

Form No. URC-2
Advertisement giving notice about registration under Part I 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 is proposed to be made after fifteen days hereof but before expiry of thirty days hereinafter to the Central Registration Centre, Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, sector 5, IMT Manesar, District Gurgaon (Haryana), PIN code 122052, that **TWENTYGMSPROTEIN PRIVATE LIMITED**, a private company 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 company are as follows:
To develop, promote, establish, own, acquire, operate, manage and maintain, directly or indirectly, restaurants, eating houses, kiosks, fast-food outlets, cafeterias, food courts, tea and coffee houses, soda fountains, taverns, canteens and similar food-service establishments in India or overseas, including operating through franchises.
A copy of the draft Memorandum and Articles of Association of the proposed company may be inspected at the office at **TWENTYGMSPROTEIN PRIVATE LIMITED**, at A/403, Radhe Shyam Residency, Opp. Ashray Bungalows, Gotri, T B Sanatorium, Vadodra, Gujarat. Pincode-390021.

3. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code 122052, within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.

Date: 21/09/2026 Name (s) of applicant 1. Vrajesh Dhruva, 2. Manpreet Singh

STATE BANK OF INDIA
RACPC Branch (64136) Plot No.09, DC-3, ADIPUR (Gandhidham)

POSSESSION NOTICE
Rule 8 (1) (For Immovable Property)

Whereas:

The Undersigned being the the Authorized officer of the **State Bank Of India RACPC Gandhidham, Plot No.9, Near MM Hospital, DC-3, ADIPUR** Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act -2002 and in exercise of power conferred under section 13(2) read with rule 3 of the security interest (Enforcement) Rules, 2002 issued a demand Notice dated **30-09-2026** calling upon the borrower/Guarantors **YOGESH JAYANTBHAI KORIA** to repay the amount mentioned in the demand notice being **Rs.6,75,934/- (Rupees Six Lacs Seventy Five Thousand Nine Hundred Thirty four Only)** as on **30-09-2024** and incidental expenses/costs and penal interest etc. within within 60 days from the date of Receipt of the said notice.

The Borrower having failed to repay the amount, notice is here by given to the Borrower/Guarantor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of Powers conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Rule on **20-09-2026**.

The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **State Bank Of India**, for an amount of **Rs.6,75,934/- (Rupees Six Lacs Seventy Five Thousand Nine Hundred Thirty four Only)** as on **30-09-2024** and Future interest, incidental expenses/costs and penal interest etc. thereon till the date of payment of entire outstanding dues to the Bank.

The Borrower's and 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.

Description of the immovable Property

All that piece and parcel of Residential Flat No. 04, Second Floor, Mundra Gram Panchayat No. 2/4/57-6, Plot No. 5, 6 and 7, Revenue Survey No. 94, C.S. No. 3031/5-6-7, Ashapura Complex, On Bus Station to Bunder Road, Mundra, Kutch, Gujarat.

East : This Flat Main Door is Situated **West** : Internal Way is Situated
North : Flat No.03 **South** : Flat No. 05

Date : 20-09-2026 **Authorized Officer,**
Place : Mundra **State Bank of India**

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohnor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. CIN: U67100TZ2014PTC020363
Email: gehna.balwan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111 | **Authorized Officer M no. : +91 9173670406**

[Appendix - IV-A] [See proviso to rule 8(6)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of **Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (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 handover of 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 lenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act. on "As is where is", "As is what is", and "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:

Name of Borrower and Co-borrower	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
Mr. Mukeshbhai Balubhai Dhamehliya (Borrower), Mr. Bharatbhai Balubhai Dhamehliya (Co-Borrower), Mr. Balubhai Jivarajbhai Dhamehliya (Co-Borrower), Mrs. Ashmitaben Bharatbhai Dhamehliya (Co-Borrower) & Mrs. Darmishtaben Mukeshbhai Dhamehliya (Co-Borrower/Mortgagor)	All that piece and parcel of the immovable property comprising of Residential open plot No. 77 having Land area measuring 66.89 Sq Mts together with undivided Proportionate share admeasuring 3.75 sq Mts of scheme known as "Shiv Darshan" Lying and situated at Block No 329 (Old Revenue Survey No. 348) of Mouje : Kamrej of Taluka : Kamrej of Dist Surat and Bounded as under : Towards East: Road, Towards West: Plot No. 78, Towards North: Plot No. 76, Towards South: Society Road	Rs. 1,25,26,529.99/- (Rupees One Crore Twenty-Five Lakh Twenty-Six Thousand Five Hundred Twenty-Nine and Ninety-Nine Paise Only) as on 31.08.2026	28.09.2022	31.10.2025 (Physical)	Rs. 12,98,000/- (Rupees Twelve Lakh Ninety-Eight Thousand Only)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)	01.10.2026 (From 11:00 A.M to 12:00 P.M)

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD - 28.10.2026 till 06:00 P.M Date of E-Auction & Time - 29.10.2026 1:00 P.M to 2:00 P.M

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://www.omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>. Contact no. 88666 82937 (Bhavik Pandya).

