

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 ASTRAL STERITECH PRIVATE LIMITED

RELEVANT PARTICULARS		
1	Name of corporate debtor	ASTRAL STERITECH PRIVATE LIMITED
2	Date of incorporation of corporate debtor	03/09/2012
3	Authority under which corporate debtor is incorporated / registered	Registrar of Companies, Ahmedabad
4	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U24100GJ2012PTC071810
5	Address of the registered office and principal office (if any) of corporate debtor	M/s ASTRAL STERITECH PRIVATE LIMITED 911, GIDC MAKARPURA, Vadodara, VADODARA, Gujarat, India, 390010
6	Insolvency commencement date in respect of corporate debtor	10/06/2024
7	Estimated date of closure of insolvency resolution process	07/12/2024
8	Name and registration number of the insolvency professional acting as interim resolution professional	Mr. Manish Santosh Buchasia (PCS IP-IBC RV_SFA) Registration No. IBBI/PA-002/IP-N00487/2017-2018/11449 AFA Validity 06-11-2024
9	Address and e-mail of the interim resolution professional, as registered with the Board	306, 3rd Floor, "Gala Mart" Nr Sobo Centre, Before Safal Parisar, Above SBI/Union Bank, South Bopal, Ahmadabad-380058, Gujarat E-mail: manishbuchasiacs@gmail.com Mobile no.: 9898055367
10	Address and e-mail to be used for correspondence with the interim resolution professional	306, 3rd Floor, "Gala Mart" Nr Sobo Centre, Before Safal Parisar, Above SBI/Union Bank, South Bopal, Ahmadabad-380058, Gujarat E-mail: astralibc2024@gmail.com
11	Last date for submission of claims	27/06/2024
12	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional Name the class(es)	Not applicable, as per information available with Interim Resolution Professional
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:	Weblink: https://ibbi.gov.in/en/home/downloads Physical Address: Not applicable

Notice is hereby given that the National Company Law Tribunal, Ahmedabad Bench has ordered the commencement of a corporate insolvency resolution process of the ASTRAL STERITECH PRIVATE LIMITED on 10/06/2024.

The creditors of ASTRAL STERITECH PRIVATE LIMITED are hereby called upon to submit their claims with proof on or before 27/06/2024 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.

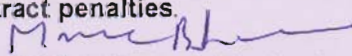
All other creditors may submit the claims with proof in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Date: 12/06/2024

Place: Ahmedabad

ASTRAL STERITECH PRIVATE LIMITED
INTERIM RESOLUTION PROFESSIONAL/
RESOLUTION PROFESSIONAL


Mr. Manish Santosh Buchasia
Interim Resolution Professional
ASTRAL STERITECH PRIVATE
LIMITED Registration No. IBBI/PA-002/IP-
N00487/2017-2018/11449

Equitas Small Finance Bank Ltd
(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

Corporate Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.
Branch Office: 305-306, 3rd Floor, Abhishek Road, Nr. Sunrise Mall, Mansi Circle, Judges Bungalow Road, Bodakdev, Ahmedabad, Gujarat - 380015.

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

Loan / Facility Account No.'s: 70006234909/ENMFH5NA0045291 & 70006243157/ELPMSNA0045293

Whereas, The Authorized Officer Of The Equitas Small Finance Bank Limited Ltd A Banking Company Incorporated Under The Companies Act, 1956 And Carrying On The Banking Business Under The Banking Regulation Act, 1949 Having Its Registered Office At 4th Floor, Phase - II, Spencer Plaza, 769, Anna Salai, Chennai, Tamil Nadu - 600002, State Office At Equitas Small Finance Bank Limited 305-306, 3rd Floor, Abhishek Road, Near Sunrise Mall, Mansi Circle, Judges Bungalow Road, Bodakdev, Ahmedabad, Gujarat - 380015, Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of The Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 26/10/2023 Calling Upon Applicant/Borrower/ Co-Applicant/Co-Borrower/Guarantors/Mortgagors (1) Mr. Narpat Singh S/o Mr. Sardar Singh (Applicant/Borrower & Mortgagor) (2) Mrs. Sita Kanwar S/o Mr. Narpat Singh (Co-Applicant/ Co-Borrower) (3) Mr. Ghanchi Badram S/o Mr. Galbaram Ghanchi (Guarantor) to repay the amount mentioned in the notice being Rs. 30,52,634 /-(Rupees Thirty Lakhs Fifty Two Thousand Six Hundred Thirty Four Only) due on 25.10.2023 With subsequent interest, penal interest, charges, costs etc as per the agreement(s) within 60 days from the date of receipt of the said notice.

