

Notice

We wish to inform our esteemed customers, intermediaries and public at large that we are relocating our branch office presently situated at Second Floor, Ramdas Complex, 1-12-52/2, Vinayak Nagar, Hyderabad Road, Nizamabad - 503002, Telangana to a new location as given below. The relocated branch shall be open for servicing within 2 to 3 months. You are requested to take note of the same and visit our website www.icicilombard.com for the relocated branch office or download the take care app to avail services available for your policy including renewals and claim related assistance.

New address (Relocation) Old address (Closure) Second Floor, H. No. 11-1-5, Second Floor, Ramdas Complex, 1-12-52/2, Vinayak Nagar, Hyderabad Road, Nizamabad - 503002, Telangana.

All the concerned are requested to take note of the same. Authorized Signatory

Stressed Assets Management Branch, 5-1-679, Surabhi Arcade, Bank Street, Koti, Hyderabad-500001. Phone: 040-24651169

APPENDIX-IV-A [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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, the Physical/Constructive/Symbolic (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, Visakhapatnam Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.09.2024 for recovery of Rs.416,97,48,922.75 (Four Hundred Sixteen Crore Ninety Seven Lakhs Forty Eight Thousand Nine Hundred Twenty Two and paise Seventy Five Only) (as on 13.08.2024) due to the Indian Bank, SAM branch, Secured Creditor, from M/s (1) M/s Pratyusha Resources & Infra (P) Ltd, Door no: 25-40-12, Pratyusha House, Gangulavari Street, Visakhapatnam-530 001, Guarantor(s) (2).

Property No. 1: EM of Commercial Building property admeasuring 274.65 Sq.Yards located at Gangulavari Street, Block no.1, S.No.13, Door no: 25-40-12, Visakhapatnam standing in the name of M/S Pratyusha Associates. (As per Doc no:2705/1998) Boundaries: East: Municipal Corporation Road, West: Property of K. Tirupathi Rao, North: Building of Economic Transport Organisation, South: Municipal Corporation Road.

Table with columns: Encumbrances on property, Reserve Price, EMD Amount, Bid incremental amount, Date and time of e-auction, Property ID No.

Property No.2: EM of Flat no:1&2 on 4th floor admeasuring 1250 Sq.Ft each Flat (Total 2500 Sq.Ft) Sri Santha Complex, Plot no:138C, T.S.No:683 of Allipuram Ward, First Line, Dwarakanagar, Visakhapatnam standing in the name of M/S Pratyusha Associates. (As per Doc no: 999/1997 & 1007/1997) Boundaries for Flat no:1 property: East: Road, West: Flat no.3, North: Open, South: Flat no.2. Boundaries for Flat no:2 property: East: Road, West: Flat no.3, North: Flat no.1, South: Sampath Enclave Apartments.

Table with columns: Encumbrances on property, Reserve Price, EMD Amount, Bid incremental amount, Date and time of e-auction, Property ID No.

Property No.3: EM of Plot Nos. 1,2,3,4,5,9,10,11 & 174 (total 9 Plots), admeasuring 2299.94 Sq.Yards at Vuda approved layout name "Star Village" Sy.No. 12 at Ayinada Village, Padmanabham Mandalam, Visakhapatnam District. Boundaries of Plots of Plot Nos. 1,2,3,4,5 - East: Layout compound wall, West: 40-00' wide layout road, North: Layout compound wall, South: Plot No.6. Boundaries of Plots of Plot Nos. 9,10,11 - East: Layout compound wall, West: 40-00' wide layout road, North: Plot No.8, South: Layout compound wall with park. Boundaries of Plot No. 174 - East: Plot No. 191, West: 40-00' wide layout road, North: Plot No. 173, South: Plot No. 175.

Table with columns: Encumbrances on property, Reserve Price, EMD Amount, Bid incremental amount, Date and time of e-auction, Property ID No.

Property No.4: EM of Plot Nos. 90, 91, 92, 97, 98, 99 & 100 (total 7 Plots), admeasuring 560.00 Sq.Yards at Vuda approved layout name "Star Village" Sy.No.12 at Ayinada Village, Padmanabham Mandalam, Visakhapatnam District. Boundaries of Plots of Plot Nos. 90,91,92 - East: Plot nos. 77,76,75, West: Road, North: Plot No.93, South: Plot No.89. Boundaries of Plots of Plot Nos. 97,98,99,100 - East: Plot nos. 70,69,68,67, West: Road, North: Layout compound wall, South: Plot No. 96

Table with columns: Encumbrances on property, Reserve Price, EMD Amount, Bid incremental amount, Date and time of e-auction, Property ID No.

