

Ref: MOL/2025-26/15
May 30, 2025

To, National Stock Exchange of India Limited "Exchange Plaza", Bandra-Kurla Complex, Bandra (East) Mumbai 400 051 SYMBOL:- MOL	To, BSE Limited Floor- 25, P J Tower, Dalal Street, Mumbai 400 001 Scrip Code:- 543331
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Dear Sir,

Sub: Submission of Newspaper publication – information regarding 5th Annual General meeting

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed herewith the copies of advertisement published on 30th May, 2025 in Financial Express (English and Gujarati edition) depicting information regarding 6th Annual General meeting of the Company to be held on Saturday, 28th June, 2025.

You are requested to kindly take the same on your record.

Thanking you,

Yours faithfully,
For Meghmani Organics Limited

Jayesh Patel
Company Secretary & Compliance Officer
Mem.No: A14898

Encl: As above

VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.
CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below. The borrower and 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S/N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Babubhai Rupabhai Machhi, Radhaben Machhi, Roopabhai Ramabhai Machhi, HL000000006619	11-Mar-25 Rs.957284 as on 09-Mar-25	Property being Gram Panchayat House No.710 having area adm. 1650sq.ft.s lying and Situated at Village (Mouje) Hadod Village, within limits of Gram Panchayat Hadod in Registration District Mahisagar Sub-District Lunawada, Gujarat 388270. North-House of Ibarbhai Mangalbai, South-House of Dhirubhai Rupabhai, East-Mahadev Mandir, West-House No.96	Symbolic Possession Taken on 27-May-25
2	Ganga Bhardwaj, Purinma Ganga Bhardwaj, HL000000009437	20-Mar-25 Rs.804205 as on 09-Mar-25	Property bearing Row House No.30, Gram Panchayat House No.1793-30, admeasuring about 58.53 sq.mtrs. plot area (common use rights of common Road, common plot of said land) and construction thereon 35.46 sq.mtrs. area situated on the land bearing Block No III/31 of Mouje Village - Kasindra, Tal. Dascro & Dist. - Ahmedabad in the District of Ahmedabad and Registration Sub District of Ahmedabad-10 (Vejalpur) Dhandhuka Gujarat 382210. North-Other Property, South-Soc. Road, East-Plot No 31, West-Plot No 29	Symbolic Possession Taken on 27-May-25

Date: 30.05.2025
Place: Mahisagar, Ahmedabad

Authorised officer
Vastu Housing Finance Corporation Ltd

Chola Enter a better life
CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)
SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 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) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) mortgaged / charged to the secured creditor for the POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below. Notice is hereby given to Borrower / Mortgagee(s)/ legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagee(s) (Since deceased), as the case may be indicated in COLUMN (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED secured Creditor's website i.e. <https://www.cholamandalam.com> & www.auctionfocus.in

