

Ujjivan Small Finance Bank
 Registered Office: Grape Garden, No.27, 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
 Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundiwa Bypass, Village Kharadi, Pune-411014.

POSSESSION NOTICE

WHEREAS, the Authorised officer of Ujjivan Small Finance Bank, under the Securitisation 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 demand notices to the borrower(s) / Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and/or realisation.

Sr. No	Loan No	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date / Outstanding Due (in Rs.)	Date & Type of Possession
1	446821 013000 0146	1) Dashrath Hakara Rawal, 2) Manisha Dashrath Rawal , both are residing at Room No. 4, on 1st floor, Satellite, Rajnagar-5-2, Near Shreyas Tekra, Satellite, Ahmedabad, Gujarat-382007. 1) also at Shree Bahuchar Travels, Kharaj Gam, Near Khodiyar Railway Station, Gandhinagar, Gujarat- 382441. 2) also at Rawal Basti, Dhamod, Bichhawa, Durgapur, Rajasthan-314801	14.02.2025 Rs. 9,76,334.56 as on 13.02.2025	08.08.2025 Symbolic Possession

Description of the Immovable Property : All that piece and parcel of the property bearing Flat No. 206, on 2nd floor, of Block No. B, area admeasuring about 32 Sq. Yards, i.e., 26.75 Sq. Mtrs., Carpet area (52 Sq. yards, Super Built-up area) construction property in the scheme known as "Swaminarayan Park-8", constructed on land bearing Final Plot No. 4 of T.P Scheme No. 79 (Vatva) of Survey No. 28, 29, 30, situated in the Village- Vatva, Taluka-Vatva, District-Ahmedabad, in the Registration Sub-District and District of Ahmedabad-11 (Asiail). Property bounded as under; East: Flat No. C/201, West: Flat No. B/201, North: Flat No. B/205, South: T.P Road, owned by Manisha Dashrath Rawal

2	446821 013000 0084	1) Sanjaybhai Chandubhai Solanki, 2) Hansaben Chandubhai Solanki, 3) Chandubhai Danabhai Solanki , All are residing at 8, Shreeji Bunglows, Near Narol, Aslali Highway, Narol, Ahmedabad, Gujarat-382405 and also at 593, Ambedkarnagar, Ahmedabad, Gujarat-382255. 1) also at Khiv Service Pvt. Ltd., A/508, Safal Profitaire Corporate Road, Opp. Aupa Garden, Prahalad Nagar, Ahmedabad, Gujarat-380025.	14.02.2025 / Rs. 12,41,772.11 as on 13.02.2025	08.08.2025 / Symbolic Possession
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Description of the Immovable Property : All that piece and parcel of the Property bearing Flat No. 402, on 4th floor, in Block No. E, Area admeasuring about 37.96 Sq. mtrs. Built-up area together with undivided Share of area adm. 14.468 Sq. Mtrs., in the scheme known as "Samor Residency", constructed on land bearing consolidated Survey No. 411/1, 412, 413/2 of T.P Scheme No. 79 of Final Plot No. 61/3, situated at Village-Vatva, Taluka-Vatva, District-Ahmedabad, Gujarat, and Registration Sub-District of Ahmedabad-11 (Asiail). Subject property bounded as under; East: Block-D, Flat No. 404, West: Block-E, Flat No. 403, North: Block-E, Flat No. 401, South: Society Road, owned by Hansaben Chandubhai Solanki