The Applicant / Borrower / Co-Applicant/Co-Borrower/Guarantors / Mortgagors, having failed to repay the amount, notice is hereby given to the Applicant/Borrower/ Co-Applicant/ Co-Borrower/ Guarantors / Mortgagors in particular and the public in general that pursuant to the Order of Adh. Chief Judicial Magistrate, Patan, passed on 29.04.2024 the undersigned authorized officer through court commissioner has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002, on this 8th day of June of the year 2024.

The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors / Mortgagors 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 Equitas Small Finance Bank Limited For The Amount Of Rs. 30,52,634 /-(Rupees Thirty Lakhs Fifty Two Thousand Six Hundred Thirty Four Only) due on 25.10.2023 and interest thereon from 26.10.2023.

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

SCHEDULE OF THE SECURITY (S)

Residential Property Owned By Mr. Narpat Singh S/o Mr. Sardar Singh
All that pieces and parcels of property Residential House constructed on Plot No. 17, admeasuring 155.32 Sq. mts. of land bearing revenue Survey No. 72/1 paiki 1, known as "Surayma Residency" situated within the limits of Hansapur, Tal-Patan, District - Patan. Four corners of said property : North : Plot. No. 16, South : Plot. No. 18, East : Internal Road, West : Compound wall of the society

Date - 13.06.2024 Authorized officer,
Place - Patan Equitas Small Finance Bank Ltd

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Regd. Office : 9, M.P. Nagar, 1st Street, Kungu Nagar Extn, Tirupur-641607
Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar, M.R.G. Gadkan Chowk, Dadar (West), Mumbai - 400028

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

Whereas, The undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd., (OARPL) a company incorporated under the provisions of Companies Act, 1956 and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The SARFAESI Act, 2002") having CIN No. U67100TZ2014PTC020363 and its registered office at 9, M.P. Nagar, 1st Street, Kungu Nagar Extn, Tirupur - 641607 and corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar, M.R.G. Gadkan Chowk, Dadar (West), Mumbai - 400028 acting in its capacity as a Trustee of "Omkara PS 22/2020-21 Trust" has acquired all rights, title and interest of the entire outstanding of the Borrowers/Co-borrowers/Mortgagors late Biddi Siddik Khan (the Borrower) through its legal heir and its Co-borrower's Lubna Khan, under section 5 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 28.02.2021.

And whereas, Authorized Officer of Fullerton India Credit Company Limited (FICCL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 06.01.2024 calling upon the Borrowers/Co-borrowers/Mortgagors to repay the amount mentioned in the notice aggregating to Rs. 40,12,609.42 (Rupees Forty Lakhs Twelve Thousand Six Hundred Nine and Forty Two Paise Only) as on 7th December 2023 plus expenses and other charges payable thereon is due and payable by you together with further interest, expenses, costs, charges, etc. till the date of payment within 60 days from the date of receipt of the said notice.

Further, it is on record that Fullerton India Credit Company Limited (FICCL) the original creditor has assigned all its rights, title and interest of the entire outstanding debt lying against above referred borrower/loan account along with underlying securities in favour of Omkara Assets Reconstruction Pvt. Ltd. acting as Trustee of Omkara PS 22/2020-21 Trust under the provisions of SARFAESI Act vide Registered Assignment Agreement dated 26.02.2021.

Pursuant to the said assignment of debentur/financial assets in favour of Omkara Assets Reconstruction Pvt. Ltd. (OARPL) has stepped into the shoes of Fullerton India Credit Company Limited (FICCL) and has become entitled to recover the entire outstanding dues and enforce the security.

Borrowers and Co-borrowers, having failed to repay the amount, as per notice dated 06.01.2024 under section 13(2) of SARFAESI Act, The Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd. duly appointed under sub-section (12) of section 13 of the SARFAESI Act, 2002 has taken possession of the following secured assets/immovable properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 11th June 2024.

