West: Open Plot, North: House, South: Road	14-Feb-24
(Loan A/C No.) L9001060724060943, Royal Bandhani Ghar (Borrower), Rathod Sadam Hanifbhai (Co-Borrower), Rathod Hanifbhai Karimbhai (Co-Borrower) Smt. Rathod Mumtazben Hanifbhai (Co-Borrower) Rathod Sikandar Hanifbhai (Co-Borrower)	17-May-23 ₹ 33,72,529/- Rs. Thirty-Three Lac Seventy-Two Thousand Five Hundred Twenty-Nine Only as on 15-May-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures (Property 1) Property Situated At-Sheet No- 36, C.S No- 2332, Neelam Apartment, Ground Floor, Shop No- 04, B.A & Shop No- 05, B.A, Bumbiya Street Ladi Road, Jetpur, Dist- Rajkot, Gujarat. Admeasuring 31.3 Sq. Mtr. East: Ladi Road/ Ladi Road, West: Nilam Apartment & Shop No. 06, North: Shop No. 3 & 4, South: Shop No. 5 & Bumbiya Street (Property 2) Property Situated At- E.P No- 172, City Survey Sheet No- 36, C.S No- 2332, Neelam Apt. Ground Floor, Shop No- 06, B.A, Ladi Road, Jetpur, Dist- Rajkot, Gujarat. Admeasuring 17.15 Sq. Mtr. East: Shop No. 05, West: Entry Of Neelam Apartment, North: Property Of City Survey No. 2332, South: Bumbiya Street	14-Feb-24
(Loan A/C No.) L9001060114705962, Smt. Hemaji M Thakor (Borrower), Smt. Yotsanaben Hemaji Thakor (Co-Borrower)	13-Jun-23 ₹ 2,18,168/- Rs. Two Lac Eighteen Thousand One Hundred Sixty-Eight Only as on 12-Jun-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gamtal Property 235/1 Unjha Mahesana, Gujarat Admeasuring 80.02 Sqyds	14-Feb-24
(Loan A/C No.) L9001060126068406, Bhagvanbhai Dhanrajbhai Chaudhary (Borrower), Smt. Rekhaben Bhagvanbhai Chaudhary (Co-Borrower)	13-Jun-23 ₹ 4,55,166/- Rs. Four Lac Fifty-Five Thousand One Hundred Sixty-Six Only as on 12-Jun-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gramtal Property Registered-Chaudharivas Pilucha, Dist-Banskantha, Gujarat. Admeasuring 77.81 Sqyds	14-Feb-24
(Loan A/C No.) L9001061124414888, Tentiya Piyushbhai Virjibhai (Borrower), Virjibhai A Tentiya (Co-Borrower), Smt. Ramaben Virjibhai Tentiya (Co-Borrower)	13-Jun-23 ₹ 2,30,845/- Rs. Two Lac Thirty Thousand Eight Hundred Forty-Five Only as on 12-Jun-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Morbi Gujarat 363641- Admeasuring 57.26 Sqyds	15-Feb-24
(Loan A/C No.) L9001060100317740, Sanjay Pravinbhai Maru (Borrower), Natabhai Han (Co-Borrower), Smt. Jeevubai Pravinbhai Maru (Co-Borrower) Pravinbhai Rajabhai Maru (Co-Borrower)	11-Aug-23 ₹ 2,56,867/- Rs. Two Lac Fifty-Six Thousand Eight Hundred Sixty-Seven Only as on 10-Aug-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Plot No. 06, S. No. 205, Vill- Mahendra-Nagar, Te & Dist- Morbi, Gujarat. Admeasuring 48.09 Sq. Mtr. East - Other Property , West - Road , North Other Property , South - Other Property	15-Feb-24