3	451821 01500 00015 / 4518210 13000 0126	1) Yogesh Yadav, 2) Aarti Yadav, 3) Ganesh Khubchand Yadav, 4) Kavita Khubchand Yadav , All are residing at 45 No. 259, Opp. Dipmahal Bunglow, Near Chhotakaka Park, Jagdish Bus Stand, Ahmedabad, Gujarat-380059 and also at A/40, Kamla Park Society, Cadila Road, Ghodasra, Ahmedabad City, Ahmedabad, Gujarat-380050. 1) also at Kiran Folding Works, Near Shreenath Hotel, NRC by Hotel, Narol, Ahmedabad, Gujarat-382405.	05.02.2025 / Rs. 10,84,412.08 as on 01.02.2025	08.08.2025 / Symbolic Possession
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Description of the Immovable Property : All that right, title and interest of Property bearing Flat No. B-106, of Block No. B, on 1st floor, area admeasuring about 37.10 Sq. Mtrs., Carpet area, in the Scheme known as "Svasara Pravesh-1", constructed on land bearing New Survey/Block No. 12-15+39, (Old block No. 3 & 6) in Registration Sub-District and District of Ahmedabad-11 (Asiail). Situated at Mouje-Gamdi, Taluka-Daskroi, District-Ahmedabad, Gujarat. Property bounded as under; East: Flat No. B-105, West: Block No. L, North: Block No. C, South: Flat No. B-103, owned by Yogesh Khubchand Yadav, Ganesh Khubchand Yadav & Kavita Khubchand Yadav

4	446721 01700 00058	1) Kaniyalal Karshanbhai Vaghela 2) Jayaben Kaniyalal Vaghela , both are residing at Mikat No. 1383, Bhanganvas, Kadodara, Village-Dahagam, Sabarkantha, Gujarat-383205 and also at AMC, Parshwanath Township Near Pani Ki Tanki, Krishnanagar, Ahmedabad, Gujarat-382345	05.02.2025 / Rs. 9,48,672.40 as on 01.02.2025	08.08.2025 / Symbolic Possession
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Description of the Immovable Property : All that piece and parcel of Property bearing Gram Panchayat No. 1382, in the area known as "Bhangi Vas", area admeasuring as per technical report 1436.60 Sq. fts., Plot area & area admeasuring 572.15 Sq. fts., Built-up area situated in the sim of Village-Kadodara, Taluka- Dahgam District-Gandhinagar in the District of Gandhinagar and Registration Sub-District of Dahgam, Gujarat. Property bounded as under; East: Open Space, West: House of Bhagvandas Karshanbhai, North: House of Khodabhai Karshanbhai, South: House of Tulsiabhai Karshanbhai, owned by Kaniyalal Karshanbhai Vaghela

Whereas the Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower's mentioned herein above in particular and to the Public in general that the authorised officer of Ujjivan Small Finance Bank has taken possession of the properties / secured assets described herein above in exercise of powers conferred on him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower's and Co-Borrower's / Mortgagor'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's/Co-Borrower's / Guarantor's / Mortgagors mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/Secured Assets and any dealings with the said properties/ Secured assets will be subject to the charge of Ujjivan Small Finance Bank.

Place: Gujarat
 Date: 08.08.2025
 Sd/- Authorised Officer,
 Ujjivan Small Finance Bank

Form No. URC-2

Advertisement giving notice about registration under Part I of Chapter XXI of the Act (Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorized to Register) Rules, 2014)

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar at the Indian Institute of Corporate Affairs (IICA), Central Registration Centre (CRC), Plot No. 6, 7, 8, Sector 5, IGT Manesar, District Gurgaon (Haryana), Pin Code: 122050, that RGT Export a Partnership Firm may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.
 2. The principal objects of the Partnership Firm are as follows: To carry on in India and abroad the business of trading, importing, exporting, manufacturing, processing, fabricating, recycling, casting, forging, drawing, rolling, galvanizing, cutting, shearing, assembling, and dealing in all kinds and forms of metals and metal products including but not limited to steel, stainless steel, mild steel, carbon steel, alloy steel, iron, aluminium, copper, brass, zinc, lead and other ferrous and non-ferrous metals and their alloys, sheets, coils, wires, rods, bars, pipes, tubes, plates, angles, channels, TMT bars, structural steel and other steel products and to act as agents, distributors, consultants, contractors or otherwise in all kinds of metal and steel-related business activities.
 3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at Second Floor, Novas 202, Bombay Hotel Chowk, Gondal Road, Rajkot, Gujarat, 360002.
 4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Indian Institute of Corporate Affairs (IICA), Central Registration Centre (CRC), Plot No. 6, 7, 8, Sector 5, IGT Manesar, District Gurgaon (Haryana), Pin Code: 122050, within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.
 For and on behalf of
 RGT Exports,
 Ketan Hasmukhbhai Tudiya (Partner)
 Akash Sanjaybhai Tudiya (Partner)