The Borrowers/Mortgagors 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 Omkara Assets Reconstruction Pvt. Ltd. acting as Trustee of Omkara PS 22/2020-21 Trust having corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar, M.R.G. Gadkan Chowk, Dadar (West), Mumbai - 400028 for an amount of Rs. 40,12,609.42 (Rupees Forty Lakhs Twelve Thousand Six Hundred Nine and Forty Two Paise Only) together with further interest, expenses, costs, charges, etc. till the date of payment and realisation. The borrower's attention is invited to the provisions of sub-section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

The details of the assets/properties hypothecated/ assigned/ charged/ mortgaged to our Company in the above account and whose possession has taken are given hereunder:

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of property bearing Flat No. D-201 on 2nd Floor admeasuring 110 sq. yards i.e. 91.97 sq. mtrs. in scheme known as Sunrise Arcade situated at land bearing Survey No. 44/2 of Mouje Makampur, Taluka City in the Registration District of Ahmedabad and Sub-District Ahmedabad. Boundaries:- East: Flat No. D-204, West: Block C, North: Highway Road, South: Flat No. D-202 (Authorized Officer)

Date : 11.06.2024 For Omkara Assets Reconstruction Pvt Ltd
Place : Ahmedabad (Acting in its capacity as trustee of Omkara PS22/2020-21 Trust)

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 ASTRAL STERITECH PRIVATE LIMITED

RELEVANT PARTICULARS

1. Name of Corporate Debtor	ASTRAL STERITECH PRIVATE LIMITED
2. Date of incorporation of Corporate Debtor	03/09/2012
3. Authority under which Corporate Debtor is incorporated / registered	ROC - Ahmedabad
4. Corporate Identity No. / Limited Liability Identification No. of Corporate Debtor	U24100GJ2012PTC071810
5. Address of the registered office and principal office (if any) of Corporate Debtor	MisASTRAL STERITECH PRIVATE LIMITED 911, GIDC Makarpura, Vadodra, Gujarat-390010, India
6. Insolvency commencement date in respect of Corporate Debtor	10/06/2024
7. Estimated date of closure of insolvency resolution process	07/12/2024
8. Name and Registration number of the insolvency professional acting as Interim Resolution Professional	Mr. Manish Santosh Buchasia (PCS IP-IBC RV. SFA) Reg. No.: IBB/IIA-002/IP-N00487/2017-2018/11449 AFA Valid upto : 06-11-2024
9. Address & email of the interim resolution professional, as registered with the board	306, 3rd Floor, "Gala Mart" Nr Sobco Centre, Before Safal Parkar, Above SBI/Union Bank, South Bopal, Ahmedabad-380058, Gujarat. Mob.: 9898955367 Email: manishbuchasia@gmail.com
10. Address and e-mail to be used for correspondence with the Interim Resolution Professional	306, 3rd Floor, "Gala Mart" Nr Sobco Centre, Before Safal Parkar, Above SBI/Union Bank, South Bopal, Ahmedabad-380058, Gujarat. Email: astralrc2024@gmail.com
11. Last date for submission of claims	27/06/2024
12. Classes of creditors, if any, under clause (b) of sub-section (8A) of section 21, ascertained by the Interim Resolution Professional	Not Applicable, as per information available with Interim Resolution Professional
13. Names of insolvency professionals identified to act as authorized representative of creditors in class (three names for each class)	Not Applicable
14. (a) Default forms and (b) Details of authorized representatives are available at:	(a) Weblink: https://ibbi.gov.in/home/downloads (b) Physical Address: Not applicable

Notice is hereby given that the National Company Law Tribunal, Ahmedabad Bench has ordered the commencement of a corporate insolvency resolution process of the ASTRAL STERITECH PRIVATE LIMITED under section 7 of the Insolvency and Bankruptcy Act, 2016 and the Interim Resolution Professional at the address mentioned against entry No. 10.

The creditors of ASTRAL STERITECH PRIVATE LIMITED are hereby called upon to submit their claims with proof on or before 27/06/2024 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 their claims with proof in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Date : 12.06.2024 Interim Resolution Professional for Astral Steritech Private Limited
Place: Ahmedabad Regn. No.: IBB/IIA-002/IP-N00487/2017-2018/11449

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Regd. Office : 9, M.P. Nagar, 1st Street, Kungu Nagar Extn, Tirupur-641607
Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar, M.R.G. Gadkan Chowk, Dadar (West), Mumbai - 400028

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

Whereas, The undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd., (OARPL) a company incorporated under the provisions of Companies Act, 1956 and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The SARFAESI Act, 2002") having CIN No. U67100TZ2014PTC020363 and its registered office at 9, M.P. Nagar, 1st Street, Kungu Nagar Extn, Tirupur - 641607 and corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar, M.R.G. Gadkan Chowk, Dadar (West), Mumbai - 400028 acting in its capacity as a Trustee of "Omkara PS 22/2020-21 Trust" has acquired all rights, title and interest of the entire outstanding of the Borrowers/Co-borrowers/Mortgagors Umeshbhai Ambalal Patel and Hansabai Umeshbhai Patel under section 5 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 26.02.2021.

