

**BDH INDUSTRIES LIMITED**

Registered Office: Nair Baug, Akurli Road, Kandivli East, Mumbai 400101
Tel. No. – 022-61551234 Email: investors@bdhind.com
Website: www.bdhind.com CIN: L24100MH1990PLC059299

SPECIAL WINDOW FOR TRANSFER AND DEMATERIALIZATION OF PHYSICAL SECURITIES

The Securities and Exchange Board of India (SEBI) vide its Circular No. HO/38/13/11(2)2026-MRSD-PDD/3750/2026 dated 30th January, 2026, pursuant to which a Special Window has been opened for a period of one year from 5th February, 2026 to 4th February, 2027 to facilitate transfer and dematerialisation of physical securities which were sold/ purchased prior to 1st April, 2019. The said Special Window shall be available for such transfer requests which were submitted before April, 2019 and were rejected/ returned / not attended due to deficiency in the documents / process / or otherwise. Further the securities so transferred shall be mandatorily credited to the transferee only in demat mode and shall be under lock-in for a period of one year from the date of registration of transfer. Such securities shall not be transferred/lien-marked pledged during the said lock-in period. Investors of the Company are advised to take advantage of this opportunity by furnishing the necessary documents to Company's Registrar and Transfer Agent (RTA) - MUFG Intime India Private Limited, at C-101, Embassy 247, Lal Bahadur Shastri Marg, Vikhroli West, Mumbai 400083. The contact details of RTA - Tel No.:+91-8108118484 Email:csq-unit@in.mpmns.mufg.com/investor.helpdesk@in.mpmns.mufg.com Website: https://in.mpmns.mufg.com.

For BDH Industries Limited, Sd/-
Nikita Phatak, Company Secretary

Place: Mumbai
Date: 22nd April 2026

Rameshwar Media

12 THE FREE PRESS JOURNAL | Mumbai, Thursday, April 23, 2026

PUBLIC NOTICE

On behalf of my clients, I am investigating the title of Puneet Premratn Daga in respect of Office No. 613 on 6th floor adm. 276 sq. ft. Carpet area in The Kakad Market Office & Business Premises Co-operative Society Limited situated at Plot no. 306, Kalbadewi Road, Mumbai - 400 002 on land bearing C.S. No. 1850 of Bhuleshwar Division.

Any person having any claim in respect of the above referred office or any part thereof by way of sale, exchange, mortgage, charge, gift, maintenance, inheritance, possession, lease, tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust, right of prescription or pre-emption or under any agreement or other disposition or under any decree, order or award or otherwise claiming howsoever are hereby requested to make the same known in writing together with supporting documents to the undersigned at his office within a period of 14 days (both days inclusive) hereof failing which the claims of such persons shall be deemed to have been waived and/or abandoned.

Sd/-
Rakesh G. Jain,
Advocate High Court,
2/20, Kesar Building,
Date: 23rd April, 2026 201/211, Princess St., Mumbai - 400 002

**ICICI Bank**

Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, WIFI IT Park, Wagle Industrial Estate, Thane (West) - 400604.