Sr. No.	[A] LOAN ACCOUNT NO. NAMES OF BORROWER(S) / MORTGAGEE(S) / GAURANTOR(S)	[B] O/A DUES TO BE RECOVERED (SECURED DEBTS)	[C] DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET	[D] TYPE OF POSSESSION	[E & F] RESERVE PRICE (IN ₹) EARNEST MONEY DEPOSIT (IN ₹)	[G] DATE OF AUCTION & TIME
1	Loan Account No.: XHLSR00002781958 Mr. Rafik Kadar Shekh (alias) Rafik K Shekh Mrs. Sehnaibi Rafik Shekh (alias) Sehnaibi R Shekh Both are Residing at : 678, 1st Floor, Jalaram Sheri, Halpali Colony, Kinnary Cinema, Surat, Gujarat - 395003 Also At : Plot No. 51, Twin City-4, Sachin Navsari Road, Navsari, Tankoli Gam Jalapore 396421	Rs.21,42,996/- (Rupees Twenty-one Lakh Forty-two Thousand Nine Hundred Ninety-Six Only) due on 24-05-2025	All the piece and parcel of immovable Property bearing Plot No.51 admeasuring 83.17 sq.mts. Along with 53.00 Sq.mts. Undivided share in the land of road and COP in "Twin City-4", Situated at Block No.23 admeasuring 37221 Sq. mts. of Moje Village-tankoli, Tal. Jalapore, Dist.-Navsari with construction on it. own by (1) Rafikbhai Kadar Shekh & (2) Sehnaibi Rafikbhai shekh.	(Possession)	Rs. 10,29,600/- (Rupees Ten Lakhs Twenty-Nine Thousand Six Hundred Only) Rs. 1,02,960/- (Rupees One Lakh Two Thousand Nine Hundred Sixty Only)	17-06-2025 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)
2	Loan Account No.: HLD3STR000136975 Mr. Chandubhai Vallabhkhai Dakhara (alias) Chandubhai Dakhara Mrs. Priyakaben Dakhara Both are Residing at : 77-A, Flower Valley Residency, Kanpura Vyara, Tapi, Surat, Gujarat - 394650 Also at : Flat No.D-301, Ward No.3, RS No.233, CS No.1800/A/28, 3rd Floor, D Building, Talav Road, Jaldarshan Park, Vyara, Tapi, Surat, Gujarat- 394650	Rs.23,68,727/- (Rupees Twenty-Three Lakhs Sixty-Eight Thousand Seven Hundred and Twenty-Seven Only) due on 24-05-2025	All that piece and parcel of Property bearing Flat No. 301 on the 3rd floor admeasuring 82.732 sq.mts. Built up area, along with 25.814 sq. mts. Undivided share in the land of road & COP in building No. D of Jai Darshan, situated at R. S. No. 233 paiki, it's City Survey Non d n o n d No. 1 8 0 0 / A / 2 8 admeasuring 1208.70 sq.mts. of Moje Vyara Sub-Dist. Tapi, Dist. Vyara Four Boundries- East- Society road, North- Adj. Building, West- Flat No. 303 South- Passage	(Possession)	Rs. 27,23,400/- (Rupees Twenty-Seven Lakhs Twenty-Three Thousand Four Hundred Only) Rs. 2,72,340/- (Rupees Two Lakh Seventy-Two Thousand Three Hundred and Forty Only)	17-06-2025 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)
3	Loan Account No.: HL03AME00016493 Mr. Prithviraj Singh Rajput Mrs. Ramila Rajput Residing at : Q 201 India Colony, Hathijan, Mehmdabad Road, Daskroi, Gujarat - 382445 Also At : 301 Hathijan Mehmdabad Road Ranpur 382245	Rs.21,02,736/- (Rupees Twenty One Lakhs Two Thousand Seven Hundred and Thirty Six Only) as on 26-05-2025	All That Right, Title And Interest Of Property Bearing Flat No. N-301 On Third Floor Of Block No. "n" Admeasuring 65.06 Sq. Mtrs. Carpet Area, 71.95 Sq Mtrs. Built Up Area, 2.17 Sq.mtrs. Wash Area And 108.69 Sq. Mtrs. Super Built Up Area Together With 36 Sq. Mtrs. Undivided Share In Land Area At & In "Aditya", Mahemdavad Road, Hathijan, Ahmedabad, Gujarat Situated On The Land Bearing Block No. 176/a (original Block No. 176/1, 177, 179 And 196), Draft T.p. Scheme No. 76 (hathijan), F.p. No. 97+101+106/2 Paiki Sub Plot No. 3 And Block No. 176/a, Draft T.p. Scheme No. 76 (hathijan), F.p. No. 105/1 Both Paiki Sub Plot No. 4, Area 7238 Sq. Mtrs. As Per (ahmedabad Municipal Corporation Approved Plan) Mouje Village - Hathijan, Taluka-vatva In The District Of Ahmedabad And Registration Sub District Of Ahmedabad - 11 (Asali). Muni. Tenament No. 0441-01-1993-001-e Electric Service No. 7640171281473 Bounded As Follows: East- Block No."I" West- Flat No. N-302, North- Flat No. N-303, South- Society Road.	(Constructive)	Rs. 23,10,750/- (Rupees Twenty-Three Lakhs Ten Thousand Seven Hundred and Fifty Only) Rs. 2,31,075/- (Rupees Two Lakhs Thirty-One Thousand Seventy-Five Only)	02-07-2025 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)
4	Loan Account No.: HL23NOA000144325 Deepak Indrapal Singh Chauhan, Sonu Dipak Chauhan Residing at : A-block-801 Semor Heightnana Chioda, Ring Road Near Toll Tex Muthiya Gam, Ahmedabad, Gujarat - 382330 Also At : Flat No. A/801, Eight Floor, Block No. A, B/H Shree Ram Heights, Samor Heights, Muthiya, Asanva, Ahmedabad, Gujarat, 382330	Rs. 25,97,755/- (Rupees Twenty Five Lakhs Ninety Seven Thousand Seven Hundred and Fifty Five Only) As On 26-05-2025	Residential Property Bearing Flat No. 801 On 8th Floor, Block No. A, In The Scheme Known As "samor Heights", Situated On Block No. 5 & 6 Tps No. 70, Fp No. 1 & 2 Mouje: Muthiya Taluka: Asanva, Dist. & Sub District: Ahmedabad. (Admeasuring About 61.88 Sq. Mtrs. Carpet Area & Uds Of Land 23.97 Sq. Mtrs.) Bounded As Follows:- East: Flat No. B/810, West: Flat No. A/802 North Stair & Lift South: Society Garden	(Constructive)	Rs. 30,63,600/- (Rupees Thirty Lakhs Sixty-Three Thousand Six Hundred Only) Rs. 3,06,360/- (Rupees Three Lakhs Six Thousand Three Hundred and Sixty Only)	02-07-2025 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)