Further, it is on record that Fullerton India Credit Company Limited (FICCL) the original creditor has assigned all its rights, title and interest of the entire outstanding debt lying against above referred borrower/loan account along with underlying securities in favour of Omkara Assets Reconstruction Pvt. Ltd. acting as Trustee of Omkara PS 22/2020-21 Trust under the provisions of SARFAESI Act vide Registered Assignment Agreement dated 26.02.2021.

Pursuant to the said assignment of debentur/financial assets in favour of Omkara Assets Reconstruction Pvt. Ltd. (OARPL) has stepped into the shoes of Fullerton India Credit Company Limited (FICCL) and has become entitled to recover the entire outstanding dues and enforce the security.

And whereas, Authorized Officer of Omkara Assets Reconstruction Private Limited (OARPL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 15.09.2021 calling upon the Borrowers/Co-borrowers/Mortgagors to repay the amount mentioned in the notice aggregating to Rs. 31,19,237.33 (Rupees Thirty One Lakh Nineteen Thousand Two Hundred Thirty Seven And Three Paise Only) as on 1st January, 2021 together with further interest, expenses, costs, charges, etc. till the date of payment within 60 days from the date of receipt of the said notice.

Borrowers and Co-borrowers, having failed to repay the amount, as per notice dated 15.09.2021 under section 13(2) of SARFAESI Act, The Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd., duly appointed under sub-section (12) of section 13 of the SARFAESI Act, 2002 has taken possession of the following secured assets/immovable properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 11th June 2024.

The Borrowers/Mortgagors 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 Omkara Assets Reconstruction Pvt. Ltd. acting as Trustee of Omkara PS 22/2020-21 Trust having corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar, M.R.G. Gadkan Chowk, Dadar (West), Mumbai - 400028 for an amount of Rs. 31,19,237.33 (Rupees Thirty One Lakh Nineteen Thousand Two Hundred Thirty Seven And Three Paise Only) as on 1st January, 2021 together with further interest, expenses, costs, charges, etc. till the date of payment and realisation. The borrower's attention is invited to the provisions of sub-section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

The details of the assets/properties hypothecated/ assigned/ charged/ mortgaged to our Company in the above account and whose possession has taken are given hereunder:

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of property bearing Plot No. D-18, admeasuring 80.91 sq. meters Pashabhai Park, Behind Reliance Fresh, Wagholia Road, Vadodra, Gujarat-390019. Boundaries:- East: Plot No. 23, West: 7.50 Mtr Road, North: Plot No. 17, South: Plot No. 19 (Authorized Officer)

Date : 11-06-2024 For Omkara Assets Reconstruction Pvt Ltd
Place : Vadodra (Acting in its capacity as trustee of Omkara PS22/2020-21 Trust)

PNB Housing Finance Limited
E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)

E-Auction-Sale Notice for Sale of Immovable Assets Under the Securitization 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

Registered Office - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones-011-23357171, 23357172, 23705414, Web - www.pnbhousing.com

Ahmedabad Branch: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhal Law Garden Road, Ellisbridge, Ahmedabad, Gujarat-380006, Vadodra Branch: 331, Third Floor, Triviva Complex, Natu Bhai Circle, Vadodra, Gujarat - 390007, Rajkot Branch: 404-406, Fourth Floor, Kings Plaza, Astron Chowk, Rajkot, Gujarat - 360001, Surat Branch: 305-309, Third Floor, Titanium Square, Adajan Char Rasta, Adajan, Surat, Gujarat - 395009