UNAUDITED FINANCIAL RESULT FOR THE QUARTER ENDED ON JUNE 30, 2025				(₹ in Lakh except EPS)
Particulars	Quarter ended on 30/06/2025	Year ended on 31/03/2025	Quarter ended on 30/06/2024	
	Unaudited	Audited	Unaudited	
Total Income From Operations	991.78	4,888.46	920.58	
Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	92.75	419.02	64.29	
Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	92.75	419.02	64.29	
Net Profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary items)	70.83	317.41	47.87	
Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	71.93	317.41	47.91	
Equity Share Capital	599.09	441.95	12.84	
Reserves (excluding Revaluation Reserve as per the audited Balance Sheet of the previous year)	—	1,061.90	—	
Earnings Per Share (for continuing and discontinued operations)-				
Basic: (not annualized for the quarter ended)	1.44	7.60	1.21	
Diluted: (not annualized for the quarter ended)	1.44	7.60	1.21	

Note:- The above financial is an extract of the detailed format of quarterly Financial Results filed with the National Stock Exchange of India Limited and BSE Limited under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015. The full format of the quarterly Financial Results are available on the Website of NSC at www.nseindia.com and BSE at www.bseindia.com and Company's website at www.scodatubes.com and the same can be accessed by scanning the QR Code provided Uside -

For: Scoda Tubes Limited
 -sd/-
 Jagrutkumar Rameshbhai Patel
 (Managing Director) DIN- 06785955

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.98,Udyog Vihar, Phase-IV,Gurgaon-122015 (Haryana) and Branch Offices at: 1st Floor, Above Axis Bank Ajmera Chamber Milan Cinema Road Surendranagar - 363002 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospectus with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform available at the website: www.iflhome.com

Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable Secured Asset	Date of Physical Possession	Reserve Price	Date of Inspection of property
1. Mr. Hasmukhbhai Subhashbhai Parmar 2. Mrs. Murtajiben Hasmukhbhai Parmar 3. Hasmukhbhai Subhashbhai Parmar (Prospect No. IL10270720)	12-Oct-2023 Rs.97,618/- (Rupees Nine Lakh Seven Thousand Six Hundred and Eighteen Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All That Part And Parcel Of The Property Bearing Plot No.219, Sub Plot No. 219A, R/s No.21/1, Muchand, Taluka Wadhwan, Surendranagar, Gujarat, India, 363001 Area Admeasuring (in Sq. Ft.) Property Type: Land, Area: Built up, area: Carpet, area: Property Area: 523.60, 418.80, 356.00 (area Admeasuring 314 Sq. Ft.)	21-Apr-2024 Total Outstanding As On Date 06-July-2025 Rs. 12,91,960/- (Rupees Twelve Lakh Ninety One Thousand Sixty Only)	Rs. 4.64,000/- (Rupees Four Lakh Sixty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 46,400/- (Rupees Forty Six Thousand Four Hundred Only)	29-Aug-2025 11:00 hrs - 14:00 hrs EMD Last Date 01-Sep-2025 till 5 pm. Date/Time of E Auction 03-Sep-2025 11:00 hrs - 13:00 hrs

Mode Of Payment - EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iflhome.com> and pay through link available for the property/ Secured Asset only.
Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.
For Balance Payment - Login <https://www.iflhome.com> > My Bid > Pay Balance Amount

Terms and Conditions:
 1. For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.iflhome.com>, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
 2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
 3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
 4. The purchaser has to bear the costs, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates/ outgoings relating to the property.
 5. The purchaser has to pay TDS application to the transaction/ payment of sale amount and submit the TDS certificate with IIFL-HFL.
 6. Bidders are advised to go through the website <https://www.iflhome.com> and <https://www.ifl.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
 7. For details, help procedure and online training on e-auction prospective bidders can contact the service provider E mail ID: care@iflhome.com, Support Helpline no. 1800 2672 499.
 8. For any query related to Property details, Inspection of Property and Online bid etc, call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday except on public holidays.
 9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
 10. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
 11. In case of default in payment at any stage by the successful bidder/ auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the condition will be again put to sale.
 12. AO reserves the rights to postpone/ cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO/ IIFL-HFL shall be final and binding.