Property No.5: EM of Plot No. 113, 114, 115, 116 & 117 (total 5 Plots), admeasuring 400.00 Sq.Yards at Vuda approved layout name "Star Village" Sy.No. 12 at Ayinada Village, Padmanabham Mandalam, Visakhapatnam District. Boundaries of Plot Nos. 113, 114, 115 - East: Plot Nos. 120, 119, 118, 117, West: Road, North: Plot No. 112, South: Layout compound wall with park. Boundaries of Plot No. 117 - East: 40-00' wide layout road, West: Plot No. 116, North: Plot No. 118, South: Layout compound wall with park.

Table with columns: Encumbrances on property, Reserve Price, EMD Amount, Bid incremental amount, Date and time of e-auction, Property ID No.

Property No.6: EM of Plot Nos. 139,140,141,142 (total 4 Plots), admeasuring 666.64 Sq.Yards at Vuda approved layout name "Star Village" Sy.No.12 at Ayinada Village, Padmanabham Mandalam, Visakhapatnam District. Boundaries of Plot Nos. 139, 140, 141, 142 - East: Plot nos. 146, 145, 144, 143, West: 40-00' wide layout road, North: Plot No. 138, South: Layout compound wall with park.

Table with columns: Encumbrances on property, Reserve Price, EMD Amount, Bid incremental amount, Date and time of e-auction, Property ID No.

Property No.7: EM of Plot Nos. 157,159 (total 2 Plots), admeasuring 333.32 Sq.Yards at Vuda approved layout name "Star Village" Sy.No. 12 at Ayinada village, Padmanabham Mandalam, Visakhapatnam District. Boundaries of Plot No. 157 - East: Plot No. 168, West: 40-00' wide layout road, North: Plot No. 166, South: Plot No. 158. Boundaries of Plot No. 159 - East: Plot no. 166, West: 40-00' wide layout road, North: Plot No. 158, South: Plot No.160

Table with columns: Encumbrances on property, Reserve Price, EMD Amount, Bid incremental amount, Date and time of e-auction, Property ID No.

Property No.8: EM of Plot Nos. 180,181,182,184 & 185 (total 5 Plots), admeasuring 899.98 Sq.Yards at Vuda approved layout name "Star Village" Sy.No. 12 at Ayinada Village, Padmanabham Mandalam, Visakhapatnam District. Boundaries of Plot Nos. 180, 181 & 182 - East: Plot Nos.185,184 & 183, West: 40-00' wide layout road, North: Plot No.179, South: Layout compound wall with park. Boundaries of Plot Nos. 184 & 185 - East: 40-00' wide layout road, West: Plot No.181 & 180, North: Plot No. 186, South: Plot No.183

Contact Person: 1. Mr. Nag Mani- Authorised Officer- 9499675486 2. Mr. Nishant Shukla- BM- 9454488755

UNITY SMALL FINANCE BANK LIMITED PHYSICAL POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES) SEE RULE 8(1)

Whereas, the undersigned being Authorised Officer of Unity Small Finance Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated mentioned hereunder calling upon the following Borrower/Co-Borrowers/Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Table with columns: Name of the Borrower/Co-Borrowers/ Guarantors & Loan Account Number, Description of the Properties Mortgaged/Secured Asset(s), Date of Demand Notice and Outstanding Amount.

Date: 28/08/2024 Sd/- (Authorised Officer) Place: RANGAREDDY (TELANGANA) Unity Small Finance Bank Limited

Stressed Assets Recovery Branch 05172 DEMAND NOTICE

(Under Section 13 (2) of Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 Read with Rule (3) of the Security Interest (Enforcement) Rules, 2002. A notice is hereby given that the following Borrowers/Guarantors have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA).

Table with columns: Name of the Borrowers/ Guarantors, Details of Properties / Address of Secured Assets to be Enforced, Date of Notice, Date of NPA, Amount outstanding (as on the date of notice).

The steps are being taken for substituted service of notice. The above Borrower(s) and for their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002.