Notice is hereby given to the Public in General And In Particular To The Borrowers (s) & Guarantor (s) Identified In Column No-2 That The Below Described Immovable Property (ies) Described In Column No-4 Mortgaged/charged To The Secured Creditor, The Constructive/Physical Possession of Which Has Been Taken (As Per) In Column No-3 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)/Guarantor(s)/Legal Heirs, Legal Representative, (Whether Known Or Unknown), Executors, Administrators, Successors, Assignees) Of The Respective Borrowers/ Mortgagors/ Guarantors/ Legal Heirs/ Legal Representative, As On 25.06.2024 Under Rule 8(6) & 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 (A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (%) (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Cases if any (K)
HOUVA/0217/353687, B.O. Vadodra, The Trakor Pinakin Sanubhai / Mst. Jyoti Jagruti Ben Manilal	Rs. 2637229.78 as on 12-05-2023	Physical Possession	103, Sukan Residency, Old RTO Road, Chavaj Road, Bhoival, Bharuch, Gujarat-393001, India.	Rs. 2457000	Rs. 245700	16.07.2024	10.00%	04.06.2024 Between 12:00 pm to 04:00pm to 03:00pm	17.07.2024 Between 12:00 pm to 01:30 pm to 04:00pm to 03:00pm	Not Known
HOU/AHM/0118/478338, B.O. Ahmedabad, Bhavan B Soni / Dipika R Soni / Reetaben B Soni	Rs. 1643273.18 as on 17-11-2021	Physical Possession	404.4th Floor, Rishabh Avenue, Nr Derasar Temple, Nr Savita Park, Isanpur, Ahmedabad, Gujarat-382443, India.	Rs. 2281000	Rs. 228100	16.07.2024	10.00%	25.06.2024 Between 12:00 pm to 04:00pm to 03:00pm	17.07.2024 Between 12:00 pm to 01:30 pm to 04:00pm to 03:00pm	Not Known
HOU/RJKT/0917/430203, B.O. Rajkot, Rajeshbhai M Davda / Depthen R Davda	Rs. 2266511.15 as on 16-11-2022	Physical Possession	Flat No 204, Second Floor, Ashopalay Center, Nr Modi School/Ambika Township, Off Jivraj Park Main Road, Mavadi, Rajkot, Gujarat-360004, India.	Rs. 1517000	Rs. 151700	27.06.2024	10.00%	18.06.2024 Between 12:00 pm to 04:00pm to 03:00pm	28.06.2024 Between 12:00 pm to 01:30 pm to 04:00pm to 03:00pm	Not Known
HOUVA/0919/747076, B.O. Vadodra, Laisamma P Y Girishbhai Shakarchand Shah / Manthan Girishbhai Shah	Rs. 2586376.78 as on 28-11-2022	Physical Possession	Plot No. A/163, Golden Valley Nr Amodar, To, Girraj Road, Wagholia Main Road, Vadodra, Gujarat-390025, India.	Rs. 1618000	Rs. 161800	27.06.2024	10.00%	19.06.2024 Between 12:00 pm to 04:00pm to 03:00pm	28.06.2024 Between 12:00 pm to 01:30 pm to 04:00pm to 03:00pm	Not Known
HOU/SRT/0217/352292, B.O. Surat, Jagdish Babulal Payak / Ravina Jagdish Payak	Rs. 4683814.69 as on 31-03-2021	Physical Possession	Flat No 102 1st Floor, Krishna Palace Apartment, Opp Khatodara Pumping Station, Nr Agrawal Agency, Prajapatli, Brahma Marg, Majura, Surat, Gujarat-395001, India.	Rs. 2958000	Rs. 295800	27.06.2024	10.00%	20.06.2024 Between 12:00 pm to 04:00pm to 03:00pm	28.06.2024 Between 12:00 pm to 01:30 pm to 04:00pm to 03:00pm	Not Known
HOU/AHM/0714/4713873, B.O. Ahmedabad, Mahesh L Rathod / Manjulaben Maheshbhai Rathod	Rs. 1908560.91 as on 08-04-2021	Physical Possession	E 503, Rashmi Aangan, Behind Hajari Mata Mandir, Sanand Virangam Highway, Sanand, Ahmedabad, Gujarat-382110, India.	Rs. 1850000	Rs. 185000	27.06.2024	10.00%	21.06.2024 Between 12:00 pm to 04:00pm to 03:00pm	28.06.2024 Between 12:00 pm to 01:30 pm to 04:00pm to 03:00pm	Not Known

* Together with the further interest @ 18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to 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-4. Further such encumbrances to be catered/paid 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.

2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has/have 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/are legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) 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 remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold.