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Sulochana Harish Shetty & Mukesh H Shetty/ LBMUM00003486727	Unit No. E-2, Ground Floor, Wing E, Casa Aurelia, Near Kalyan Shil Road, Survey No. 42/1, 144/7, 144/8, 42/2, 42/6, 42/8, 44/3A/1+3A/2, Village Khoni, Dombivli East, Thane-421204/ April 17, 2026	March 06, 2025 Rs. 25,01,310.76/-	Dombivli
2.	Tasneem Humaid Mahadwala & Hozefa Mangjiwala/ LBLKY00004221479	Flat No. 1501, 15th Floor, Wing I, Building Type 25/1, Mohan Nano Estate, Survey No. 24, 25, Hissa No. 6(P), 7, 22, 2, 9, 8, 1Part, 3Part, 2Part, 1, Village Kojhikhuntavali, Taluka Ambernath, Thane- 421501/ April 18, 2026	November 30, 2024 Rs. 17,06,909.56/-	Amber-nath
3.	Anjum Hameed & Syed Haroon Rasheed/ LBMUM00002434206	Flat No. G-0306, 3rd Floor, Wing G, Morgana, Casa Rio Gold, Survey No. 102/7, 235/2, 102/7, 101/1, 235/2, 101/1, 235/2, 85/2Pt, Village Nilje Ghesar, Kalyan Shil Road, Dombivli East, Thane- 421301/ April 18, 2026	December 31, 2024 Rs. 31,06,120.16/-	Dombivli
4.	Sanvi Sagar Mahadik & Sagar Ganpat Mahadik/ LBTNE00005116140	Flat No.223, 2nd Floor, Building No.03, Panvelka Estate Oxford Phase I, Near Fire Brigade Office, Survey No./ Gut No. 45, 46, 47, 49, 50, Hissa No. 2 (P), 2, 4, 9, 11, 12, 13, Village Mankivali, Taluka Ambernath, Thane- 421503/ April 20, 2026	February 12, 2025 Rs. 17,00,516.48/-	Amber-nath
5.	Vishnu Kisan Gode & Dipali Gode/ LBPVL00005934895 & LBRGD00005905798	Flat No 101, 1st Floor, Wing "D" "Mahalaxmi Nagar (Gulab) Co-Op Housing Society Ltd, Building No 3, Sector No 9, Nere Government Hospital, S. No 1/0, Plot No 1 & 2, 2/0, 3/0, 9/1B, 9/2, 16/0, 17/1, 18/0, 19/0 Village Nere, Taluka Panvel Raigad- 410206/ April 20, 2026	September 15, 2025 Rs. 20,11,906.00/-	Panvel

The above-mentioned borrowers(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold on 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: April 23, 2026

Sincerely Authorised Officer,
Place: Dombivli & Panvel & Ambernath

PUBLIC NOTICE

My clients i.e. SMT. HEMA MUKESH KOTHARI & MR. SHREYANS MUKESH KOTHARI are present members & legal heirs of Late MUKESHKUMAR BALWANTRAI KOTHARI, who was member of BLUE DIAMOND CO-OP. HSG. SOC. LTD., having address at L.B.S. Marg, Mulund (West), Mumbai - 400 080 and holding Flat No.1107 on 11th floor in 'B' Wing of the building known as "BLUE DIAMOND" (hereinafter referred to as said Flat), have decided to publish public notice to verify title of the said flat together with shares and therefore I hereby invites claims or objections from the public in general or other claimant/s or objector/s for verifying title of the said flat, if No claim/s or objection/s received within a period of Fifteen days from the publication of this notice, then it will be presumed that there is No claim/s or objection/s of anyone against said flat, then after any claims, if any of anyone will be treated as waive.

Any person or persons having any right, title, claim, share & interest whatsoever in respect of the said flat and/or any encumbrances of whatsoever nature like mortgage, inheritance, lien, lease, possession, easement, court decree, maintenance, gift or any other encumbrances of whatsoever nature, they are hereby informed to write to the undersigned enclosing therewith relevant supporting documents within 15 days time from the date of publication of this NOTICE failing which my client shall presume that there are no encumbrances whatsoever in respect of the said flat.

Mumbai : dated : 23rd day of April, 2026 Sd/-
Rupali G. Shinde - Deogude
Advocate & Notary,
Room No. 5, 1st floor, Saraswati CHS Ltd.,
Netaji Subhash Road, Joshi Wadi,
Mulund (W), Mumbai - 400 080.

**बैंक ऑफ इंडिया**
Bank of India



ASSET RECOVERY MANAGEMENT BRANCH
Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai – 400 058. **Tel No. – 26210406 / 07, Email: asset.mnz@bankofindia.bank.in**

E-AUCTION 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 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 following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is Where is" "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. 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 hereunder.