15 DAYS SALE NOTICE UNDER THE RULE 8 SUB RULE (1) OF SARFAESI ACT, 2002
 The Borrower are hereby notified to pay the sum as mentioned above with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost
Place: SURENDRA NAGAR ; Date : 13-08-2025 Sd/- Authorised Officer, For IIFL Home Finance Ltd.

Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) 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, a Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Rules. The borrower 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 IIFL HFL for an amount as mentioned in the said notice. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower dears the dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Kevai Bharatbhai Vadavania, R.K. Utility Services, Mrs. Parulben Bharatbhai Vadavania Prospect No. IL1913306	All that piece and parcel of Plot No. 4, First floor, Rakiran apartment, Plot No. 23 & 24, R.S.No. 213/p.1, p.67, c.s. sheet No. 31, c.s.no.2923, 1, District: Junagadh, Gujarat- 362001 Area Admeasuring (IN SQ. FT.) Property Type: Land, Area: Carpet, Area/Property Area: 723.00, 578.00	₹14,77,55,00/- (Rupees Fourteen Lakh Seventy Six Thousand Seven Hundred and Fifty Five Only)	12/08/2025	07/08/2025
Mr. Karanbhai Nanabhai Bhambi Mrs. Geetaben Prospekt No. IL19224584	All that piece and parcel of Property No.52, Gram panchayat Village: Pratapnagar (Saboti), Taluk Idar, District: Sabarkantha-383421, Area Admeasuring (IN SQ. FT.) Property Type: Land, Area: Carpet, Area/Property Area: 830.00, 702.00	₹67,42,47,00/- (Rupees Six Lakh Seventy Four Thousand Two Hundred and Forty Seven Only)	13/08/2025	07/08/2025
Mr. Punjara Rameshbhai Mrs. Parulben Prospekt No. IL19294021	All that piece and parcel of Milkhath No.187, Property No.187, Jambusar, Modasa, Arvali, Gujarat, India, 383317, Area Admeasuring (IN SQ. FT.) Property Type: Land, Area: Carpet, Area: Property Area: 675.00, 675.00	₹3,16,305,00/- (Rupees Three Lakh Sixteen Thousand Three Hundred and Fifty Five Only)	28/03/2025	07/08/2025
Mr. Jijendrakumar Rajabhai Parmar Mrs. Rajashbhai Parmar Mrs. Rishabhai Jijendrabhai Parmar Prospect No. IL1370241	All that piece and parcel of Property No. 159, Assessment Serial No. 59 Hrian Vas, Nr Vadi School, Nr Harshidh, Motaji Temple, Dharo Road, Mouje Nadi (Gesh) Khodadi, Taluka Sabasana, District: Mahesana, Gujarat-384360, Area Admeasuring (IN SQ. FT.) Property Type: Land, Area: Built Up, Area: Carpet, Area: Property Area: 975.00, 588.00, 506.00	₹71,94,72,00/- (Rupees Seven Lakh Nineteen Thousand Four Hundred and Seventy Two Only)	12/08/2025	07/08/2025

For further details please contact to Authorized Officer at Branch Office: Moti Palace, 1st Floor, Above Hdfc Bank, Moti Bag Road, Junagadh, J-1 & 2, First Floor, Shree Ram City Centre, Mr. Sbi., Char Rasta, Modasa - 383315, Saral Complex, Mehsana-384002, or Corporate Office: IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.
Place: Gujarat ; Date : 13.08.2025 Sd/- Authorised Officer, For IIFL Home Finance Ltd.