4. **CT 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, Gurgaon, Haryana 122003 Website- www.bankauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with **Manoj Kumar Solanki**, Contact Number - 18001208800, auction@pnbhousing.com is authorised person of PNBHFL or refer to www.auction@pnbhousing.com

Place: Gujarat, Dated: 13-06-2024 Authorized Officer, M/s PNB Housing Finance Limited

REGIONAL OFFICE - JAMNAGAR
Central Bank Building, Mandvi Tower Road, 2nd Floor, Jamnagar - 361001

E-AUCTION SALE NOTICE
APPENDIX-IV A [See proviso to Rule 8(6)]
Sale Notice for Sale of Immovable Properties on 29.06.2024

Sr.	Name of the Borrowers / Guarantors / Mortgagors & Contact Detail of Branch	Demand Notice Date & Due Amount	Description of the Immovable Properties	Reserve Price & EMD 10% & Bid Incremental Amount
1.	M/s Bhavin Impex Pvt. Ltd Director : Mr. Mukesh N Sayani Director : Mrs. Jyoti M Sayani Jamnagar Branch Mr. Sunil Kumar (Authorized Officer) Contact No. 88781 90294	03/05/2019 Rs. 10,16,21,033.00 + Interest + Other Charges thereon	Property Description : Block / Office No. A,B & C, Second Floor, Anjaria Chambers, Near K. P. Shah House, Bedigate Area, Kashi Vishwanath Road, Jamnagar In the name of Sakinaben Sefudinbhai Makati & Memunaben Ibrahim Taibali Lotiya. Area : 522.28 Sq. Mt.	Rs. 1,01,00,000.00 Rs. 10,10,000.00 Rs. 50,000.00
2.	Mr. Balwantsinh Pratapsinh Rathod (Borrower) Mr. Kishorshinh Rupsinh Rathod (Guarantor) Infantry Lines Branch Manager Contact : +91 - 89800 08851 Ms. Mona Kumari (Authorized Officer) Contact No. +91 - 90990 02848	29/11/2023 Rs. 18,49,280.00 + Interest + Other Charges thereon	Property Description : Residential Tenement situated at Flat No. 209, Second Floor, Mulidhar Complex, Gokul Nagar Circle, Jakanataka, Indira Marg, Jamnagar - 361 006, Gujarat. In the name of Mr. Balwantsinh Pratapsinh Rathod. Area: 77.10 Sq. Mtr.	Rs. 10,43,000.00 Rs. 1,04,300.00 Rs. 100,000.00
3.	Mr. Dilipbhai Balubhai Khuntli (Borrower) Infantry Kunes Branch Manager Contact : +91 - 89800 08851 Ms. Mona Kumari (Authorized Officer) Contact No. +91 - 90990 02848	22/10/2021 Rs. 8,89,263.31 + Interest + Other Charges thereon	Property Description : Property situated at Sub Plot No. 76/1, R. S. No. 37 of Nawagam Ghed, Krishna Park, Jamnagar, Gujarat In the name of Mr. Dilipbhai Balubhai Khuntli Area : 46.21 Sq. Mtr.	Rs. 8,05,000.00 Rs. 80,500.00 Rs. 10,000.00
4.	M/s Pramukh Product Mr. Sahilbhai Gordhanbhai Umaretya Ranjeet Nagar Branch Manager Contact : 89800 08944 Mr. Sunil Kumar (Authorized Officer) Contact No. +91 - 88781 90294	26/06/2023 Rs. 25,85,034.00 + Interest + Other Charges thereon	Property Description : Property situated at Sub Plot No. 117/2, R. S. No. 1399/Paiki, Narayan Nagar, Khodhadam Temple Street, M E S Road, Jamnagar - 361 004 In the name of Mr. Sahilbhai Gordhanbhai Umaretya Area : 47.60 Sq. Mtr.	Rs. 21,00,000.00 Rs. 2,10,000.00 Rs. 10,000.00
5.	Mr. Ashokkumar Ratilal Pragda (Borrower) Mrs. Chandrikaben Ashokkumar Pragda (Borrower) Ranjeet Nagar Branch Manager Contact : 89800 08944 Mr. Sunil Kumar (Authorized Officer) Contact No. +91 - 88781 90294	23/08/2021 Rs. 11,44,735.00 + Interest + Other Charges thereon	Property Description : Property Situated at Sub Plot No. 108/D, Survey No. 38/Paiki-3, Tirupati Park-1, Dhinchda, Jamnagar in the name of Mr. Ashokkumar Ratilal Pragda, Mrs. Chandrikaben Ashokkumar Pragda. Area : 52.16 St. Mt.	Rs. 9,50,000.00 Rs. 95,000.00 Rs. 10,000.00