(Loan A/C No.) L9001061121279630, Shree Deepjyot Education Trust (Borrower), Gajera Kamleshbhai Damjibhai (Co-Borrower),	14-Sep-23 ₹ 5,31,059/- Rs. Five Lac Thirty-One Thousand Fifty-Nine Only as on 12-Sep-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gram Panchayat Near Bus Stand Science Day School Rajkot -Junagadh Road Junagadh Junagadh, Gujarat Admeasuring 1084.63 Sqyds	14-Feb-24
(Loan A/C No.) L9001060120301259, Brahmani Provision Store (Borrower), Narendrakumar Sindhbhaji Sonariya (Co-Borrower), Smt. Jyotsnaben Narendrakumar Sonariya (Co-Borrower)	14-Sep-23 ₹ 5,78,886/- Rs. Five Lac Seventy-Eight Thousand Eight Hundred Eighty-Six Only as on 12-Sep-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gamtal Property Unregistered Milkat No 12 Raval Vas Mouje Gam Vesa Ta Vadgam Residential Banskantha Vadgam, Gujarat. Admeasuring 33.37 Sqyds	14-Feb-24
(Loan A/C No.) L9001060100782568, Bhupat Jasoliya (Borrower), Smt. Shardaben Bhupatbhai (Co-Borrower), Chandubhai Dayabhai Jasoliya (Co-Borrower) Smt. Rekhaben Chandubhai (Co-Borrower) Chirag Bhupatbhai Jasoliya (Co-Borrower)	11-Oct-23 ₹ 16,60,931/- Rs. Sixteen Lac Sixty Thousand Nine Hundred Thirty-One Only as on 10-Oct-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Residential Plot At Survey No. 2, P N 14, Kamadhya, Tehsil Gondal, Rajkot, Gujarat , Admeasuring 215.54 Sq Mts East - Plot No 14, West - Road , North - Road, South - Plot No 13	14-Feb-24
(Loan A/C No.) L9001070127386024, Makvana Girishbhai Govindbhai (Borrower), Mahendrabhai Prajapati (Guarantor)	13-Oct-23 ₹ 14,33,176/- Rs. Fourteen Lac Thirty-Three Thousand One Hundred Seventy-Six Only as on 10-Oct-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Gamtal Property Unregistered Milkat No 1641 & 1642 Gayatrivas Opp V Trans Transport Gandhi Nagar Chhatraj, Gujarat Admeasuring 1080 Sqft	15-Feb-24
(Loan A/C No.) L9001060830437081 & L9001060121757622, Dwarakesh Enterprise (Borrower), Ashvin Pravinbhai Khambhala (Co-Borrower), Pravinbhai Devajibhai Khambhala (Co-Borrower) Smt. Labhuben Pravinbhai Khambhala (Co-Borrower)	04-Nov-23 ₹ 3,36,826/- Rs. Three Lac Thirty-Six Thousand Eight Hundred Twenty-Six Only & ₹ 13,87,277/- Rs. Thirteen Lac Eighty-Six Thousand Seven Only as on 03-Nov-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Survey No- 83 Paiki 1 & 84/1 Paiki, Plot No- 7, Nakanal Park, Vill- Makansar, Dist- Morbi, Gujarat Admeasuring 118.50 Sqmtr	15-Feb-24
(Loan A/C No.) L9001060125954924, Babuji Ranchodji Dabhi (Borrower), Ajaysinh Babuji Dabhi (Co-Borrower), Smt. Vijiben Babuji Dabhi (Co-Borrower) Jitendrasinh Babuji Dabhi (Co-Borrower)	17-Nov-23 ₹ 2,56,139/- Rs. Two Lac Fifty-Six Thousand One Hundred Thirty-Nine Only as on 15-Nov-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Milkat No316, Mouje Balad Kheralu, Kheralu, Dist- Mehsana, Gujarat Admeasuring 41.82 Sqmtr	14-Feb-24

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.

"The borrower's 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."

The borrower 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 AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Date : 17/02/2024 Place : Ahmedabad
Authorized Officer AU Small Finance Bank Limited

APPENDIX - IV-A E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Branch Office: 2nd Floor, Part 1, Megha House, Opp. Kotak Bank Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujarat-380006 | **Branch Office:** UG-4, Milestone Miagro, Nr. Someshwar Char Rasta, Ujhana Magdalla Road, Vesu, Surat, Gujarat - 395007 | **Branch Office:** 331, Third Floor, Trivik Complex, Nulu Bhari Circle, Vadodra, Gujarat - 390007

Notice is hereby given to the public in general and in particular to the borrower(s) and Guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether known or unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/mortgagor(s) (as defined) as the case may be indicated in Column no-A under Rule 8(1) & 9 of the Security Interest (Enforcement) Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/Guarantor (Legal heirs)	Demand Amount as on date (Rs.)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (Rs.)	EMD (10% of RP) (Rs.)	Last Date of Submission of Bid (G)	Bid Increment Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Co-Debt (if any) (K)
NHL/AHM/0120/772585 Rajendra Madhusudan Adajia / Ajkhan R Adajia B.O.- Ahmedabad	46,95,685.81 as on date 15.12.2022	(Physical)	25, Pujan Bunglow, Near India Colony, Bopal, Ghuma Road, Bopal, Ahmedabad, Gujarat-380058	83,01,000/-	8,30,100/-	19.03.2024 Before 04:00 PM	20,000/-	04.03.2024 Between 12:00 PM to 04:00 PM	20.03.2024 Between 01:30 PM to 03:30 PM	*NIL*/NIL/ NOT KNOWN
NHL/VAD/0219/651871, Jigar Pranilbhai Brahmbhatt / Pratikumar Kanjibhai Brahmbhatt / Sudhakar Pranilbhai Brahmbhatt, B.O.- Vadodra	22,45,399.78 as on date 05.01.2022	(Physical)	Shop No. 134 New Heaven Enclave, Opp. Ward No 9 Outside Panigale, Vadodra, Gujarat-390001	21,04,000/-	2,10,400/-	04.03.2024 Before 04:00 PM	10,000/-	22.02.2024 Between 12:00 PM to 04:00 PM	05.03.2024 Between 01:30 PM to 03:00 PM	*NIL*/NOT KNOWN
HOU/SRT/06/1739655 & HOU/SRT/06/1739342, Jatinkumar A Kathrolia / Ashokbhai Mohanbhai Kathrolia, Y.B.O.- Surat	13,32,825.59 as on date 13.09.2022	(Physical)	Flat No 502 6th Floor, C Wing Building Dada Bhawan Complex, Nr. Chhatra Resid N H No 8, Kamrej, Surat, Gujarat-394180	12,50,000/-	1,26,000/-	04.03.2024 Before 04:00 PM	10,000/-	07.03.2024 Between 12:00 PM to 04:00 PM	20.03.2024 Between 01:30 PM to 03:00 PM	*NIL*/NOT KNOWN

*Together with the further interest @18%, p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column no-K. Further, the borrower(s) and Guarantor(s) are requested to be catered/dispaid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2). The prospective purchaser/bidder and interested parties may independently take the inspection of the proceedings/orders passed etc. if any, stated in column no-K including but not limited to the title documents of the file pertaining thereto available in the PNBHFL and satisfy themselves in all respects prior to submitting tenders/applications to form or making Offer. The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidders) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The reserve price is to be deposited by the purchaser by the date of acknowledgment of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4) M/s C1 India Private Limited would be assisting the Authorized Officer in conducting sale through an e-auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgoan, Haryana 122003 Website-www.bankexcess.com For any assistance related to conduct of the property or obtaining the bid documents and for any other query or for registration, you have to co-ordinate with Mr. Chetan Patel, Toll Free No. - 1812 120 880, E-Mail: Auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100T22014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: mumbai@omkaraarc.com Mob.: +91 9769170774/+91 9082080789

Appendix - IV-A [See proviso to rule 8 (6) R/w Rule 9(1)] PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with proviso to Rule 8 (6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took Physical Possession of the above mentioned security as on 22.03.2023. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis". The recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Mortgagor(s), Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Borrower/Co-Borrower/Guarantor/Mortgagor	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment	EMD	Date & Time of Inspection
1. Gauniben Govindbhai sinde (Borrower)	All That Pease And Parcle B-504, Sharmam Heights, Nr. Shiv Shakli Mandir, Hirwad Road, Bapuragar Surve Number 341/1/3, TPS No.48.FP No.55, At: Sajipur Bogha, Taluka, City District Ahmedabad 380024 North: Other Postment South: Flat No. B-503 East: Flat No. B-501 West: Block A	Gauniben Govindbhai sinde	Date: 30.03.2019 Rs. 23,30,108.61/- (Twenty Three Lakh Thirty Thousand One Hundred And Eight And Sixty One) as on 28.03.2019	Rs. 26,20,000/-	50,000/-	2,62,000/-	Date: 29.02.2024 Time: 11 AM to 1 PM (Noon)