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

APPENDIX IV (Refer Rule 8(1)) POSSESSION NOTICE (For Immovable Property)

The Authorized officer of the Omkara Assets Reconstruction Pvt Ltd (hereinafter referred to as "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(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 19.09.2024 calling upon Borrower Mr. Tudiya Hemantbhai Harihal (Borrower, Proprietor and Mortgagor), Mr. Tudiya Manishbhai Hemathal (Co-Borrower), Mr. Tudiya Hardik Hemantbhai (Co-Borrower), Mrs. Tudiya Dhaval Hemantbhai (Co-Borrower), Mrs. Jay Matiji Sales through its proprietor Mr. Tudiya Hemantbhai Harihal (Co-Borrower) and Mr. Tudiya Haribhai Devjibhai (Co-Borrower) to repay jointly or severally the amount mentioned in the notice being a sum of Rs.59,35,177.58 (Rupees Fifty-Nine Lakh Thirty-Five Thousand One Hundred Seventy-Seven and Paise Fifty-Eight Only) as on 11.09.2024 together with further interest from 12.09.2024 and costs, charges and expenses incurred, thereon within 60 days from the date of receipt of the said notice.

Pursuant to the Assignment Agreement dated 25.06.2021, Indusind Bank Limited (hereinafter referred to as "IBL") has assigned to Omkara Assets Reconstruction Private Limited (hereinafter referred to as "OARPL"), under Section 5 of the SARFAESI Act, the financial assistance granted by IBL to the borrowers, together with all security interest in respect thereof and all IBL's rights in respect thereof.
 The Borrower/Proprietor/Mortgagor/Co-Borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned Authorized Officer has taken physical 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 10.08.2025.

The Borrower/Proprietor/Mortgagor/Co-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 OARPL acting as Trustee of Omkara PS06/2021-22 Trust for an amount of Rs.59,35,177.58 (Rupees Fifty-Nine Lakh Thirty-Five Thousand One Hundred Seventy-Seven and Paise Fifty-Eight Only) as on 11.09.2024 together with further interest and costs, charges and expenses incurred thereon, less amounts paid since issue of demand notice, if any, till payment and realization of the entire outstanding.
 The Borrower/Proprietor/Mortgagor/Co-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.

Details of Secured Asset (Schedule of Property):
 All that piece and parcel of Immovable Constructed Residential House situated on Land admeasuring Sq. Mtrs 76-63 of Plot No. 29 Paikae of Shri Kanaknagar Co-op Housing Society Limited situated on the Land of Revenue Survey No. 177/2, 178, 179 & 179/2 Paikae of Rajkot (City Survey Ward No.12, City Survey No.5133 Paikae). Bounded as under:- On the East:- Other's Property, On the West:- Road, On the North:- Other's Property, On the South:- Other's Property.

Date: 10-08-2025 For Omkara Assets Reconstruction Pvt Ltd
 Place: Rajkot (Acting in its capacity as a Trustee of Omkara PS06/2021-22 Trust)

यूनियन बैंक Union Bank of India
 REGIONAL OFFICE :
 2nd Floor, SAN HOUSE, Opp.Gandhi Ashram,
 Near Dandi Bridge, Ashram Road,
 Ahmedabad-380027. Ph.: 079-27551340