1. INSPECTION DATE : 14-06-2025.
2. MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-.
3. Last date of submission of Bid/ EMD/ Request letter for participation is 16-06-2025 till 5 PM.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.cholamandalam.com> and www.auctionfocus.in.

* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and/or realisation thereof.

For any assistance related to inspection of the property or for obtaining the Bid document and for any other queries, please get in touch with Mr. Sambhaji Patil Contact Number 93775 83775 and Email : sambhaji@chola.murugappa.com & Mr. Rahul Jitendrabhai Dhoobi on his Mobile No. +91 8758587337/ Mr. Bhavin Kanubhai Dodiya on his Mobile No. 8990062273. official of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED to the best of knowledge and information of the Authorized Officer of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED there are no encumbrances in respect of the above immovable properties/ secured Assets.

Date: 29-05-2025
Place: Gujarat

Sd/- AUTHORISED OFFICER
Cholamandalam Investment and Finance Company Limited

MEGHMANI ORGANICS LIMITED
REGD & CORP OFF: Meghmani House, Near Satel Profileaire, Prahad Nagar, Satellite, Ahmedabad - 380015, Gujarat, India. Tel No. 07971761000; Fax: 07929709055
E-mail: cs@meghmani.com; Website: www.meghmani.com

INFORMATION REGARDING 6th ANNUAL GENERAL MEETING

The 6th Annual General Meeting (AGM) of Meghmani Organics Limited (the Company) will be held on **Saturday, June 28, 2025 at 12:00 noon (IST)** through Video-Conferencing (VC)/ Other Audio-Visual Means (OAVM) to transact the business as set out in the Notice of AGM dated 10th May, 2025, in compliance with all the applicable provisions of the Companies Act, 2013 and the rules made thereunder and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with General Circular No.9/2024 dated September 19, 2024 and other earlier circulars issued in this regard by the Ministry of Corporate Affairs (MCA Circulars) and Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 3, 2024 and other earlier circulars issued in this regard by the Securities and Exchange Board of India ("SEBI Circulars").