Date: 27.08.2024, Place: Hyderabad Authorized Officer, State Bank of India

JM FINANCIAL JM FINANCIAL RECONSTRUCTION COMPANY LIMITED

Contact Person: 1. Durga Vijaya Prasad Vanacharla- 9493330003 2. Rohan Sawant - 9833143013. S Sinduja Pillai - 022 - 6224 1676 Website - www.jmfinancialarc.com

This Primal Capital and Housing Finance Ltd. have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created therefor along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT")

Table with columns: Loan Code/Branch/ Co-Borrower/s/ Guarantor/s, Demand Notice Date and Amount, Property Address\_final, Reserve Price, Earnest Money Deposit (EMD) (10% of RP), Outstanding Amount (24-08-2024).

DATE OF E-AUCTION: 08-10-2024, FROM 11:00 AM TO 02:00 PM (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 07-10-2024, BEFORE 04:00 PM.

For detailed terms and conditions of the Sale, please refer to the link provided in https://www.jmfinancialarc.com/Home/Assetsforsale OR https://www.bankauctions.in. STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028, Mob.: +91 7558392736 Email: s.banerjee@omkaraarc.com

POSSESSION NOTICE(FOR IMMOVABLE PROPERTY) APPENDIX-IV [RULE 8 (1)]

Whereas, the undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100T22014PTC020363 and 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, acting in its capacity as trustee of Omkara PS 32/2023-24 Trust has acquired all rights, titles & interest of the entire outstanding of M/s. Deem Distributors Private Limited (The Borrower), Mr. Sanjay Kumar Agarwal (Personal Guarantor) and Mrs. Aarthi Saraiwala (Personal Guarantor), along with the underlying securities from Indusind Bank Limited under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30.03.2024.

And whereas, Authorised Officer of Omkara Assets Reconstruction Private Limited, under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 28/05/2024 calling upon the Borrowers/mortgagors/Guarantors being M/s. Deem Distributors Private Limited (The Borrower), Mr. Sanjay Kumar Agarwal (Personal Guarantor) and Mrs. Aarthi Saraiwala (Personal Guarantor), to repay the amount mentioned in Schedule A of this notice, plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

The Borrower & Guarantors having failed to repay the amount, as per notice dated 29.05.2024 under section 13(2) SARFAESI Act. Pursuant to the said assignment of debt OARPL has stepped into the shoes of Indusind Bank Limited and has become entitled to recover entire outstanding dues and enforce the security. The Authorized Officer of Omkara Assets Reconstruction Private Limited acting in its capacity as trustee of Omkara PS 32/2023-24 Trust, duly appointment under sub section (12) of section 13 of the SARFAESI ACT 2002 has taken Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 23rd day of August of the year 2024.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as trustee of Omkara PS 32/2023-24 Trust, having corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 for the amount as mentioned in Schedule B of this notice, plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc.

Table with columns: Sr No., Account No., Nature of Facility, Total O/s as n12.03.2024, Interest O/s, Penal Interest, Total Outstanding as on 28.05.2024.

\*Interest Outstanding & Penal Interest Has been calculated on the rates mentioned in the sanction letter. Date: 23rd August 2024 Place: Hyderabad Authorized Officer Omkara Assets Reconstruction Pvt. Ltd. (Acting in its capacity as trustee of Omkara PS 32/2023-24 Trust)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028, Mob.: +91 7558392736 Email: s.banerjee@omkaraarc.com

POSSESSION NOTICE(FOR IMMOVABLE PROPERTY) APPENDIX-IV [RULE 8 (1)]

Whereas, the undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100T22014PTC020363 and 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, acting in its capacity as trustee of Omkara PS 32/2023-24 Trust has acquired all rights, titles & interest of the entire outstanding of M/s. Lala Sarai Steel Rolling Mills (The Borrower), M/s Shri Balaji Pharma (Borrower), Mr. Nitin Kumar Saraiwala (Personal Guarantor) and Mrs. Aarthi Saraiwala (Personal Guarantor), along with the underlying securities from Indusind Bank Limited under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30.03.2024.

And whereas, Authorised Officer of Omkara Assets Reconstruction Private Limited, under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 28/05/2024 calling upon the Borrowers/mortgagors/Guarantors being M/s. Lala Sarai Steel Rolling Mills (The Borrower), M/s Shri Balaji Pharma (Borrower), Mr. Nitin Kumar Saraiwala (Personal Guarantor) and Mrs. Aarthi Saraiwala (Personal Guarantor), to repay the amount mentioned in Schedule A of this notice, plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

The Borrower & Guarantors having failed to repay the amount, as per notice dated 29.05.2024 under section 13(2) SARFAESI Act. Pursuant to the said assignment of debt OARPL has stepped into the shoes of Indusind Bank Limited and has become entitled to recover entire outstanding dues and enforce the security. The Authorized Officer of Omkara Assets Reconstruction Private Limited acting in its capacity as trustee of Omkara PS 32/2023-24 Trust, duly appointment under sub section (12) of section 13 of the SARFAESI ACT 2002 has taken Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 23rd day of August of the year 2024.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as trustee of Omkara PS 32/2023-24 Trust, having corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 for the amount as mentioned in Schedule B of this notice, plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The borrower's & guarantors' attention is invited to the provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

The details of the assets / properties hypothecated / assigned / charged / mortgaged to OARPL in the above account & whose possession has taken given hereunder:

Table with columns: Sr No., Borrower, Account No., Nature of Facility, Total O/s as on 12.03.2024, Interest O/s\*, Penal Interest, Total Outstanding as on 28.05.2024.

\*Interest Outstanding & Penal Interest Has been calculated on the rates mentioned in the sanction letter. Date: 23rd August 2024 Place: Hyderabad Authorized Officer Omkara Assets Reconstruction Pvt. Ltd. (Acting in its capacity as trustee of Omkara PS 32/2023-24 Trust)

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property of Mr. Nitin Kumar Saraiwala, S/o Raj Kumar Saraiwala (Gift Settlement Deed Document No: 4485 of 2015 dated 22-09-2015) All that shop No.21-1-257 on the ground floor comprising an area of 242 Sq. Feet, built up plinth wise including common walls together with proportionate undivided share of 5 Sq. Yards of the total extent of 311.02 Sq. yards in the premises commonly known as Jagadish Arcade bearing municipal No. 21-1-252 to 263 situated at Ribakgunji Hyderabad and bounded as under- North: Shop No. 21-1-256.South: Shop No. 21-1-258.East : Road.West : Neighbour's Property.

Property of Mr. Nitin Kumar Saraiwala, S/o Raj Kumar Saraiwala (Sale Deed Document No: 139 of 2009 dated 30-01-2009) All that the shop No.6 on the Ground Floor comprising of an area of 300 Square Feet, built up plinth wise including common wall together with proportionate undivided share of 6 Sq. yards out of total extent of 625 Sq. yards in the premises popularly known as J.R. Residency bearing Municipal No.21-1-307 and 308, situated at Ribakgunji, Hyderabad bounded as under:- North: Shop No.5.South: Shop No.7.East: Parking Space.West : Road.

Property of Mr. Nitin Kumar Saraiwala, S/o Raj Kumar Saraiwala (Gift Settlement Deed Document No: 4484 of 2015 dated 22-09-2015) All that shop No.21-1-259 on the ground floor comprising an area of 242 Sq. Feet, built up plinth wise including common walls together with proportionate undivided share of 5 Sq. Yards of the total extent of 311.02 Sq. yards in the premises commonly known as Jagadish Arcade bearing municipal No.21-1-252 to 263 situated at Ribakgunji Hyderabad and bounded as under- North: Shop No. 21-1-258.South: Shop No. 21-1-260.East: Road. West: Neighbour's Property

Property of Mr. Nitin Kumar Saraiwala, S/o Raj Kumar Saraiwala (Schedule-C of property) (Partition Deed Document No: 1862 of 2008 dated 13-10-2008) All that the Flat No.101 on the First Floor comprising of an area of 1628 Sq. Feet, built up plinth wise including common walls together with proportionate undivided share of 25 Sq. yards out of total extent of 625 Sq. yards in the premises J.R. Residency bearing Municipal No.21-1-307/308, situated at Ribakgunji, Hyderabad bounded as under- North: Open to Sky.South: Flat No.102.East: Open to Sky.West: Open to Sky.

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028, Mob.: +91 7558392736 Email: s.banerjee@omkaraarc.com

POSSESSION NOTICE(FOR IMMOVABLE PROPERTY) APPENDIX-IV [RULE 8 (1)]

Whereas, the undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100T22014PTC020363 and 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, acting in its capacity as trustee of Omkara PS 32/2023-24 Trust has acquired all rights, titles & interest of the entire outstanding of M/s. Lala Sarai Steel Rolling Mills (The Borrower), M/s Shri Balaji Pharma (Borrower), Mr. Nitin Kumar Saraiwala (Personal Guarantor) and Mrs. Aarthi Saraiwala (Personal Guarantor), along with the underlying securities from Indusind Bank Limited under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30.03.2024.

And whereas, Authorised Officer of Omkara Assets Reconstruction Private Limited, under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 28/05/2024 calling upon the Borrowers/mortgagors/Guarantors being M/s. Lala Sarai Steel Rolling Mills (The Borrower), M/s Shri Balaji Pharma (Borrower), Mr. Nitin Kumar Saraiwala (Personal Guarantor) and Mrs. Aarthi Saraiwala (Personal Guarantor), to repay the amount mentioned in Schedule A of this notice, plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

The Borrower & Guarantors having failed to repay the amount, as per notice dated 29.05.2024 under section 13(2) SARFAESI Act. Pursuant to the said assignment of debt OARPL has stepped into the shoes of Indusind Bank Limited and has become entitled to recover entire outstanding dues and enforce the security. The Authorized Officer of Omkara Assets Reconstruction Private Limited acting in its capacity as trustee of Omkara PS 32/2023-24 Trust, duly appointment under sub section (12) of section 13 of the SARFAESI ACT 2002 has taken Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 22nd day of August of the year 2024.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as trustee of Omkara PS 32/2023-24 Trust, having corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 for the amount as mentioned in Schedule B of this notice, plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The borrower's & guarantors' attention is invited to the provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

The details of the assets / properties hypothecated / assigned / charged / mortgaged to OARPL in the above account & whose possession has taken given hereunder:

Table with columns: Sr No., Borrower, Account No., Nature of Facility, Total O/s as on 12.03.2024, Interest O/s\*, Penal Interest, Total Outstanding as on 28.05.2024.

\*Interest Outstanding & Penal Interest Has been calculated on the rates mentioned in the sanction letter. Date: 22nd August 2024 Place: Hyderabad Authorized Officer Omkara Assets Reconstruction Pvt. Ltd. (Acting in its capacity as trustee of Omkara PS 32/2023-24 Trust)

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property of Mr. Nitin Kumar Saraiwala, S/o Raj Kumar Saraiwala (Sale Deed Document No: 2956 of 2011 dated 25-06-2011) All that part of the land in Survey No. 40/1 and 41/2 admeasuring 0 Acres 2.75 Guntas situated at Annaram Village, Ferooqanagar Mandal, Shadnagar, Mahabub Nagar District under sub-registrar Ferooqanagar, District Registrar Mahabub Nagar bounded as under- North: Land belongs to the purchaser. South: Land belongs to the Seller.East : Land belongs to the Seller. West : Road.

Property of Mr. Nitin Kumar Saraiwala, S/o Raj Kumar Saraiwala (Sale Deed Document No: 2902 of 2011 dated 25-06-2011) All that part of the land in Survey No. 40/1 admeasuring 0 Acres 22.5 Guntas situated at Annaram Village, Ferooqanagar Mandal, Shadnagar, Mahabub Nagar District under sub-registrar Ferooqanagar, District Registrar Mahabub Nagar bounded as under- North: Land belongs to the Seller.South: 6' Wide Lane.East : Land belongs to the Seller.West : Land belongs to the Purchaser.

Property of Mr. Nitin Kumar Saraiwala, S/o Raj Kumar Saraiwala (Sale Deed Document No: 6877 of 2008 dated 06-09-2008) All that part of the land in Survey Nos. 41/1 admeasuring 1 Acre 14 Guntas and in survey No.42/AA admeasuring 6 Guntas thus totally admeasuring 1 Acre 20 Guntas, situated at Annaram Village, Ferooqanagar Mandal, Shadnagar, Mahabub Nagar District under sub-registrar Ferooqanagar, District Registrar Mahabub Nagar bounded as under- North: Survey No.42 (part), South: 25' Kaccha Road, East : Survey No.40.West : 35' Kaccha Road.