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 provision to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION : 29.08.2025 (Friday) from 12:00 p.m. to 05:00 p.m.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the Physical/Symbolic possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Borrower, Co-Aplicant & Guarantor/s	Description of the Property	Amount due	Reserve Price and EMD
Mr. Kelvin Natvarbhai Ardeshna (Borrower), Mrs. Barot Niruben Pradipbhai Union Bank of India Vastrapur-II Branch 1st Floor, Shop No. 1 to 4, Kalyan Towers, Nr. Kalyan Pushpi Temple, Opp. Alpha One Mall, Ahmedabad. Contact Person : Mr. Jagdish, Mobile No. : 9161118934	Property No. 1 : Residential 1 BHK Flat No. A-15, 4th Floor, Parasmani Apartment, situated on Survey No. 205, 247, 248, 257/1, 261 to 274, T.P.S. No. 48, F.P. No. 10/2, paiki, Sub Plot No. 259, Super Built Up Area 75.25 sq.mtrs, Mouje Saijpur Bogha, Taluka Asarwa, Nr. Bhagwati Vidhyalya Hirawadi, Ahmedabad-380065. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 16,35,596.00 (Rupees Sixteen Lakh Thirty Five Thousand Five Hundred Ninety Six only) as on 03.10.2017 and further interest at contractual rate & cost from 04.10.2017.	Reserve Price : Rs. 7,90,000.00 (Rupees Seven Lakh Ninety Thousand Only) EMD : 10% of the Reserve Price mentioned above
Mr. Soni Jatinkumar Subhashchandra (Borrower) Union Bank of India, Museum Branch at Kshilji Jay Bhikhru Marg Raj Nagar society Road, Paldi, Ahmedabad - 380007, Contact Person : Mr. Raunak Mobile No. : 9828016501	Property No. 2 : All the right title & interest in premises of Shubh Darshan Apartment, Block No. C, 9th Floor, Flat No. C-95, Jodhpur Sur. No. 519 Paiki (Old Vejalpur Sur. No. 1208, 1209 & 1210), T.P.S. No. 4 (Vejalpur), F.P. No. 116, Nr. Tennis Ground, Off. ISRO Colony Road, Jodhpur, Ahmedabad - 380015. Tal. Vejalpur, Dist. Ahmedabad. (Gujarat) held in the name of Mr. Soni Jatinkumar Subhashchandra which is bounded by : North: Road, South: Flat C-94, East: Road, West: Flat No. C-96. Details of encumbrances over the property, as known to the secured creditor, if any: None. (Physical Possession)	Rs. 34,65,319.32 (Rupees Thirty Four Lacs Sixty Five Thousand Three Hundred Nineteen & Paise Thirty Two only) as on 30.06.2024 and further interest at contractual rate & cost from 01.07.2024	Reserve Price : Rs. 30,70,000.00 (Rupees Thirty Lakh Seventy Thousand Only) EMD : 10% of the Reserve Price mentioned above
M/s Naresh Enterprise (Borrower), Prop. Mr. Naresh Kumar Purandas Passand Union Bank of India, Maninagar Branch at Shop No. 2 & 3, Modi Arcade, Opp. Maninagar Rly Station, Maninagar, Ahmedabad Contact Person : Mr. Sahil Gupta Mobile No. 9999012855	Property No. 3 : Commercial Shop No. 7, 3rd Floor, admeasuring about sq. mtrs, "Krishna Complex", constructed on the land belonging to "Bhavi Estate Owners Association", bearing city survey no 7888, situated, lying & being in the village limits of Sardarnagar, Talika & city Ahmedabad-06(Naroda). Boundaries: East: another property, West: another property, North: another property, South: another property. Owner : Mr. Naresh Kumar Purandas Passand. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 16,50,878.00 (Rupees Sixteen Lacs Fifty Thousand Eight Hundred Seventy Eight Only) as on 02.07.2016 and further interest at contractual rate & cost from 03.07.2016	Reserve Price : Rs. 5,76,000.00 (Rupees Five Lakh Seventy-Six Thousand Only) EMD : 10% of the Reserve Price mentioned above