Date of E-Auction : 29.06.2024 • Time - 12.00 Noon to 4.00 PM with Auto extension of 10 Minutes.
Date of Inspection & Time : 15.06.2024 Between 12.00 Noon to 4.00 PM
Last Date & Time of Submission of EMD and Documents (Online) On or Before: 29.06.2024 Upto 4.00 PM

Bidder will register on website https://www.mstcecommerce.com and upload KYC documents and after verification of KYC documents by the service provider, EMD To Be Deposited In Global EMD wallet through NEFT/RTGS/transfer (after generation of challan from https://www.mstcecommerce.com)

The auction will be conducted through the Bank's approved service provider "https://www.mstcecommerce.com"

E - Auction will be held "As is where is", "As is what is" and "whatever is there is" basis. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.com in secured creditor or auction platform (https://mstcecommerce.com) Helpline No. : 033-22901004

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002
Borrowers/Guarantors/ Mortgagors is invited to provision of sub-section (8) of section 13 of the act in respect of time available to you to redeem the secured assets.
Date : 06.06.2024, Place : Jamnagar Sd/- Authorised Officer, Central Bank of India

AXIS BANK
Collection, 1st Floor Balleshwar Avenue, S G Highway, Opp Rajpath Club, Bodakdev, Ahmedabad, Gujarat - 380054. **POSSESSION NOTICE** APPENDIX -IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges, etc. incurred / to be incurred, within 60 days from the date of the said notice.

Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public in general, that the undersigned has taken possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.

Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred.

The Borrowers attention is invited to the provisions of sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets

Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & O/s. Amount Rs. (Interest + Charges - Recovery)	Description of the Properties	Date & Type of Possession
LAN : PHR000301865948 & PHR00030500706 (1) Ghansyam Shankarlal Sen (2) Sulochana Sen	06-07-2022 Rs. 15,46,279/- as on 18-06-2022 & 20-06-2022	ALL RIGHT, TITLE AND INTEREST THAT PIECE AND PARCEL PREMISES LYING BEING AND SITUATED AHMEDABAD DISTRICT GANDHINAGAR, TALUKA MOUJE ZUNDAL VILLAGE SURVEY NO. 3672, FLAT NO. 608 OF 6TH FLOOR, 36.9 SQ METER BUILT UP AREA, 'AAVKAR HEIGHTS', CHANDKHEDA, GANDHINAGAR, HAVING BOUNDARIES AS UNDER: EAST: FLAT NO. B-609, WEST: FLAT NO. B-607, NORTH: ROAD, SOUTH: FLAT NO. B-611 & PASSAGE WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	08/06/2024 (PHYSICAL)
LAN : LPR044804200753 (1) Nayak Nishikant Shantilal (2) Alapaben Hasmukhbhai Nayak	25-09-2023 Rs. 26,62,247.70 Ps. as on 13-09-2023	ALL THAT PIECES AND PARCELS OF IMMOVABLE RESIDENTIAL PROPERTY C-504 ON THE 5TH FLOOR, ADMEASURING ABOUT 130.43 SQ. METER, THE SCHEME KNOWN AS 'MADHURAM FLORA', SITUATED ON LAND BEARING SURVEY NO. 281 BEING FINAL PLOT NO. 281/1 OF TOWN PLANNING SCHEME NO. 69, ADMEASURING 1782 SQ. METER & SURVEY NO. 282 BEING FINAL PLOT NO. 282/2 OF TOWN PLANNING SCHEME NO. 69, ADMEASURING 1052 SQ. METER, SITUATE LYING AND BEING AT MOUJE: CHANDKHEDA, B/H SATAMEE HOSPITAL, TALUKA: DASCROI, AHMEDABAD-382424 GUJARAT, INDIA HAVING BOUNDARIES AS UNDER: EAST: SURVEY NO. 395, WEST: BLOCK C & STAIR CASE, NORTH: 12.00 MTR T.P. ROAD, SOUTH: FLAT NO. C-503, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND	