E-Auction SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR
E-auction Sr.No.1 to 3 on 26-05-2026 & E-auction Sr.No.4 to 7 on 29-05-2026 (Rs. In Lakh)

Sr. No	Names of the Account / Borrower/ Guarantor	Description of the properties	Reserve Price/ EMD Amount	Minimum Bid Increment	O/s Dues (Excluding Int, Penal Int & Exp)	Cersai Security Interest/ Asset Id	Date/ Time of on-site inspection of property	Contact No.
1	Vir Rubber Productions P. Ltd. Mr. Deepak G. Ambardekar. Guarantor Mrs. Suchita D. Ambardekar.	Gala No.X-5/1 & X 5/2, 1st Floor, Snehvardhini Industrial Estate, Plot No.5, MIDC Ambernath Industrial Area, Village Morivali, Taluka Ulhasnagar, Dist. Thane 421501 (Gala No.X-5/1 300 Sq. Ft. & Gala No.X 5/2 300 Sq. Ft.) (Symbolic possession with Bank.)	12.00/ 1.20	0.10	55.00		20-05-2026 12.00 p.m. to 2.00 p.m.	8825106049
2	Vir Rubber Productions P. Ltd. Mr. Deepak G. Ambardekar. Guarantor Mrs. Suchita D. Ambardekar.	Plot No.1, Village Chikhhaloli, MIDC Ambernath Industrial Estate, Ulhasnagar, Ambernath, Dist., Thane421501 (3001.00 Sq. Meters) Symbolic possession with Bank)	445.00/ 44.50	1.00	55.00		20-05-2026 12.00 p.m. to 2.00 p.m.	8825106049
3	M/s Wold Gold Junction P. Ltd. Mr. Bhuvan Khimji & Mrs. Aradhana Khimji.	Flat No.51, Shaan Apartment CHSL, Swatitrayaveer Saverkar Road, Kashinath Dhuru Marg, Prabhadevi, Dadar West, Mumbai 400 028. Carpet area 694.06 Sq. Ft. (Symbolic Possession with Bank	254.86/ 25.48	1.00	984.30	200009606073	21.05.2026 11.30 a.m. to 1.00 p.m.	8828182459
4	M/s. Fudkor India P. Ltd. Mr. Dipen Doshi. Guarantor: Mrs. Amisha Dipen Doshi.	Shop No.1A & 1B, Upper Basement, Dheeraj Heritage/G, Daulat Nagar, Santacruz West, Mumbai 400 054. (Built Up 424 Sq. Ft.) (Symbolic Possession)	100.00/ 10.00	1.00	154.65	20001507407	20-05-2026 11.00 a.m. to 12.00 p.m.	7977483885
5	Mr. Dipen Doshi. Guarantor: Mrs. Amisha Dipen Doshi.	Flat No.B-105, 1st Floor, B Wing, Priti Paradise Building, Near Lailu Bhai Park, Dadabhai Cross Road No.3, Near Sardar Patel Grounds, Vile Parle West, Mumbai 400 056. (Built Up 318 Sq.Ft.) (Physical possession	68.00/ 6.80	0.50	154.65	200055545840	20-05-2026 12.30 p.m. to 1.30 p.m.	7977483885
6	KDK Hospitality & Packaging Pvt. Ltd. Mr. Madhav Kishore Gajaria. Mr. Dhaval Kishore Gajaria, Mr. Kishore M. Gajaria & Mrs. Raksha Kishor Gajaria.	Gala at Industrial Unit No.12, A/3, Shree Ganesh Complex, Survey No.93, Hissa No.5, Majje, Gundavali, Bhiwandi, Dist. Thane 421302. (451.32 Sq. Meters) (Physical Possession with Bank).	125.00/ 12.50	1.00	25.00	200006218133	18-05-2026 12.00 p.m. to 2.00 p.m.	7977483885
7	Vishal Tulasiram Ghumbare & Mrs. Kalapana Vishal Ghumbare. M/s Leather Techno Industries. Prop. Mr. Vishal Tulasiram Ghumbare. Guarantor: Mrs. Kalapana Vishal Ghumbare.	Flat No.1402, 14th Floor, A wing, Arihant Ananya, Plot No.4, Sector 35-G, Kharghar, Navi Mumbai 410 102, Taluka Panvel, Dist. Raigad admeasuring Carpet 570.92 Sq. Ft. (Symbolic possession with Bank)	87.00/ 8.70	0.50	211.29	40002221199	22-05-2026 12.00 p.m. to 1.00 p.m.	7977483885

Terms and Conditions of the E-auction are as under: E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online E-auction / Bidding through website –URL: <https://BAANKNET.com> on **E-auction Sr. No.1 to 3 on 26-05-2026 & E-auction Sr.No.4 to 7 on 29-05-2026.**

(Between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each)

E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- <https://www.bankofindia.bank.in>

Bidder may visit URL: <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- ❖ **Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal URL: <https://BAANKNET.com> using his mobile no. and E-mail ID. (PDF (Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- ❖ **Step 2:** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- ❖ **Step 3:** Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- ❖ **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit : <https://BAANKNET.com> for registration and bidding guidelines
- ❖ Helpline Details / Contact Person Details of : **BAANKNET**

Name	Team	Number	e-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkay@psballiance.com support.ebkay@procure247.com
Mr. Dharmesh Asher	PSB Alliance	9892219848	avp.projectmanager2@psballiance.com
Mr. Sudhir Panchal	iSourcing Technology	8160205051	sudhir@procure247.com

- Intending bidders shall hold a valid e-mail address, for further details and queries please contact **BAANKN** Helpdesk Number 8291220220 Helpline e-mail ID support.BAANKNET@psballiance.com and support.ebkay@procure247.com
- To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
- Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in : <https://BAANKNET.com> portal before participating in the bid online.
- The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
- Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
- Prospective bidders may avail online training on e-auction from : <https://BAANKNET.com> portal.
- Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
- Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 10,000/- (Rupees Ten Thousand) for Reserve Price up to Rs.20.00 lakhs/ Rs. 25,000/- (Rupees Twenty Five Thousand) For Reserve Price above 20.00 – up to 50.00 lakhs/ Rs.50,000/- (Rupees Fifty thousand) For Reserve Price above 50.00- Up to 1.00 Crore / Rs.1.00 (One Lakh) For Reserve Price above 1.00 Crore –up to 5.00 Crore / Rs. 5.00 Lakhs (Rupees Five Lakhs) for Reserve price above Rs.5 Crore –up to Rs.10.00 Crore/ and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs.10 Crore.**
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
- The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount.
- The prospective qualified bidders may avail online training on e-auction from : <https://BAANKNET.com> portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse/ failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.
- Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
- Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
- The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn /postpone/cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.
- The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
- The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.
- If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in : <https://BAANKNET.com> portal.
- GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER/ GUARANTORS
The undersigned being the Authorized Officers of Bank of India are having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Sd/-
Authorized Officer
Bank of India
Asset Recovery Management Services Branch

Date: 22.04.2026
Place: Mumbai

**OMKARA**

ASSETS RECONSTRUCTION PVT. LTD.

Registered Office: No. 9, M. P. Nagar, First Street, Kongu Nagar Extension, Tirupur 641607

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022-26544000 | Email: mumbai@omkaraarc.com | www.omkaraarc.com | CIN: U67100TZ2014PTC02036

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

[Appendix - IV-A] [See proviso to rule 6(2), 8 (6) r/w rule 9(1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: 12.05.2026

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2), 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, being Erstwhile Andhra Bank, Erstwhile Dena Bank, Bank of Baroda, Bank of India, Indian Bank, State Bank of India, Union bank of India & IDBI Bank the PHYSICAL possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. ("OARPL"), OARPL is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 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. Gadkari Chowk, Dadar (West), Mumbai - 400028. Further, the Erstwhile Andhra Bank, erstwhile Dena Bank, Bank of Baroda, Bank of India Indian Bank and IDBI Bank have vide Deeds of Assignment dated 3rd January 2018, 14th December 2018, 31st March 2020, 31st December 2020, 31st March 2021 & 29th April 2023 assigned the entire outstanding debt of **Sanghavi Exports International Private Limited** along with the underlying securities to OARPL acting in its capacity as Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust, Omkara PS 20/2020-21 Trust, Omkara PS 30/2020-21 & Omkara PS 02/2023-24 Trust respectively

Pursuant to the assignment agreement, OARPL has stepped into the shoes of the assignor banks and is entitled to recover dues and enforce the securities. The Secured Assets will 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", "Whatever there is" and "Without recourse Basis" on **12-05-2026** at 11:00 AM (last date and time for submission of bids is **11-05-2026** by 05:00PM), for recovery of amount shown below in respective column due to OARPL and it's consortium members as Secured Creditors from the Borrower and Guarantors shown below.

The Reserve Price and the earnest money deposit of respective property has been mentioned below in respective column.

The description of Borrowers and mortgagors with description of the immovable property and known encumbrances (if any) are as under:-

Name of Borrower and Guarantors	Outstanding Dues in Rs. Along with future interest and charges thereon	Date of Demand Notice	Demand Notice Date and Amount
Borrower: Sanghavi Exports International Private Limited (in liquidation under IBC, 2016)	Financial Creditor	Dues as on 15.12.2020	Physical possession
Guarantors:	OARPL		Lot No. Date
(1) Mr. Kalpesh V. Sanghavi, (2) Mr. Jayesh V. Sanghavi, (3) Mr. Kirtilal R. Sanghavi, (4) Mr. Chandrakant R. Sanghavi, (5) Mr. Rameshchandra R. Sanghavi, (6) Mr. Ketan K. Sanghavi, (7) Mr. Viren K. Sanghavi, (8) Mr. Agam K. Sanghavi, (9) Mrs. Bharitaben V. Sanghavi, (10) Mrs. Pramilaaben K. Sanghavi, (11) Mrs. Kalpanaben R. Sanghavi, (12) Mrs. Devikaben C. Sanghavi, (13) Ms. Nikitaben V. Sanghavi, (14) Kirtilal R. Sanghavi (HUF), (15) Rameshchandra R. Sanghavi (HUF), (16) Chandrakant R. Sanghavi (HUF), (17) Vasantlal Sanghavi (HUF), (18) Sanghavi Family Trust, (19) Royal Estate Holding India Pvt Ltd, (20) Sanghavi Star Retail Pvt Ltd, (21) Sanghavi Jewellery Mfg. Pvt Ltd, (22) Sanghavi Diamond Mfg. Pvt Ltd	As assignee of erstwhile Andhra Bank As assignee of erstwhile Dena Bank As assignee of Bank of Baroda As assignee of Bank of India As assignee of Indian Bank As Assignee of IDBI Bank Limited Sub-total (OARPL) State Bank of India Union Bank of India Sub-total Total Total dues as on 15.12.2020: Rs. 1052,37,48,771 (Rupees One Thousand Fifty-Two Crores Thirty-Seven Lakhs Forty-Eight Thousand Seven Hundred and Seventy-One Only) along with future interest and charges thereon	79,14,86,985 120,84,32,089 69,53,44,692 404,06,99,250 96,78,71,602 66,48,03,907 8,36,86,38,525 121,85,47,697 93,65,62,549 281,99,14,153 1052,37,48,771	1,2,3 30/04/2023 4,5,6,7,8,9, 10,11,12,13 26/08/2023 14,15,16, 17,18 04/10/2021

Properties for the proposed Sale are mentioned below:-

Lot No.	Description of immovable property	Mortgagor	Area	Inspection Date & Time	Reserve Price (Rs. Lakhs)	EMD (Rs. Lakhs)	Bid Increment (Amount Rs. lakhs)
1	All that piece and parcel of land bearing Survey No-39/587A, along with building and structures there upon situated near City Civil Court Deesa, Dist. Banas Kantha, North Gujarat with building thereupon	(1) Mr. Kirtilal R. Sanghavi, (2) Mr. Rameshchandra R. Sanghavi, & (3) Mr. Chandrakant R. Sanghavi.	Land 1372 sq.m. Building 7020 sq. Ft	04-05-2026 11:00 AM to 12:00 PM	269	26.9	3.00
2	All that Land bearing new Plot no. 14, City Survey No 587 (A), (Aghat land), together with all building and structures thereon, situated at Nyay Mandir Court, at Deesa, Dist. Banas Kantha, North Gujarat	Mrs. Kalpanaben Rameshchandra Sanghavi	1800 sq.ft.	04-05-2026 11:00 AM to 12:00 PM	28	2.85	0.30
3	All that Land bearing Plot no. 13, City Survey No 587 (A) (Aghat land), together with building and structures thereon, situated at Nyay Mandir Court, at Deesa, Dist. Banas Kantha, North Gujarat	Mrs.Pramilaaben Kirtilal Sanghavi	930 Sq.ft	04-05-2026 11:00 AM to 12:00 PM	15	1.5	0.15
4	Office Premise No.07, 3rd Floor, Gem Avenue, Nondh No. 1364, City Survey, 6, Surat undivided proportionate share in the land total admeasuring 500 sq.ft. BUA.	(1) Late Mr. Vasantlal R. Sanghavi (now his legal heirs) and (2) Vasantlal R. Sanghavi HUF	500 sq.ft.	05-05-2026 01:00 PM to 02:00 PM	26	2.6	0.25
5	Office Premise No.04, 3rd Floor, Gem Avenue, Nondh No. 1364, City Survey, 6, Surat undivided proportionate share in the land total admeasuring 500 sq.ft. BUA.	Mr. Rameshchandra Ravchand Sanghavi and (2) Rameshchandra Ravchand Sanghavi HUF	500 sq.ft.	05-05-2026 01:00 PM to 02:00 PM	26	2.6	0.25
6	Flat no 402, Sanghavi Towers, Adajan Road, Surat	Mr. Kirtibhai Ravchand Sanghavi	1450 sq.ft	05-05-2026 03:00 PM to 05:00 PM	26	2.6	0.25
7	Flat no 401, Sanghavi Towers, Adajan Road, Surat	Mr. Ketan Kirtilal Sanghavi	1495 sq.ft	05-05-2026 03:00 PM to 05:00 PM	26	2.6	0.25
8	Flat no 502, Sanghavi Towers, Adajan Road, Surat	Mrs. Devikaben Chandrakant Sanghavi	1600 sq.ft. Sq.ft	05-05-2026 03:00 PM to 05:00 PM	28	2.8	0.25
9	Flat no 511, Sanghavi Towers, Adajan Road, Surat	Mrs. Nikita Viren Sanghavi	1450 sq.ft.	05-05-2026 03:00 PM to 05:00 PM	26	2.6	0.25
10	Flat no 201, Sanghavi Towers, Adajan Road, Surat	Mr. Chandrakant Ravchandbhai Sanghavi	1150 Sq.ft.	05-05-2026 03:00 PM to 05:00 PM	20	2.1	0.20
11	Flat no 102, Sanghavi Towers, Adajan Road, Surat	Mrs. Premilaben Kirtibhai Sanghavi	1150 sq.ft.	05-05-2026 03:00 PM to 05:00 PM	20	2.1	0.20
12	Flat no 301, Sanghavi Towers, Adajan Road, Surat	Mr. Ramesh Ravchand Sanghavi	1600 sq.ft.	05-05-2026 03:00 PM to 05:00 PM	28	2.80	0.25
13	Flat no 302, Sanghavi Towers, Adajan Road, Surat	Mrs. Kalpanaben Rameshbhai Sanghavi	1450 sq.ft.	05-05-2026 03:00 PM to 05:00 PM	28	2.80	0.25
14	Office premises No. 101 & 102 (merged) Diamond Trader Apartment, Dalgia Moholla, Mahidharpara Area of Surat	SEIPL	1146 sq.ft	05-05-2026 01:00 PM to 02:00 PM	46	4.65	0.45
15	108 to 110 (merged) at Diamond Trader Apartment, Dalgia Moholla, Mahidharpara Area of Surat	SEIPL	1535 sq.ft	05-05-2026 01:00 PM to 02:00 PM	63	6.30	0.65
16	Office No. 501 at Diamond Trader Apartment Mahidapura Surat.	SEIPL	733 sq.ft	05-05-2026 01:00 PM to 02:00 PM	29	2.9	0.30
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