Mr. Rajeshkumar Kanaiyalal Panchal (Borrower), Mrs. Ramlaben Kanaiyalal Panchal (Borrower), Mr. Hariram Shripalbhaj Rajput (Guarantor) Union Bank of India, Gandhi Road, Near Khadia Char Rasta, P.B No 270, khadia, Gandhi Road, Ahmedabad - 380001; Contact Person - Mr. Kripal Singh at Mobile No.8898449481	Property No. 4 : All that piece and parcel of property of first floor admeasuring 35.11 sq mtrs of construction with undivided share of land of 8.80 sq mtrs built on the land city survey no 1382 sheet no 02 opp pinjarwad near saraspur char rasta Ahmedabad 07 othav Boundaries North: House of Hiraben Patel, South: House of Govindbhai, East: House of Bakabhai, West: Public Road Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs.8,66,131.80 (Rupees Eight Lacs Sixty Six Thousand One hundred Thirty One and Eighty paise only) as on 30.11.2015 along with unrecouped interest as reversed (if any) and further interest at contractual rate & cost from 01.12.2015	Reserve Price : 5,53,000/- (Rupees Five Lakh Fifty Three Thousand only) EMD : 10% of the Reserve Price mentioned above
Ms. Shilpa Indramohan Mittal (Borrower), Mr. Niteshkumar Indramohan Mittal (Guarantor), Mr. Jigneshbhai Ushakant Maniar (Guarantor) Union Bank of India, Gandhi Road, Near Khadia Char Rasta, P.B No 270, khadia, Gandhi Road, Ahmedabad - 380001; Contact Person - Mr. Kripal Singh at Mobile No.8898449481	Property No. 5 : All the piece & parcel of Immovable property being Sub Plot no -2 City Survey no 4040 paiki, Revenue Survey No-18 Paiki, Near Gurukrupa Society, Kubernagar, Mouje - Sardarnagar and bounded by : East : Part of the property of Sasikant Damodar Takalkar & part of the highway, West : Part of the highway, North : City Sur. No 4040 paiki, South : Out of the Sur. No 18 the remaining property located. Details of encumbrances over the property, as known to the secured creditor, if any: None. (Physical Possession)	Rs. 11,57,506.32 (Rupees Eleven Lacs Fifty Seven Thousand Five Hundred Sixty Five and Sixty two paise only) as on 31.08.2019 alongwith unrecouped interest as reversed (if any) and further interest at contractual rate & cost from 01.09.2019	Reserve Price : Rs. 34,30,000/- (Rupees Thirty Four Lakh Thirty Thousand only) EMD : 10% of the Reserve Price mentioned above.
M/s Shree Siddhi Vinayak Enterprise, Proprietor Pradhuman Kantilal Jani (Borrower), Mr. Kantilal B Jani(Guarantor) Mrs. Annpurnaben K Jani (Guarantor) Union Bank of India DR. SR Marg, Anar Complex, Near Vijay Char Rasta, Drive-in Road Ahmedabad, Gujarat - 380009 Contact Person : Mr. Darshak Vaghela at Mobile No. 9925400851	Property No. 6 : All the right title & interest in premises of Non Agriculture Land consists of Ground Floor,1st and 2nd Floor of Khadiya Ward No 1 having city survey no 1154 measuring Paiki 3-34-45 Sq mtr and as per property card 3.34 Sq Mtr survey no 1155 measuring 3-paiki 34-45 Sq mtr, and as per property card 3.34 Sq Mtr and survey no 1156 measuring Paiki 27-59-23 Sq mtr and as per property card 27.59 Sq mtr, Municipal Tenament no 0102-37-0106-0001-T ward No Khadiya Gate, Electric survey No - 8951 held in the name of Mr. Kantilal Bhaishankar Jani & Mrs. Annpurnaben kantilal jani which is bounded by North: On Gandhi Road Behind Kantilal House. South: Entry Gate /Rajmarg, East:Opan Land/Soni JivantalChimnialal widow House, West:Madhavlal N takhore Sensus No. 763 House. Details of encumbrances over the property, as known to the secured creditor, if any: SANO-82/2023 (Physical Possession)	Rs. 22,18,765.50 (Rupees Twenty Two Lacs Eighteen Thousand Seven Hundred Sixty Five and Fifty paise only) as on 20.04.2021 and further interest at contractual rate & cost from 21.04.2021	Reserve Price : Rs. 17,17,000 (Rupees Seventeen Lakh Seventeen Thousand only) EMD : 10% of the Reserve Price mentioned above.