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

POSSESSION NOTICE

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

Whereas the undersigned being the authorized officer of the **MAS Rural Housing & Mortgage Finance Ltd.** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 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 secured assets.

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, ADMEASURING 57.70 SQ.MTRS.AND 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 : Junagadh

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

SALE NOTICE (30 DAYS) FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

Bank of Baroda
New Nikol Branch
5-6-7, Palm Arcade, Near Sukan Bunglows
Cross Roads, Nikol, Ahmedabad 382450.
Phone:- 8488802159 Email: newahm@bankofbaroda.com

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/**Symbolic Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Sr No.	Name & address of Borrower/s Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Dues. As per Demand notice (Less Recovery made after issuance of 13(2) demand notice) Plus interest there on	Reserve Price EMD & Bid Increase Amount
1	M/s Eagle Enterprise Prop Hemantika Mahendrabhai Gohel 46 Pavan Industrial Estate, Opp Gopal Charan Estate Bakrol, Ahmedabad, Gujarat, India – 382430 Proprietor Mrs.Hemantika Mahendrabhai Gohel [illegible] Guarantor: Mr. Shailesh Amrutlal Brahmbhatt 04, Shivam Co Op Housing Society Ltd, Keshavkunj tenament, Nr. Mahalaxmi Corner, Vatva Ahmedabad-382440	All that piece and parcel of the constructed property bearing Block No. [illegible] ... South: Internal Road Scheme CERSAI ID 400075866522	Rs 34,76,190.56 AS ON 31.01.2025 Plus Interest From 01.02.2025 Plus Other Charges & Cost	Reserve Price Rs.15,50,000/- EMD Rs. 1,55,000/- Bid inc. Amount: Amount: 25,000

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

[illegible]

AS PER SARFAESI Act, STATUTORY - 30 - DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ 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.

Date : 22-04-2025 | Place : Ahmedabad

Sd/- Authorized Officer, BANK OF BARODA

Bank of Baroda

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)]

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 Authorised 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 Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :

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)	1. Reserve Price 2. 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. 78,30,243.57/- (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 (Gujarat) PIN-384001 AND M/s Raj Picture House (Proprietor-Mr. Rohit Maheshbhai Jodhwani) Shop No. 3, Kaveri Complex, Navapara, Bhavnagar (Gujarat) PIN-384001 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	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)** AND (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 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. 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.	Reserve Price : Rs. 1,17,60,000/- (Rupees One Crore Seventeen Lakhs Sixty Thousand Only) EMD : Rs.11,76,000/- (Rupees Eleven Lakhs 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: Vehelal**, 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-Salal, 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	M/s 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)
7	Mr. Harsh Satish Shah and Mrs. HinalPratikbhaiFadia Residing at Flat No. A-1004, PrakrutiAppartment, Jain Nagar, Near Parimal Under Bridge, Paldi, Ahmedabad (Gujarat)	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: Road and Open Land, North: Flat No. 9M-503, South: Road **(Physical Possession)**	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)
		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 **(Physical Possession)**		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)

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

For detailed terms and conditions Scan here:

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.

Date : 22.04.2025
Place : Ahmedabad

Authorised Officer, Bank of Baroda

PUBLIC NOTICE

FRONTIER SPRINGS LIMITED
Registered Office: The Company Secretary. E-14, Panki Industrial Area, Site-1, Kanpur -208022

Notice is hereby given that the certificate for the under mentioned securities of the company have been 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 without further intimation.

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

Date : 22/04/2025

Sd/- Kajalben Ashwinkumar Ghodasara
[Name of holder / Applicant]

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

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.

Reserve Price : INR 9,00,00,000/- **EMD : INR 90,00,000/-**

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
(Acting as a Trustee of India Resurgence ARC Trust II)

Date: 22.04.2025
Place: Mumbai

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

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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (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 Co-operative 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 28.09.2020.

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.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	E.M.D. (Rs. in Lakh)	Bid 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	136.60	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.	217.10	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.	35.00	3.50	50,000/-

TERMS & CONDITIONS :-

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 commitment or any representation of ASREC. The property is being sold with all existing 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 are not paid in full.

Date : 21.04.2025
Place: Mumbai

Sd/-
Sunil Vanne
Authorized Officer, ASREC (India) Ltd.

ભારતે ચીન, અમેરિકા સાથે સમાન રીતે જોડાવું જોઈએ: જીટીઆરઆઈ

પીટીઆઈ
નવી દિલ્હી, તા. ૨૧

ભારતે ચીન અને અમેરિકા સાથે સમાન રીતે જોડાવું જોઈએ અને આ સામેલગીરી બાહ્ય દબાણો દ્વારા નહીં, બલ્કે તેની વ્યૂહાત્મક સ્વાયત્તતા, આર્થિક હિત અને વૈશ્વિક વેપાર સિદ્ધાંતો દ્વારા માર્ગદર્શિત હોવી જોઈએ, એમ થિન્ક ટેન્ક જીટીઆરઆઈએ સોમવારે જણાવ્યું હતું.

ચીનનાં હિતોના ભોગે અમેરિકા સાથે વેપાર સોદા કરનારા દેશો સામે રિઝોલ્યુટ તથા રેસિપ્રોકલ રીતે પ્રતિકારક પગલાં લેવામાં આવશે, એવી ચીને ઉચ્ચારેલી ચીમકીના સંદર્ભમાં થિન્ક ટેન્કે ઉપરોક્ત ટિપ્પણી કરી હતી.

ગ્લોબલ ટ્રેડ રિસર્ચ ઈનિશિએટિવ (જીટીઆરઆઈ)એ કહ્યું હતું કે, બીજીંગને એકલું પાડી દેવાના અમેરિકાના પ્રયાસોમાં સાથ આપનારા દેશો સામે બદલો વાળવાની ચીનની ચેતવણીને વૈશ્વિક સપ્લાય ચેઈનની વાસ્તવિકતાઓના દ્રષ્ટિકોણથી જોવી જોઈએ.

અમેરિકા, યુરોપિયન યુનિયન (ઈયુ), જાપાન, દક્ષિણ કોરિયા અને ભારત સહિતનાં અગ્રણી અર્થતંત્રો ઔદ્યોગિક અને કન્ઝ્યુમર ગૂડ્ઝના પુરવઠા માટે મોટાપાયે ચીન પર નભે છે. વૈશ્વિક ઉત્પાદનના કોટિક્રમના દરેક સ્તર પર ચીન સંકળાયેલું છે - પછી તે ફિનિશ્ડ ગૂડ્ઝ હોય, ઈન્ટરમીડિએટ ઉત્પાદનો અને પાર્ટ્સ હોય કે કોમ્પોનન્ટ્સ હોય.

ચીનને સદંતર દૂર કરવા માટે કાચા માલના સ્તરેથી ઉત્પાદન ક્ષમતાઓનું નિર્માણ કરવાની આવશ્યકતા રહે છે, જે પ્રયાસ હજી સુધી એક પણ દેશ હાંસલ કરી શક્યો નથી.

થિન્ક ટેન્કે કહ્યું હતું કે, ભારતે તેનો સ્થાનિક ઉત્પાદન આધાર મજબૂત કરીને તેના આત્મનિર્ભર પરિબળોની સૂચિ તૈયાર કરવી જોઈએ અને ઉત્પાદનમાં લક્ષિત રોકાણ થકી મહત્ત્વપૂર્ણ આયાતની નિર્ભરતાઓ ઘટાડવી જોઈએ.

ક્લાઉસ શ્વાબે વર્લ્ડ ઈકોનોમિક ફોરમ બોર્ડના ટ્રસ્ટી તરીકે રાજીનામું આપ્યું

પીટીઆઈ
જિનિવા/નવી દિલ્હી, તા. ૨૧

વર્લ્ડ ઈકોનોમિક ફોરમે સોમવારે જાહેરાત કરી હતી કે તેના સ્થાપક ક્લાઉસ શ્વાબએ તાત્કાલિક અસરથી તેના ટ્રસ્ટી બોર્ડના અધ્યક્ષ અને સભ્ય પદેથી રાજીનામું આપવાનો નિર્ણય લીધો છે. શ્વાબ ૫૫ વર્ષ પહેલા સ્થાપના થઈ ત્યારથી જ જિનિવા સ્થિત સંસ્થાના પર્યાય બની ગયા છે, જેનું નેતૃત્વ તેઓ કરી રહ્યા છે. શ્વાબે બોર્ડને માહિતી આપતી હતી કે, તાજેતરની જાહેરાત સાથે હું ૮૮ વર્ષમાં પ્રવેશી ગયો છું. તેથી ચેરમેન અને બોર્ડ ઓફ ટ્રસ્ટીઝના સભ્યના પદ પરથી રાજીનામું આપવાનું નક્કી કર્યું છે, તેમ શ્વાબે બોર્ડને માહિતી આપી હતી. એક્સટર્નલ બોર્ડની બેઠક રવિવારે થઈ હતી, જેમાં બોર્ડે શ્વાબના રાજીનામાની નોંધ લીધી અને સર્વાનુમતે વાઈસ ચેરમેન પીટર બ્રેબેક લેટમેથને વચગાળાના ચેરમેન તરીકે નિયુક્ત કર્યા છે. ડબ્લ્યુઈએફએ એક નિવેદનમાં જણાવ્યું હતું કે, ભાવિ અધ્યક્ષની પસંદગી માટે તેણે એક શોધ સમિતિની પણ સ્થાપના કરી હતી. ડબ્લ્યુઈએફ જે પોતાને જાહેર ખાનગી સહયોગ માટે એક આંતરરાષ્ટ્રીય સંગઠન તરીકે વર્ણવે છે.