In compliance with the above MCA and SEBI Circulars, the Company will be sending the Notice of the AGM along with the Annual Report 2024-25 through electronic mode only to those Members whose e-mail addresses are registered with the Company / Registrar & Share Transfer Agent (RTA) or Depository Participant(s) (DPs) and the same will also be available on the Company's website at www.meghmani.com and at the website of the Stock Exchanges i.e. National Stock Exchange of India Limited at www.nseindia.com and BSE Limited www.bseindia.com and at the website of CDSL (agency for providing the Remote e-Voting facility) at www.evotingindia.com. Physical copies of the Annual Report for F.Y. 2024-25 will be sent to those Members, who request the same at cs@meghmani.com.

Manner of registering / updating of e-mail address:
Members who have not registered their e-mail address, are requested to register the same in respect of shares held in demat mode - with their DPs.

E-Voting facility and joining of AGM through VC / OAVM:
Members can attend and participate in AGM only through the VC / OAVM facility. The detailed instructions pertaining to (a) remote e-voting before AGM (b) e-voting on the day of AGM and (c) attending AGM through VC / OAVM, is provided in the Notice of the AGM. The Company has fixed **Saturday, 21st June, 2025** as "Cut-off date" to determine the entitlement of the shareholders for the purpose of voting rights in the AGM.

Members are requested to carefully read the Notice of the AGM.

For MEGHMANI ORGANICS LIMITED
Sd/-
Jayesh Patel
Company Secretary
ICSI Mem No. A14898

Date: 29/05/2025
Place: Ahmedabad

ULTRACAB (INDIA) LIMITED
Survey No. 262, Tel No. : +91 2827 - 253122 / 23
Bh. Galaxy Bearings Ltd., Fax : +91 2827 - 252725
Shapur (Veraval) - 360024 E-mail : cs@ultracab.in
Dist. - Rajkot Gujarat web : www.ultracabwires.com
CIN: L31300GJ2007PLC052394

EXTRACT OF STANDALONE AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31st MARCH, 2025

Sr. No.	Particular	QUARTER ENDED		YEAR ENDED		
		31.03.2025 AUDITED	31.12.2024 UNAUDITED	31.03.2024 AUDITED	31.03.2025 AUDITED	31.03.2024 AUDITED
1	Total Income from Operations	7295.21	5724.03	4456.21	23943.38	12405.56
2	Profit before Extra Ordinary and Exceptional Items	366.36	386.78	301.38	1374.17	853.26
3	Profit before Extra Ordinary Items and Tax	364.81	386.14	291.07	1371.35	843.45
4	Net Profit after Tax	238.79	269.99	177.06	972.15	597.83
5	Total Comprehensive Income for the period (Net of Tax)	238.79	269.99	177.06	972.15	597.83
6	Paid-up Equity Share Capital	2459.16	1908.45	1908.45	2459.16	1908.45
7	Other Equity / Reserves (excluding Revaluation Reserve)	-	-	-	6267.20	1887.75
8	Earnings per Share (Face Value Rs.02 per share)					
	a. Basic (Rs.)	0.22	0.28	0.19	0.99	0.63
	b. Diluted (Rs.)	0.22	0.28	0.19	0.99	0.63

1. The above is an extract of the detailed format of Audited Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligation and Other Disclosures Requirements) Regulations, 2015. The full format of the Audited Financial Results is available on the stock exchange website (www.bseindia.com) and Company's website (www.ultracabwires.com)
2. The above results are reviewed by the Audit Committee and were approved by the Board of Directors at its meeting held on 28.05.2025.

For and on behalf of Board of Directors of
ULTRACAB (INDIA) LIMITED
Sd/-
Mr. Nitesh P. Vaghshiya
Chairman cum Managing Director
DIN: 01899455

Place: Rajkot
Date: 28.05.2025

यूनियन बैंक Union Bank of India
A Government of India Undertaking
Regional Office Rajkot.
E Mail: crd.rorajkot@unionbankofindia.bank

MEGA E - AUCTION SALE NOTICE
(For sale of Immovable Properties)

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 6(2) or 8(6) of 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 Union Bank of India (secured creditor), possession of which has been taken by the Authorized Officers of Union Bank of India, will be sold on "AS IS WHAT IS", "AS IS WHERE IS" basis, for recovery of respective dues mentioned hereunder against the secured assets mortgaged/charged to Union Bank of India, from respective borrower(s) and guarantor(s). The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided here under:

Sr. No.	Name of the Borrower/Guarantor and Branch Details	Description of the properties	Amount to be Recovered	Type of Possession	Reserve Price/ EMD/ Bid Increase amount in Rs
01	Mrs. Kapilaben Pratapgiri Goswami Branch : Gandhidham (KFTZ) Branch Head : Mr. Harish Gehlot Contact : M. 95878 98791	All that Piece and Parcel of House at Plot No. 23-B, Ambaji Nagar - 2, Survey No. 890/19, Village: Varsamed, Taluka: Anjar, Kutch - 370 110 admeasuring 41.825 Sq. Mtrs. (Property description as specified in the Sale Deed No. 2700 Dated 25.04.2017) Bounded: On the North by: Plot No. 24/A, On the South by: Plot No. 23/A, On the East by: Plot No. 22/B, On the West by: 7.50 Mtrs. Road	Rs. 8,37,000.00 with further interest, cost and expenses	Physical	Rs. 5.31 Lakhs EMD 10% Bid Increase 1%
02	Upendra H. Girgiani, Branch : Gandhidham (KFTZ) Branch Head : Mr. Harish Gehlot Contact : M. 95878 98791	All that Piece and Parcel of Residential Plot No. 66, Survey No. 729P, Vill. : Varsamed, Taluka: Anjar, Dist. : Kutch - 370 110, admeasuring 41.825 Sq. Mtrs. (Property description as specified in the Sale Deed No. 1463 Dated 28.02.2014) Bounded: On the North by: Plot No. 65, On the South by: Plot No. 67, On the East by: Internal Road, On the West by: Revenue Survey No. 727, 728	Rs. 9,60,000.00 with further interest, cost and expenses	Physical	Rs. 6.06 Lakh EMD 10% Bid Increase 1%
03	Mr. Nirajkumar Shivcharan Panjabi Branch : Gandhidham (KFTZ) Branch Head : Mr. Harish Gehlot Contact : M. 95878 98791	Residential Flat No. S - 101 At Second Floor, Main Plot No. S - 3 and S - 4, Survey No. 851/1 Paiki 1, Near Khahu Shyam Mandir, Golden City, Village : Meghpar Kumbhari, Taluka : Anjar, Dist. : Kutch Gujarat 370110 Admeasuring 42.13 Sq. Mtrs. Bounded: North : Open Space of This Complex, South : Passage, East : Open Space For Flat No. S - 102, West : Passage & Plot No. S - 2	Rs. 11,03,000.00 with further interest, cost and expenses	Physical	Rs. 5.95 Lakh EMD 10% Bid Increase 1%
04	M/S. Major Enterprises Mr. Shaileshbhai Karshanbhai Lalpara (Partner, Guarantor), Mr. Shaileshbhai Vallabhkhai Sakariya (Partner, Guarantor) Branch : Kalwad Road, Rajkot Branch Head : Yogeshkumar Khyalia Contact : M. 97277 37232	Residential Flat Situated at Siddharth Apartment Flat No. B-404, Fourth Floor, Nageshwar Parswanath, Ghanteshwar, R. S. No. 28/P, Plot No. 204 to 206, Near Patel Chowk, Jamnagar Road, Rajkot, (Property description as specified in the Sale Deed RNP 5548 Dated 24.05.2012) Bounded: On the North: Flat No. 403, On the South: Open Parking and then Wing-A, On the East: Open Parking, then Plot No. 215 to 217, On the West: Stair, Flat No. 401	Rs. 18,44,446.32 with further interest, cost and expenses	Physical	Rs. 15.72 Lakh EMD 10% Bid Increase 1%
05	Borrower : Mr. Yogendra Rameshbhai Makadia Guarantor : Mr. Ramesh Ramjibhai Makadia Branch : Bhaktinagar (E-AB) Chief Manager : Mr. Aditya Kumar Contact : M. 77330 00167	Residential Property situated at Flat No. 303, Third Floor, Wing A, Heaven Heights, Motamava, B/H Khirsara Palace, Motamava, Kalavard Road, Tal. : Lodhika, At: Motamava, R. S. No. 29/P2 & 29/P4, Plot No. 1, 2, 23, 24, Plot No. 10 to 21 of Area known as Shyam Residency, Rajkot - 360 021, Area : 90.24 Sq. Mtr., (Property description as specified in the Sale Deed Regn. No. 0195 Dated 25.01.2016). Boundaries : North : Margin Than Wing B, South : Flat No. 302, East : Stair And Passage, West : Margin Than 7.05 Mt. Road	Rs. 14,57,000.00 with further interest, cost and expenses	Physical	Rs. 7.09 Lakh EMD 10% Bid Increase 1%
06	Mrs. Sandhya Devi Harendrabhai Chobey Mr. Harendra Kumar Kapildev Chobey Branch : Metoda Branch, Rajkot Branch Manager : Mr. Bhagvan Das Contact : M. 97522 44204	Immovable Residential Property i.e. Flat No. 101 on First Floor with Built-up Area adm. 654 30 Sq. Feet, Plot No. 1 & 2, area known as "Anjali Park" of Rev. Survey No. 183 paikae of Village: Khirsara, Tal. Lodhika, Dist. Rajkot in the state of Gujarat. Owned by Mrs. Sandhya Devi Harendrabhai Chobe. Boundries : North : Margin thereafter Others Property South : Flat No. 102, East: Margin thereafter Public Road, West: Staircase, Passage there after Flat No. 108	Rs. 9,73,000.00 with further interest, cost and expenses	Physical	Rs. 6.78 Lakhs EMD 10% Bid Increase 1%
07	Dineshpuri Ratnपुरi Gusal & Nishaben Dineshpuri Gusal Branch : Madhapar Branch Manager : Mr. Manish Jha Contact : M. 99718 53642	Residential Sub Plot No. 56/D, Plot No. 56, Survey No. 167, Paiki of Madhapar Seem, Junavvas, Madhapar, Bhuj, Kutch, Admeasuring 47.53 Sq. Mtr. Bounded: On the North by: Sub Plot No. 57, On the South by: Sub Plot No. 56/C, On the East by: Internal Road, On the West by: Sub Plot No. 56/A	Rs. 12,42,000.00 As on 31.12.2024 With further interest at contractual rate and cost thereof.	Symbolic	Rs. 11.46 Lakhs EMD 10% Bid Increase Amount 1%

Date and time of Auction : 13.06.2025 from 12.00 NOON to 5.00 PM (UNLIMITED EXTENSION OF 10 MINUTES)
Property Inspection (BY TAKING PRIOR APPOINTMENT) Inspection Date : 06.06.2025, Time : 11.00 AM to 4.00 PM

- For detailed Terms and Conditions of Sale, Please refer to the link provided in <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> & <https://baanek.com>
- Prospective bidders may contact for more details to Mr. M. R. Jadoja - Mob: 98252 89952 and Mr. Mukeshkumar Meena - Mob: 99604 93547.
- GST/TDS shall be payable as per applicable Government Rules by purchaser on sale of Movable/Immovable Assets.

AS PER SARFAESI Act, STATUTORY 15 - DAYS SALE NOTICE TO THE BORROWER/ GUARANTOR/ MORTGAGOR

The above mentioned Borrower's is/ are hereby notified 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 Borrower's/ Guarantor's/ Mortgagee.

Date : 30.05.2025, Place : Rajkot (In The Event Of Any Discrepancy Between The English Version And Any Other Language Version of This Auction Notice, The English Version Shall Prevail) Authorised Officer, Union Bank of India

Scan here For detailed Terms & Conditions

PUBLIC NOTICE

NOTICE is hereby given that Mrs Siddhi Vinayak Green ("Borrower") through Rajubhai Ravjibhai Desai had availed a project loan from Dewan Housing Finance Corporation Limited (now known as Piramal Finance Limited ("PFL")) ("Loan").

- M/s Siddhi Vinayak Green ("Borrower") through Rajubhai Ravjibhai Desai has inter alia, mortgaged the Mortgage Property (as defined hereinbelow in the Schedule) against the Loan. Mrs Mamtaben Rajubhai Desai and Mr. Dilipbhai Kanani ("Personal Guarantors") have executed the Deed of Personal Guarantee, and the Borrower executed the Deed of Mortgage in respect of the Loan. The Borrower/ Mortgagee/ Personal Guarantors are collectively hereinafter referred to as "Parties".
- The Parties have DEFAULTED in the repayment of the Loan. Appropriate legal proceedings towards in view of the said default against the Parties (as may be applicable) have been initiated under the Loan and PFL reserves its right to initiate further legal proceedings as and when deemed fit.
- Any claim, right, interest, charge and/or transfer, directly or indirectly, if already created on and/or with respect to the said Mortgage Property, without PFL's prior written consent/objection (and/or erstwhile from DHFLs) shall be considered as invalid and will be dealt with appropriately by PFL under law and/or otherwise.
- Any person attempting to create any rights qua the Mortgage Property that is mortgaged to PFL, without the prior approval and consent of PFL, shall be at such person's sole risk as to the costs and consequences and will be subject to the outcome of the ongoing legal proceedings initiated by PFL.

Schedule

Description of the Immovable Property
Exclusive charge by way of mortgage of the piece and parcel of land admeasuring 20513 sq. mtrs. located at Survey Nos. 76/2, 80, block no. 59/B, Moje village Laskana, Kamrej Taluka, Surat, along with present and future construction thereon together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereon and all present and future construction thereon, which is bounded as - On or towards the North: Adjoining Block No. 59-A, On or towards the East: Adjoining Pasadara Village Road, On or towards the West: Adjoining Field Channel, On or towards the South: Adjoining Field Channel which includes 261 unsold units mortgaged and hypothecated to PFL and 91 booked units mortgaged and hypothecated to PFL. (Please note that the units constructed in "Siddhivinayak Green" for which PFL has issued NDCs for sale/lease may be excluded from the list mentioned hereinabove, on production of copies of NDCs of PFL along with proofs in respect of payment made to PFL and compliances of all other terms and conditions stipulated therein.)

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Registered Office: No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607, Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadanki Chowk, Dadar (West), Mumbai - 400028, Contact No-9773406175.

POSSESSION NOTICE

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

Whereas, The undersigned being the Authorised 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. U67100T2014PTCO20363 and its registered office at No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadanki Chowk, Dadar (West), Mumbai - 400028 acting in its capacity as a Trustee of "Omkara PS 21/2024-25 Trust" has acquired all rights, title and interest of the entire outstanding of the Borrowers/Co-borrowers/Mortgagees/Lakhs Prakash Lalwani through his legal heirs Mrs. Jyoti Ben Prakashbhai Lalwani and Lal Prakashbhai Lalwani under section 5 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 19.03.2025. 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 borrowers/loan account along with underlying securities in favor 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 19.03.2025. Pursuant to the said assignment of debt/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, Authorised Officer of Omkara Assets Reconstruction Private Limited 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 24.04.2024 along calling upon the Borrowers/Co-borrowers/Mortgagees to repay the amount mentioned in the notice aggregating to Rs. 1,05,55,573.12 (One Crore Fifty Five Lakhs Fifty Five Thousand Five Hundred Seventy Three Rupees and Twelve Paise Only) 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 24.04.2024 under section 13(2) of SARFAESI Act. The Authorised 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/movable 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 24.05.2025.

The Borrowers/Mortgagees 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 21/2024-25 Trust having corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadanki Chowk, Dadar (West), Mumbai - 400028 for an amount of Rs. 1,05,55,573.12 (One Crore Fifty Five Lakhs Fifty Five Thousand Five Hundred Seventy Three Rupees and Twelve 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 1