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) 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) of the 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 through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

Date : 21.09.2026, Place : Surat

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohnor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. CIN: U67100TZ2014PTC020363
Email: gehna.balwan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111 | **Authorized Officer M no. : +91 9173670406**

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Authorized 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 lenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act. on "As is where is", "As is what is", and "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	Outstanding Dues as on 31.08.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Aayush Apparels (Borrower); Aayushkumar H Vishwakarma (Proprietor, Guarantor & Mortgagor) and Rekha Aayushkumar Vishwakarma (Guarantor)	All that piece and parcel of Flat No. B-3/405, admeasuring 877 Sq. Fts. on the 4th Floor of 'B' Building of 'Rajmaiti Complex' constructed on N.A. land bearing Survey No 328, Paikae admeasuring 3357 Sq. Mtrs. Situated at Vapi, Taluka Pardi, District Valsad and bounded as under: On or towards East: Flat No B-3/402, On or towards West: Internal Road, On or towards North: Staircase, On or towards South: Open terrace, Area Admeasuring: 877 sq. ft. (BUA)	Aayushkumar H Vishwakarma	Rs. 1,22,83,828.70 (Rupees One Crore Twenty-Two Lakh Eighty-Three Thousand Eight Hundred Twenty-Eight and Paise Seventy Only)	07.07.2022	10.03.2024 (Physical)	Rs. 31,59,000/- (Rupees Thirty-One lakhs Fifty-Nine Thousand Only)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 3,16,000/- (Rupees Three Lakh Sixteen Thousand Only)	01.10.2026 in between 4.00 pm to 5.00 pm

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

*Bank/ARC's dues shall remain on priority over other statutory dues.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 14.10.2026 till 6:00 pm

Date of E-Auction & Time 15.10.2026 1.00 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://www.omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>. Contact no. 88666 82937 (Bhavik Pandya).

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 15 (Fifteen) 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 through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

Date : 21.09.2026, Place : Vapi

GRIHUM HOUSING FINANCE LIMITED
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014

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

Whereas, the undersigned being the Authorised Officer of herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on the **20th Day of the August of the year 2026**.

The borrowers 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 secured Creditor the amount and interest thereon. The 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 Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	Babara Ram, Kamala Kumari	All that Piece and Parcel of the Unit No.C2-203, On 2nd Floor, Carpet Area As Defined under the Real Estate (Regulation and Development) Act,2016 Adm.42.52 Sq.Mtrs., I.E. Adm.50.85 Sq.Yds. and Balcony Area Adm.2.29 Sq.Mtrs. I.E. Adm.2.74 Sq.Yds. With Undivided Share in Common Area Adm.41.31 Sq.Mtrs. I.E. Adm.49.41 Sq.Yds. And all totaling to Adm.86.12 Sq.Mtrs. I.E. Adm.103 Sq.Yds. of Saleable Area And Undivided Proportionate Share in the Land Adm.56.1 Sq.Mtrs. I.E. Adm.67.1 Sq.Yds., in Scheme Known As "Aavaas" Land Bearing Survey No.449/2, 454/1, 454/2/1P & 454/2/2 of Mouje: Moraiya Taluka: Sanand in the District of Ahmedabad & Registration Sub District of Sanand. Boundaries as Per Document: East: Block-C4, West: Flat No.C2-202, North: Road, South: Flat No.C2-204, Boundaries As Per Site: East: Society Road Then Block No. C-4, West: Flat No. C2-202, North: Society Road, South: Flat No.C2-204.	20/09/2026	09/03/2026	Loan No. HL0010410000005062369 Rs. 1065519/- (Rupees Ten Lakh Sixty Five Thousand Five Hundred Nineteen Only) payable as on 09/03/2026 along with interest @ 12% p.a. till the realization.
2.	Shrivastav Sanjay, Shreevast Julie	All the Piece and Parcel of N. A. Immovable Property Being Plot No. 729, Admeasuring About 54-33 Sq. Mtrs., Revenue Survey No. 528 Paik, 541, 542 & 543, In the Area Known As "Ambika Nagar Scheme-1", Situated At Village Varsamed, Taluka Anjar, District Kachchh, Thereupon in the Sub-Registration District of Anjar, Registration District of Kachchh, State of Gujarat And Bounded As Under: Surrounded On East By: Internal Road, Surrounded On West By: Galey, Surrounded On North By: Plot No. 728, Surrounded On South By: Plot No. 730	20/09/2026	11/05/2026	Loan No. HF0153H2001003 Rs. 398025/- (Rupees Three Lakh Ninety Eight Thousand Twenty Five Only) payable as on 11/05/2026 along with interest @ 9.72 % p.a. till the realization.

Note: In any case if there is any difference between the contents of local language publication and English newspaper publication, the Content, of the English newspaper language published in Financial Express shall be prevail.

Place: Ahmedabad, Kachchh
Dated: 22-09-2026

Sd/- Authorised Officer
Grihum Housing Finance Limited

homefirst
CIN: L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon the Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No.	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Bharvad Karmanbhai, Shitalben Karmanbhai Bharvad	House-Survey No. 1p 298, Plot No. 297p, west side, Shreenath Nagar, Nr. Dasha Mataji Mandir, Idar Highway Road, At Virpur, Ta. Himatnagar, Dist. Sabarkantha, Sabarkantha, Gujarat, 383010, Bounded by : East-Plot No.297p, West-10.00 Mt Road, North-Plot No. 298, South-Plot No. 314	03-06-2026	7,91,617	17-09-2026
2.	Sunita Anilbhai Sane, Anilbhai Ramchandra Sane	Flat No-106, Wing No-B, Krushnam Residency, Plot No - 335 to 346, Aradhana Greenland, Block No - 247, Kadodara, Surat, Gujarat, 394327, Bounded by, East-Society Internal Road, West-Society Boundary, North-Society Internal Road, South-Society Internal Road	05-04-2026	7,49,778	18-09-2026
3.	Solanki Vijaybhai Harjivnabhai, Solanki Manishaben Vijaybhai	Shop No-2, Lower Ground floor, Meghraj complex, Plot No.184/B And 184/C-2, Bhavnagar, Rajkot road, On land bearing City Sur. No.829/Paiki, Ta. Sihor & Dist.-Bhavnagar, Sihor, Gujarat, 364240 Bounded by East-Passage there after Bhavnagar - Rajkot road, West-Shop, North-Passage, South-Shop No-1.	03-02-2026	10,99,795	20-09-2026
4.	vaghri manoj pravinbhai, vaghari Anita manojbhai	PLOT No 142-B, SURVEY NO 77/1, BHAKTIDHAM, MEGHPAR KUMBHARDI, TAL ANJAR, DIST. KUTCH, Gujarat, 370110 Bounded by North-PLOT No. 143, South-PLOT No. 142/A, East-PLOT No. 123, West-INTERNAL ROAD.	04-12-2025	7,62,350	15-09-2026
5.	Shantuben Mukeshbhai Dabhi, Mukeshbhai Oghadhai dabhi, Sagar Mukeshbhai Dabhi	Row House-Sub Plot No.7/2, At Gondal, Nr. Shreenathji Motor Garage, Off. Jetpur road, Nr. Vijayeshwar Mahadev Temple, Area : Gondal, City :Tal : Gondal, Dist. : Rajkot, State : Gujarat, Rajkot, Gujarat-360311. Bounded By : East by - This side Property of Plot No.4, West by - This side Lagu Road, North by - This side Property of Lagu Sub Plot No.7/1, South by - This side Property of Lagu Sub Plot No.7/3.	03-11-2025	12,71,915	15-09-2026

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

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

Place: Gujarat Date: 22-09-2026

Authorised Officer, Home First Finance Company India Limited

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohnor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. CIN: U67100TZ2014PTC020363
Email: gehna.balwan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111 | **Authorized Officer M no. : +91 9173670406**

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized 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 lenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act. on "As is where is", "As is what is", and "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:

Name of Borrower and Co-borrower	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
Meenakshi Textile (Borrower) Prop: Mahesh P Sharma, Mahesh P Sharma (HUF) (Guarantor), Mansi Textile (Guarantor) Prop: Mahesh P Sharma, Mahesh P Sharma (Proprietor of Meenakshi Textiles and Mansi Textiles, Guarantor and Mortgagor) & Shushila Mahesh Sharma (Guarantor)	Property 1: All that piece and parcel of Property bearing Shop No 202 on the 2nd Floor, admeasuring 438 Sq. Ft super built up area and 26.13 Sq. Mtrs built up area and 262.34 Sq Ft carpet area along with 14.62 Sq Mtrs undivided share in the land of "Shreeji Arcade" situate at Revenue Survey No 139/3, Block No 139 admeasuring 15579 Sq Mtrs Paiki, TP Scheme No 61 (Parvat-Godadara), Original Plot No 129/B Paiki Final Plot No 129/B/2 admeasuring 1507 Sq. Mtrs of Moje Godadara, City of Surat and Bounded as under: On or towards East: Lift and Office No 203, On or towards West: Office No 201, On or towards North: Society Road, On or towards South: Passage. Area: 438 Sq. Ft. (SBUA), 26.13 Sq. Mtrs (BUA) and 262.34 Sq Ft. (CA) Owner of the property : Mahesh P Sharma Property 2: All that piece and parcel of Property bearing Shop No 203 on the 2nd Floor, admeasuring 770 Sq. Ft super built up area and 44.28 Sq. Mtrs built up area and 462 Sq Ft carpet area along with 25.70 Sq Mtrs undivided share in the land of "Shreeji Arcade" situate at Revenue Survey No 139/3, Block No 139 admeasuring 15579 Sq Mtrs Paiki, TP Scheme No 61 (Parvat-Godadara), Original Plot No 129/B Paiki Final Plot No 129/B/2 admeasuring 1507 Sq. Mtrs of Moje Godadara, City of Surat and Bounded as under: On or towards East: Parking & Society. On or towards West: Passage, Lift & Office No 202, On or towards North: Society, On or towards South: Office No 204. Area: 770 Sq. Ft. (SBUA), 44.28 Sq. Mtrs (BUA) and 462 Sq Ft. (CA) Owner of the property: Mahesh P Sharma Property No. 3: All that piece and parcel of Property bearing Flat No 401 on the 4th Floor, admeasuring 488 Sq. Ft i.e. 45.35 Sq. Mtrs built up area along with 25.19 Sq Mtrs undivided share in the land of "Arpan Complex, D-Type Building" situate at Revenue Survey No 39/A Paiki, Block No 61/1 Paiki admeasuring 4380 Sq Mtrs TP Scheme No 64 (Dumbhal-Magob), Original Plot No 78 of Moje Village Magob, City of Surat and Bounded as under: On or towards East: Ladder, Passage and Flat No 404, On or towards West: Open Land & Road, On or towards North: Open Land & Road, On or towards South: Flat No 402. Area: 488 Sq. Ft i.e. 45.35 Sq. Mtrs (BUA)	Rs. 2,37,04,083.77/- (Rupees Two Crore Thirty-Seven Lakh Four Thousand Eighty-Three and Paise Seventy-Seven Only) as on 31.08.2026	02.02.2021	05.11.2023 (Physical)	Rs. 16,56,000/- (Rupees Sixteen Lakhs Fifty-Six Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,66,000/- (Rupees One Lakh Sixty Six Thousand Only)	01.10.2026 (From 09:00 am to 10:00 am)
		Rs. 29,16,000/- (Rupees Twenty-Nine Lakhs Sixteen Thousand Only)		05.11.2023 (Physical)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 2,92,000/- (Rupees Two Lakhs Ninety-Two Thousand Only)		01.10.2026 (From 09:00 am to 10:00 am)
		Rs. 16,25,000/- (Rupees Sixteen Lakh Twenty-Five Thousand Only)		28.07.2024 (Physical)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,62,500/- (Rupees One Lakh Sixty-Two Thousand Five Hundred Only)		01.10.2026 (From 10:00 am to 11:00 pm)

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Any other encumbrances: GST liability of approximately Rs. 33 Lakh is outstanding against the owner of the property Mr. Mahesh P Sharma in relation to his business activities.

*Bank/ARC dues to have priority over the any other statutory dues. CERSAI Details: Property No. 1: Shop No 202, Security Interest ID : 400017146013, ASSET ID : 200017107478, Property No. 2: Shop No 203, Security Interest ID : 400017146263, ASSET ID : 200017107668, Property No. 3: Flat No 401, Security Interest ID : 400017146516, ASSET ID : 200017107921

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD - 14.10.2026 till 6:00 pm Date of E-Auction & Time - 15.10.2026 1.00 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://www.omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>. Contact no. 88666 82937 (Bhavik Pandya).

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 15 (Fifteen) 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 through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

Date : 21.09.2026, Place : Surat