Date of E-Auction & Time: 07.03.2024 at 11:00 am to 12:00 pm (noon)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 06.03.2024 up to 6:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD) Pay Order in original or remittance by way of NEFT/RTGS is 06.03.2024 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc. may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd.", Tel. Helpline: +91 7291981124/2526. Helpline E-mail ID: support@bankexcess.com, Mr. Bhavik Pandya, Mobile: 8866682937 E-mail - maharashtra@c1india.com and for any property related query contact the Authorized Officer, Mr. Tanaji Mandavkar, Mobile: +91 9769170774/+91 9082080789 Mail: tanaji@omkaraarc.com. In the case submission of the bid, bidder should submit affidavit in the spirit of section 29(A) of insolvency and bankruptcy code 2016.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) Read with Rule 9, of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall be at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 19.02.2024 Place: Ahmedabad
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

Mumbai Western Circle SASTRA,
PMB, Pragati Towers, 3rd Floor, Plot no C-9, G-Block, Bandra Kurla Complex, Bandra East, Mumbai- 400 051.
Email : cs4444@pnb.co.in

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and the Borrower(s) and Guarantor(s) and Mortgagor (s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank, erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money deposit is mentioned in the table below after the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr.	Name of the Branch	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 (Rs. In Lacs)	A) Reserve Price (Rs. In Lacs)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
1	CIRCLE SASTRA MUMBAI WESTERN CIRCLE, M/s Vinlad Global LLP, Office No. 2, Upper Ground Floor, Diamond World Tower A, Near Prince Plaza Mangadh Mini Bazar, Varchoa Road, Surat 395006.	Govindji Bungalows, Opp Keshav Park, Nr Subhash Park, Plot No 31, Survey No 120, F.P No 62, Govind Sarthana Jatanknaka Village Sarthana Taluka Kamrej Dist Surat, Gujarat 395006	A) 20-04-2023 B) Rs 5,28,47,795.12 plus further interest and charges less recoveries. C) 07-07-2023 D) Symbolic	A) Rs 1,25,00,000.00 B) Rs 12,50,000.00 C) Rs 10000.00	27-03-2024 10:00am to 04:00pm	Any unpaid property dues, utility bills Any other encumbrances not known to Authorised Officer, 9935189143, 7984032393, 8976973349
	Mr Praveen Kumar Kothari (Guarantor), C-103, Pleasant Park, Opp Movie Time Theatre, Evershine Nagar, Link Road Malad West, Mumbai -400066.	828.25 sq.ft. Latitude 21 degrees 13.53.01 N Longitude 72 degrees 54'29.9 East. Owned by Mr Ratilal Mataria. https://t/bapi.in				Order for physical possession received. Physical possession fixed tentatively during March 2024.
	Mr Ratilal Mataria (Guarantor), 54, Mira Nagar Society, Opp Saarashtra Patel Samaj Bhavan, Mini Bazar, Varchoa Road Varchoa Road, Surat-395006.	Property ID PUNBCS4444026. (Bank will share/disclose all possible information available to itself however bidders to their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive)				
	Mr Manish Rameshbhai Mataria, Govindji Bungalows, Opp Keshav Park, Nr Subhash Park, Plot No 31, Survey No 120, Govind Sarthana Jatanknaka Village Sarthana Taluka Kamrej Dist Surat, Gujarat 395006					

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale is to be conducted through e-auction portal <https://www.mstccomerce.com>. 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by auction service provider (may take 3 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by one working day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from <https://www.mstccomerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD amount, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (<https://www.mstccomerce.com>) for e-Auction will be provided by e Auction service provider M/s MSTC Limited having its Registered office at 225-C.A.C. Bose Road, Kolkata-70020 (contact Phone & Toll Free Numbers 079-41072412 / 411 / 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstccomerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available published at the following website/web portal: (1) <https://www.bapi.in> (2) <https://www.mstccomerce.com> (3) <http://www.pnbindia.in> (4) <http://www.pnbindia.in> (5) The intending participants of auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this Auction from e-Bkay -IBAPI portal (<https://www.bapi.in>). 7. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in a bid amount must be as per the bid incremental amount to the last highest bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (