



Date: July 16, 2025

To
The National Stock Exchange of India Limited,
Exchange Plaza,
Plot No. C/1, G Block,
Bandra-Kurla Complex
Bandra (E), Mumbai-400051

Sub: Newspaper Advertisement for completion of dispatch of Postal Ballot Notice
SYMBOL: SAGARDEEP

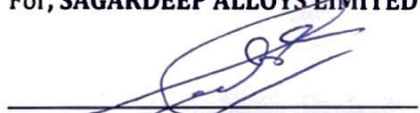
Dear Sir,

In Compliance with Regulation 30 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith copies of newspaper advertisement regarding completion of dispatch of Postal Ballot Notice dated July 09, 2025 published on July 15, 2025 in the Financial Express (Gujarati and English language).

This is for your intimation and record.

Thanking You,

Yours faithfully,
For, SAGARDEEP ALLOYS LIMITED


SATISHKUMAR ASAMAL MEHTA
MANAGING DIRECTOR
DIN: 01958984

For, SAGARDEEP ALLOYS LTD


Director/ Auth. Signatory



LIC Housing Finance Limited
Ahmedabad Back Office : Shop No. 207-210,
Span Trade Center, II Floor, Paldi, Ahmedabad - 380006, Gujarat

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

WHEREAS, The undersigned being the Authorized Officer of LIC Housing Finance Ltd. (LICHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice calling upon the borrower (s) /Guarantors(s) cum mortgagor to repay the amount mentioned in the notice and interest thereon within sixty days from the date of receipt of the said notice.

The borrower (s) /Guarantors(s) having failed to repay the amount, notice is hereby given to the borrower (s) and Guarantor and the public in general that the undersigned has taken **PHYSICAL POSSESSION** of the property described herein below in exercise of powers conferred under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002.

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

The borrower's 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 LIC Housing Finance Ltd. (LICHFL) for an amount as mentioned herein + future interest and other charges and interest thereon.

Sr. No	Name of Borrower/Co-borrower/ Mortgagor/Guarantor & Loan A/c No.	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1	Mr. Ranjithbah Vaghela and Mrs. Shimmiben Ranjithbah Vaghela Loan A/c No.: 612600001981	All that part and parcel of the property consisting of Flat No. 401, Fourth Floor, Block No. 83, Sector No. E, Swaminarayan Park (Naroda), Survey No. 610, 632, TPS No. 121, FP No. (22 + 44) 1 (22 + 44) 2 Paiki (22 + 44) 2,	31.08.2024 Rs. 22,50,515.48	13.07.2025
Near Devraj Residency, Shri Balaji Road, Moje, Naroda, Taluka-Asarwa, Dist : Ahmedabad-6 (Naroda), construction area 96.12 sq.mtrs super built-up area. Bounded as under: East: Flat No. 404 Fourth Floor Block No. 83 Sector E, West : Road & Common Plot, North : Flat No. 402 Fourth Floor Block No. 83 Sector E, South : Flat No. 402 Fourth Floor Block No. 82 Sector E.				
2	Mrs. Sumitha Goyel and Mr. Aasheesh Kumar Goyel Loan A/c No.: 612800000031	All that piece and parcel of Immovable Residential Property bearing Flat No. B/303 situated on the Second Floor (as per Approved Plan) admeasuring Construction area of 173 Sq. mtr. i.e. 207 Sq. yard together with Undivided	30.01.2023 Rs. 1,17,87,416.25	13.07.2025
Land Share of 142.20 Sq. mtr. and Terrace rights admeasuring 173 Sq. mtr. in the scheme known as "WIND CHIMES" constructed on the Land bearing Revenue Block No. 185/B, 263/A/2, 263/B & 261/5, T. P. Scheme No. 40, F.P. No. 27, 29 & 22, Sub Plot No. 1 of Village : Bhadaj, Taluka : Ghatlodia, District : Ahmedabad. Bounded as follows : North : Margin, Society Common Road and Block No. C, South : Flat No. B/302, East : Foyer and Flat No. B/304, West : Margin and 400 ft. T.P. Road				
3	Mrs. Talasaniya Manisha Hasmukhbhai and Mr. Talasaniya Yash Loan A/c No.: 611200004376	All the piece of Block/Flat No. G/202 (As per approved plan by AMC Block / Flat No. Q/202) admeasuring carpet area of around 37.31 sq. meter. (super built up area of 80 sq. yard, i.e. 66.88 sq. meter.) together with undivided land share of	01.10.2022 Rs. 21,63,027.69	13.07.2025
14.50 sq. meter, in the scheme known as "Swaminarayan Park-4 (Shahwadi)", constructed on the land bearing Block/Survey No. 568 Paiki, 567, 562, T.P.S. No. 94, F.P. No. 22 + 29 + 30/2 situated, lying and being at Moje - Shahwadi, Taluka - Vatva in the Ahmedabad Registration District & Sub District of Ahmedabad-5 (Narol) Dist. Ahmedabad, Gujarat. Bounded as under : East : Flat No. H-203, West : Flat No. G-201, North : 25 Ft. Society Internal Road, South : Flat No. G-203.				
4	Mr. Vasant Bhogilal Solanki Loan A/c No.: 612800000079	All that piece and parcel of Immovable Residential Property bearing Flat No. E/3 situated on the First Floor admeasuring Construction area of 60 Sq. mtr. i.e. 71 Sq. yard in the scheme known as "Rudraprayag Apartment" of	10.07.2023 Rs. 29,62,101.40	12.07.2025
Tulshi Shyam (Ranip) Co-operative Housing Society Ltd. constructed on the Land bearing Survey No. 346-2-A, T. P. Scheme No. 1, F.P. No. 133 of Village : Ranip, Taluka : Sabarnati, District : Ahmedabad. Bounded as follows : North : Common Plot of the Society, East : Block No. F, South : Flat No. E/4, West : Flat No. E/1 & E/2				

Date : 16.07.2025
Place : Gujarat

Sd/- Authorized Officer
LIC Housing Finance Limited

MANGALAM WORLDWIDE LIMITED
CIN: L27100GJ1995PLC028381

Registered Office: 102, Mangalam Corporate House, 42, Shrimali Society, Netaji Marg, Mithakhali, Navrangpura, Ahmedabad - 380 009, Gujarat, India.
Telephone: +91 79 6161 5000. **Website:** www.mangalamworldwide.com; **Email:** cs@mangalamworldwide.com



NOTICE OF POSTAL BALLOT

NOTICE is hereby given, pursuant to the provisions of Section 108 and 110 and other applicable provisions, if any, of the Companies Act 2013 ("the Act") read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("SEBI-ICDR"), Secretarial Standard on General Meetings (SS-2) and other applicable laws and regulations (including any statutory modification or re-enactment(s) thereof for the time being in force) and in terms of the circulars issued by the Ministry of Corporate Affairs, Government of India (the "MCA") vide its General Circular No. 14/2020 dated 8th April, 2020, General Circular No. 17/2020 dated 13th April, 2020, General Circular No. 22/2020 dated 15th June, 2020 and General Circular No. 33/2020 dated 28th September, 2020, General Circular No. 39/2020 dated 31st December, 2020, General Circular No. 10/2021 dated 23rd June, 2021, General Circular No. 20/2021 dated 8th December, 2021, General Circular No. 3/2022 dated 5th May, 2022 and General Circular No. 11/2022 dated 28th December, 2022, 09/2023 dated September 25, 2023 and 09/2024 dated September 19, 2024 (the "MCA Circulars"), SEBI Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022 and SEBI/HO/CFD/POD-2/P/CIR/2023/4 dated January 5, 2023, SEBI/HO/CFD/CFD-POD-2/P/CIR/2024/133 dated October 3, 2024 and any other applicable laws and regulations, Mangalam Worldwide Limited (the "Company") seeks approval from its Members by passing the special resolution, as set out in the Postal Ballot Notice (the "Notice") dated 12th July, 2025, by way of remote electronic voting (e-voting).

In Compliance with the MCA and SEBI Circular(s), the company has sent the Notice on Tuesday, 15th July, 2025 to all the Members whose names appear in the Register of Members/List of Beneficial Owners as received from National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL") as on Friday, 11th July, 2025 ("Cut Off Date") electronically through e-mail whose e-mail id are registered with the Company / Depositories. The Physical copy of this Notice along with postal ballot forms and self-addressed pre-paid business envelope will not be sent to the members for this postal ballot. A person who is not a member as on the Cut-Off Date should treat this Notice for information only.

Accordingly, the communication of the assent or dissent of the members would take place through the e-voting system only.

Manner of registering / updating email address for receiving the documents pertaining to postal Ballot:
In light of the MCA Circulars, for e-voting for this postal ballot, the members whether holding equity shares in demat form / physical form and who have not submitted their email addresses and in consequence to whom the e-voting notice could not be serviced, may temporarily register their e-mail addresses: (i) in case shares are held in physical mode, please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to cs@mangalamworldwide.com and enotices@in.mpmis.mufg.com (ii) in case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to cs@mangalamworldwide.com, (iii) it is clarified that for permanent submission of e-mail address, the Members are however requested to register their email address, in respect of electronic holdings with the depository through the concerned depository participants and in respect of physical holdings with the Company's Registrar and Transfer Agent, MUFG Intime India Private Limited, having its office at C-101, 247 Park, Lal Bahadur Shastri Marg, Vikhroli West, Mumbai - 400 083, India (Tel: +91 22 4918 6000; Fax: +91 22 4918 6060), by following the due procedure.

Manner of casting vote(s) through e-voting ("remote e-voting"):
The Company provides the facility to its Members to exercise their rights to vote by electronic means through remote e-voting facility ("remote e-voting") provided by MUFG Intime India Private Limited ("MIPL"). The detailed instruction for e-voting have been given in the Postal Ballot Notice. The Members may note that the e-voting period begins Wednesday 16th July, 2025 at 09:00 A.M. and ends on Thursday 14th August, 2025 at 05:00 P.M. The Shareholders of the Company, who are holding shares as on the Cut off date i.e. Friday, 11th July, 2025 may cast their vote electronically. The e-voting module will be disabled for voting thereafter by MIPL and remote e-voting shall not be allowed beyond the said date and time. During this period, Members who are holding shares on cut-off date i.e. 11th July, 2025, shall be entitled to avail the facility of e-voting and such Members may cast their vote electronically. Once vote on the resolution is casted by the Member, he/ she shall not be allowed to change it subsequently or cast the vote again. Any query/grievance with respect to the e-voting by remote electronic mean may please be addressed to MIPL - INSTAVOTE helpline by sending a request at enotices@in.mpmis.mufg.com or contact on: 022 - 4918 6000.

The Board of Directors of the Company has appointed M/s. Manoj Hurkat & Associates, Practising Company Secretaries, as Scrutinizer for conducting the postal ballot and remote e-voting process in a fair and transparent manner. The results of e-voting will be announced within 2 working days from conclusion of the e-voting period at the Registered Office of the Company and also by placing the same on the Company's website - www.mangalamworldwide.com and communicated to NSE and MIPL.

Members who have not received the Postal Ballot Notice may send an e-mail to cs@mangalamworldwide.com or may apply to Registrar and Transfer Agent of the Company at enotices@in.mpmis.mufg.com and obtain a copy of Postal Ballot Notice. The Postal Ballot Notice can also be downloaded from the website of the Company at www.mangalamworldwide.com and website of e-voting agency <https://instavote.linkintime.co.in/>.

For, Mangalam Worldwide Limited
Sd/-
Apexa Ajaykumar Panchal
Company Secretary
Membership No. A35725

Place: Ahmedabad
Date: 15th July, 2025



ECL FINANCE LIMITED
Registered Office: Tower 3, Wing 'B', Kohnoor City Mall,
Kohnoor City, Kiri Road, Kuria (West), Mumbai 400070, M.H.

DEMAND NOTICE

Under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002.

The undersigned is the Authorized Officer of **ECL Finance Limited (ECL)** under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s)/Co-borrowers/mortgagors/guarantors (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below, the account of the Borrower(s) (the "said Borrower(s)") was rendered **NPA on 04-06-2025**. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to ECL, within **60 days** from the date of Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the Loan Agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the Loan, the following Assets have been mortgaged to ECL by the said Borrower(s) respectively.

Name of Borrower(s)/Co Borrower(s) and Loan Account Particulars	Demand Notice date and amount	Schedule of Secured Property
(Loan A/c No. L132ECLSL000005231128) And 1. AMAN ENTERPRISES Borrower & Applicant) 2. AZAD ANSARI (Co-Borrower and Co-Applcant) 3. GUDIYA KHATUN (Co-Borrower and Co-Applcant) Loan agreement Date: 27-06-2024 Loan Amount: Rs.20,00,000/- (Rupees Twenty Lakhs Only)	10.07.2025 And Rs.20,37,241.19/- (Rupees Twenty Lakh Thirty Seven Thousand Forty One and Nineteen Paise Only) with respect to Loan Account Bearing Number L132ECLSL000005231128 due as on 08-07-2025	Description Of Secured Property: All the rights title and interest of Apartment No. E-103 Having Carpet Area Admeasuring 52.29 Sq. Mtrs. And Having Balcony-1 Area Admeasuring 3.53 Sq.Mtrs. And Having Balcony-2 Area Admeasuring 1.30 Sq. Mtrs., Total Admeasuring about 57.12 Sq. Mtrs., Lying And Located On The First Floor Of The Type 'E' Type Building/ Wing Known As 'Azad Residency', Constructed On N.A. Land Bearing Old Survey No. 367/1/Paikae 1/Paikae 1, New Survey No.2800, Admeasuring 8701.00 Sq.Mtrs., Situated At Village- Dunga, Taluka-Vapi, District- Valsad, Gujarat State. And it is bounded as under:- East - By Open Space And Common Plot, West - By Flat No. E-102, North - By Open Space And G-Bldg, South - By Common Passage And Flat No. E-104 Note: More Precisely Mentioned In Deed Of Mortgage Dated 31.07.2024 (12182/2024, Registered At Sro-Vapi) Executed By Mr. Azad Hussain Ansari And Mrs. Gudiya Khatun Azad Hussain Ansari In Favour Of Ecl Finance Limited In Respect Of The Said Property.

If the said Borrowers fail to make payment to ECL as previously mentioned, ECL shall proceed against the above-secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the previously mentioned assets, whether by way of Sale, Lease or otherwise without the prior written consent of ECL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/- (Authorized Officer)
For ECL Finance Limited

Place : Valsad, Date : 16-07-2025



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamall House, Jammnall Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) & Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Jana Bank vide Assignment Agreement dated 28/03/2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is" and "Whatever there is" basissalong with all its known and unknown dues on 20/08/2025.

The Authorized Officer of Jana Bank has taken over the physical possession of the below described secured assets being immovable property on 06/10/2024 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Pegasus 2023 Trust 10 ("Pegasus").

The sale/ auction is The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s):	Solanki Mansukh Khimbhai Gotaben Mansukhbhai Solanki	
Outstanding Dues for which the secured assets are being sold:	Rs.11,64,443/- (Rupees Eleven Lakhs Sixty Four Thousands Four Hundred and Forty Three Only) as of 19/01/2024 together with further interest, cost, charges and expenses thereon w.e.f. 20/01/2024 as per notice under section 13(2) SARFAESI Act. Rs.15,83,629/- (Rupees Fifteen Lakhs Eighty Three Thousand Six Hundred and Twenty Three Only) as of 03/07/2025 together with further interest, cost, charges and expenses thereon w.e.f. 04/07/2025 till the date of payment and realization.	
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Solanki Mansukh Khimbhai Property bearing in Manavdar Plot No.9 constructed on land admeasuring area 95.42 Sq.mtrs., of Revenue Survey No.100 of Taluka Manavdar Dist. Junagadh. Boundaries: East by: Adjoining Plot No.10, West by: General Road, North by: General Road, South by: Adjoining S.R.No.39 Land. LAN No.: 3152943000482	
CERSAI ID:	CERSAI SLID: 400055375959;	Asset ID: 200055625760;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.9,83,000/- (Rupees Nine Lakh Eighty Three Thousand Only)	
Earnest Money Deposit (EMD):	Rs.98,300/- (Rupees Ninety Eight Thousand Three Hundred Only)	
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known	
Inspection of Properties:	04-08-2025 between 11.00 A.M. to 03.00 P.M.	
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690 Mr. Nilesh More - Sr. Manager - Mob. No.9004722468	
Last date for submission of Bid:	19-08-2025 till 04:00 P.M.	
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (https://sarfaesi.auctiontiger.net) on 20-08-2025 from 12:00 Noon to 01:00 P.M.	

This publication is also Thirty (30) days' notice to the aforementioned Borrowers/ Co-Borrowers/ Guarantors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website (www.foreclosureindia.com) (<https://bankauctions.in>).

Place: Ahmedabad, Gujrat **Sd/- (Pramod Jadhav) Authorised Officer, Pegasus Assets Reconstruction Private Limited, Trustee of Pegasus 2023 Trust 10**
Date: 16.07.2025



SAGARDEEP ALLOYS LIMITED
CIN: L29253GJ2007PLC050007

Regd. Office: Plot No. 2070, Rajnagar Patiya, Santaj Khatri Road, Santaj, Gandhinagar-382721, Kalo, Gujarat, India
Phone No.: 079- 25626304, 25626335 | **Email:** secretary@sdalloys.com
Website: www.sdalloys.com

NOTICE OF POSTAL BALLOT

Members are hereby informed that dispatch of the Postal Ballot Notice dated July 09, 2025 (along with the Explanatory Statement) to the members of the Company in respect of the Resolution as set out in the Notice of Postal Ballot has been completed on Tuesday, July 15, 2025 for the following resolution:

Item no. 1: To appoint Mr. Amit Soni (DIN: 11186195) as an Independent Director on the Board of the Company.

Item no. 2: To appoint Mrs. Sangita Satishkumar Mehta (DIN: 03388025) as a Director (Non-Executive Non-Independent Director) of the Company.

Pursuant to the provisions of Section 108 and other applicable provisions, if any, of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Circulars issued by MCA & SEBI, the Company is offering the facility of e-voting to its Members. The facility of casting e-votes by Member using remote e-voting system for the Postal Ballot will be provided by Central Depository Services (India) Limited (CDSL) and the business may be transacted through such voting.

The e-voting period commences on Thursday, July 17, 2025 at 09:00 a.m. and ends on Friday, August 15, 2025 at 5:00 p.m. IST. During this period, Members may cast their vote electronically. The e-voting module shall be disabled by CDSL thereafter. A vote once cast on the resolution, would not be allowed to be changed subsequently.

The voting rights of Members shall be in proportion to the Equity Shares held by them in the paid-up Equity Share Capital of the Company as on Friday, July 11, 2025 (Cut-Off date). Members are eligible to cast their vote only if they are holding shares as on the cut-off date. A person who is not a member as on the cut-off date should treat this Notice for information purpose only.

As per the SEBI circular dated December 09, 2020 read with SEBI Circular dated October 3, 2024 on e-voting facility provided by Listed Companies, e-voting process has been enabled to all the individual demat account holders, by way of single login credential, through their demat accounts / websites of Depositories/ Depository Participants (DPs) in order to increase the efficiency of the voting process. Members are advised to update their mobile number and email address with their respective DPs in order to access e-voting facility. Detailed instructions for login methods of remote e-voting are provided in the Notice of Postal Ballot.

For details relating to remote e-voting, please refer to the Notice of the Postal Ballot. In case of any queries relating to voting by electronic means, please refer to the FAQ and e-voting manual available at www.evotingindia.com or contact at 022-23058554/243, in case of any grievance relating to e-voting please contact Mr. Rakesh Dalvi, Manager, Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futrex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdsindia.com or call 022-23058542/43.

For, SAGARDEEP ALLOYS LIMITED
Sd/-
SATISHKUMAR ASAMAL MEHTA
MANAGING DIRECTOR
DIN: 01958984

Date: July 15, 2025
Place: Santaj



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
CIN: U67100T22014PTC020363, Corporate Office: Kohnoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Email : rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com, Authorised Officer **M. No.:** +91 86579 69231/+91 86556 68565

PUBLIC NOTICE FOR E-AUCTION 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) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL), Further, OARPL (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd. (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property 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) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment, Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Inspection Date (To be held at 11:00 AM on 17.07.2025 IN NR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection	
1.	Mr Pareshkumar Babubhai Patel (Borrower), Mr Babubhai Somabhai Patel (Borrower/Mortgagor), Mrs Varshaben Shaileshbhai Patel (Co-Borrower), Mrs. Smitaben Pareshkumar Patel (Co-Borrower), Mrs Kokilaben Babubhai Patel (Co-Borrower), Mr Shaileshkumar Babubhai Patel (Co-Borrower/Mortgagor) and Mr Aparakumar Manilal Patel (Guarantor)	Property No. 1: All that piece and parcel of Tenement No 1339/1, admeasuring 90 Sq Mtrs (Plot Area) together with admeasuring 83.20 Sq Mtrs (Built Up Area) lying and situated at Sector 5-A, of Mouje Gandhinagar of Taluka Gandhinagar and Dist Gandhinagar and bounded as under: Towards East: 18 Mtrs Road, Towards West: Plot No 1339/2, Towards North: Plot No 1338/2, Towards South: 6 Mts Road, Admeasuring Plot Area: 90 Sq Mtrs. Construction Area: 83.20 Sq Mtrs (Built Up Area) Property No. 2: All that piece and parcel of Shop No 25.26.27 Total Admeasuring 2497.82 Sq Ft on First Floor, of the scheme named as "Ashwamegh Business Hub" lying and situated at Sub Plot No "A" of Final Plot No 4411/1 (Old Final Plot No 1673/A) of Town Planning Scheme No 3 of Revenue Survey No 1673 Paiki of City Survey No 4514 Paiki of Mouje: Dahegam Taluka Dahegam Dist: Gandhinagar Admeasuring Area: 2497.82 Sq Ft Property No. 3: All that piece and parcel of Shop No 3 Admeasuring 5479 Sq Ft on third Floor of the scheme named as "Ashwamegh Business Hub" lying and situated at SubPlot No "A" of Final Plot No 4411/1 (Old Final Plot No 1673/A) of Town Planning Scheme No 3 of Revenue Survey No 1673 Paiki of City Survey No 4514 Paiki of Mouje: Dahegam Taluka Dahegam Dist: Gandhinagar. Admeasuring Area: 5479 Sq Ft	Mr. Babubhai Somabhai Patel Mr. Shailesh Babubhai Patel Mr. Shailesh Babubhai Patel	Rs. 2,74,24,175.21/- (Rupees Two Crore Seventy-Four Lakh Twenty-Four Thousand One Hundred Seventy-Five and Paise Twenty-One Only)	28.12.2022	Property No. 1: 13.04.2025 (Physical) Property No. 2: 22.02.2025 (Physical) Property No. 3: 22.02.2025 (Physical)	Property No. 1: 13.04.2025 (Physical) Property No. 2: 22.02.2025 (Physical) Property No. 3: 22.02.2025 (Physical)	Property No. 1: Rs. 1,05,50,000/- (Rupees One Crore Five Lakh Fifty Thousand Only) Property No. 2: Rs. 1,94,40,000/- (Rupees One Crore Ninety-Four Lakh Forty Thousand Only) Property No. 3: Rs. 3,05,00,000/- (Rupees Three Crore Five Lakh Only)	Property No. 1: Rs. 50,000/- (Rupees Fifty Thousand Only) Property No. 2: Rs. 1,00,000/- (Rupees One Lakh Only) Property No. 3: Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Property No. 1: Rs. 10,55,000/- (Rupees Ten Lakh Fifty-Five Thousand Only) Property No. 2: Rs. 19,44,000/- (Rupees Nineteen Lakh Forty-Four Thousand Only) Property No. 3: Rs. 30,50,000/- (Rupees Thirty Lakh Fifty Thousand Only)	Property No. 1: 06.08.2025 From 12:00 pm to 01:00 pm Property No. 2: 07.08.2025 From 11:00 am to 12:00 pm Property No. 3: 07.08.2025 From 12:00 pm to 13:00 pm

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICICI0003449

Note: The above three properties are also mortgaged/secured in the account of Mr. Babubhai S. Patel (LAN: 753000010981, 747000000554 & 721000021542) as common securities. Hence, Omkara ARC reserves its right to appropriate the residual sale consideration received in the account of Paresh Patel (i.e. the amount remaining in excess after appropriating the total contractual dues) to adjust the outstanding dues in the account of Mr. Babubhai S. Patel, till the entire payment is made.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	19.08.2025 till 6:00 pm
Date of E-Auction & Time	21.08.2025 12:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale