



OSIA HYPER RETAIL LIMITED

CORPORATE ADDRESS: OSIA HYPERMART

4D Square Mall Basment - One,

Visat To Gandhinagar Highway, Motera,

Ahmedabad, Gujarat - 380005.

Phone : 079 - 22747148

Email Us : osiahyper01@gmail.com

L521906J2013PLC077269

Date: 14-05-2022

NSE/13/2022-23

To,
Listing Department,
National Stock Exchange Limited
Exchange Plaza, C- 1, Block-G,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051

Dear Sir/Madam,

SUBJECT: Newspaper Advertisement regarding Postal Ballot Notice dated May 13, 2022 seeking consent of Members for issue of Bonus Equity Shares through remote e-voting.

REF: Disclosure under Regulation 30 and 47 of SEBI (Listing Obligation and Disclosure Requirements), 2015.

To comply with the provisions of Regulations 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, copies of the newspaper advertisements published in "Financial Express" in English and Gujarati language on May 14, 2022 are attached.

The same are also available on website of the Company at www.osiahypermart.com

This is for your information and records.

Thanking You,

Yours faithfully,

FOR, OSIA HYPER RETAIL LIMITED


**YUSUF RUPAWALA
COMPANY SECRETARY**



Union Bank of India

Pandesara Branch: G-23,24, ISANA Business Hub, Althan Pandesara Bridge, Nr. D-Mart, Surat- 395017.

SCHEDULE 6, (Rule- 8(1)) POSSESSION NOTICE (For Immoveable Property)

Whereas The undersigned being the Authorized Officer of the Union Bank of India (Erstwhile-Corporation Bank), Pandesara Branch, Surat under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act) 2002 (3 of 2002) and in exercise of powers conferred under section 13(2) read with rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 18.02.2020 under section 13 (2) of the said Act calling upon the Borrower/Guarantor Mr. Hardikkumar Vitthalbhai Bavis (Borrower), Mrs. Geetaben Hardikkumar Bavis (Co-Borrower) and Mr. Girdharbhai D. Vaghiasya to repay the amount mentioned in the notice being Rs. 22,77,167.00 (Rupees:- Twenty Two Lakh Seventy Seven Thousand One Hundred Sixty Seven Only) as on 12.01.2020 with further interest thereon & expenses within 60 days from the date of receipt of the said notice.

The borrower and guarantor having failed to repay the amount, Notice is hereby given to the borrower/guarantor and 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 & 9 of the said rules on this 12th day of May of the year 2022.

The borrower/secured debtors/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India (Erstwhile-Corporation Bank) Pandesara Branch, Surat, for an amount of Rs. 22,77,167.00 (Rupees:- Twenty Two Lakh Seventy Seven Thousand One Hundred Sixty Seven Only) as on 12.01.2020 with further interest thereon Plus other Charges.

The borrower 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 Immoveable Property

Immoveable property bearing Plot No. 58, Adm. 65.14 Sq.Mtrs. together with undivided proportionate share Adm. 43.98 sq.mtr. in the common road and COP of the society known as 'Shiv Bungalows' situated on the land bearing new Revenue No 41, (Old Block No. 41 & 42); of moje Village- Umra, Taluka-Oldapad, Dist.-Surat. The Bounded by- East- Adj Society Road, West- Adj. Wado Society Road, North- Plot No. 57, South- Plot No. 59.

Date: 12.05.2022
Place: Surat
Authorized Officer
Union Bank of India

FORM A PUBLIC ANNOUNCEMENT
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF ADITYA PRINTS PRIVATE LIMITED

RELEVANT PARTICULARS

- Name of corporate debtor: ADITYA PRINTS PRIVATE LIMITED
- Date of incorporation of corporate debtor: 29-03-2007
- Authority under which corporate debtor is incorporated/registered: Registrar of Companies, Ahmedabad, India, under the Companies Act, 1956
- Corporate Identity No./ Limited Liability Identification No. of corporate debtor: U17299GJ2007PT0030363
- Address of the registered office and principal office (if any) of corporate debtor: Heritage creation P.No A-11 Central Park, QIDC Pandesara, Surat, GJ- 394221
- Insolvency commencement date in respect of corporate debtor: 10-05-2022/Order uploaded on NCLT website on 12-05-2022
- Estimated date of closure of insolvency resolution process: 06-11-2022 (180 days from the Insolvency Commencement Date)
- Name and registration number of the insolvency resolution professional acting as interim resolution professional: Name- Girdharbhai Ratinbhai Godhani, Reg.No- IBSI/IA-001/IRP/01/2016-2018/11921
- Address and e-mail of the interim resolution professional, as registered with the Board: Reg. Add -16 Sakaria Society, Kargil Chowk, Punagam, Surat, Gujarat, 395010. Email - girdohar@gmail.com
- Address and e-mail to be used for correspondence with the interim resolution professional: Address: Sursi Resolution Professionals Pvt Ltd, 9B, Vardan Tower, Nr. Vinal House, Lakhudi Circle, Navrangpura, Ahmedabad - 380014. Email - crp.adityaprints@gmail.com
- Last date for submission of claims: 26-05-2022
- Classes of creditors, if any, under clause (b) of sub-section (9A) of section 21, accepted by the interim resolution professional: Not Applicable
- Name of Insolvency Professionals identified to act as Authorized Representative of creditors in a class (Three names for each class): Not Applicable
- (a) Relevant Forms and (b) Details of authorized representatives are available at: (a) www.ibbi.gov.in / www.insolvencyin (b) Not Applicable

Notice is hereby given that the National Company Law Tribunal, Ahmedabad Bench has ordered the commencement of a corporate insolvency resolution process of the Aditya Prints Private Limited on 10-05-2022. Order uploaded on NCLT website on 12-05-2022. The creditors of Aditya Prints Private Limited are hereby called upon to submit their claims with proof on or before 26-05-2022 to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit their claims with proof in person, by post or by electronic means. A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorized representative from among the three insolvency professionals listed against entry No. 13 to act as authorized representative of the class (IA) in Form CA. Submission of false or misleading proofs of claim shall attract penalties.

Date: 14-05-2022
Place: Surat
Girdharbhai Ratinbhai Godhani
Reg. No- IBSI/IA-001/IRP/01/2016-2018/11921
IRP OF ADITYA PRINTS PRIVATE LIMITED

SPAN DIVERGENT LIMITED
(formerly known as Span Diagnostics Limited)

Regd. Office : 9th Floor, 902-904, Rajhans Bonista, Behind Ram Chowk Temple, Ghod Dod Road, Surat-395007
CIN:L74999GJ1980PLC003710 Website: www.span.in

Statement of Consolidated audited Results for the Quarter and year ended March 31, 2022. (Amount In Lacs)

Sr. No.	Particulars	Three Months			Year ended	Year ended
		Quarter ended	Quarter ended	Quarter ended	'31 March 2022	'31 March 2021
		31 Mar 2022	31 Dec 2021	31 Mar 2021	Audited	Audited
		Audited	Unaudited	Audited	Audited	Audited
1.	Total Income from Operations (net)	300.07	323.65	297.39	1,473.06	933.41
2.	Net Profit / (Loss) for the period before exceptional items and tax	(34.55)	(41.83)	(84.99)	(119.44)	(499.69)
3.	Net Profit / (Loss) for the period before tax	(952.02)	(41.83)	(203.08)	(1,036.91)	(610.68)
4.	Net Profit / (Loss) for the period after tax	(948.70)	(40.41)	(193.65)	(1,015.28)	(615.89)
5.	Total Comprehensive Income for the period	(949.23)	(38.98)	(193.11)	(1,014.21)	(613.74)
6.	Equity Share Capital	546.17	546.17		546.17	546.17
7.	Other Equity				(324.09)	654.95
8.	Earnings Per Share (of Rs. 10/- each) #					
	1. Basic	(17.37)	(0.74)	(3.55)	(18.59)	(11.28)
	2. Diluted	(17.37)	(0.74)	(3.55)	(18.59)	(11.28)
	# Not Annualised					

Key Numbers of Standalone Financial Results for the quarter and year ended 31 March 2022.

	74.80	68.15	76.08	311.84	320.66
1. Total Income from Operations (net)	74.80	68.15	76.08	311.84	320.66
2. Net Profit / (Loss) for the period before tax	(891.51)	14.67	(101.11)	(807.46)	2.30
3. Net Profit / (Loss) for the period after tax	(892.33)	14.10	(86.57)	(775.80)	(0.18)
4. Total Comprehensive Income for the period	(892.66)	14.29	(86.39)	(775.55)	0.58

Notes: (1) The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on May 13, 2022. (2) Figures for the quarter ended March, 2022 and March 31 2021 are the balancing figures between audited figures in respect of full financial year and the reviewed figures up to the third quarter of the relevant financial year. (3) In case of subsidiary (a) Aranya Agri Biotech LLP had accumulated losses of Rs.12.68 Crores till March 31 2021 and Rs. 1.42 crore in the current year up to March 31, 2022. Hence the Management has decided to impair the investment and Rs.9.22 Crores are provided in the books of the Company and are treated as an exceptional item during the year. Notwithstanding the above, the financial results of the LLP have been prepared on going concern basis as Management has initiated exercise to reorganize business structure. (b) Biospan Scientific LLP had accumulated losses of Rs.1.57 Crores as at 31st March 2019, resulting in substantial erosion in the net worth of the LLP. Hence the Management has decided to impair the investment and Rs. 1.83 Crores were provided in the books of the Company and was treated as an exceptional item during the year 2018-19. Notwithstanding the above, the financial results of the LLP has been prepared on going concern as the business has been showing promising results and management endeavours to be able to establish profitable operation. (c) Biospan Contamination Control Solution Pvt. Ltd had accumulated losses of Rs.4.32 Crores till March 31, 2022. As on that date the subsidiary Company's total liabilities exceeded its total assets by Rs. 4.22 Crores. Notwithstanding the above, the financial results of the subsidiary Company has been prepared on going concern basis as Management believes that the Company would be able to establish profitable operation and the losses incurred is attributed to factors of short term nature. Further, Management is reasonably confident that with appropriate product license, the Company will achieve adequate revenue and negative net worth would turn positive by 2023. (4) A brief note about COVID-19 effect on business of each subsidiary entity had been filed with the Stock Exchange in due course of time. (5) The above is an extract of the detailed format of financial results filed with Stock Exchange under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of financial results are available on the Stock Exchange website www.bseindia.com and on Company's website www.span.in.

Place : Surat
Date : May 13, 2022
For SPAN DIVERGENT LIMITED
Viral Desai
Managing Director (DIN: 00029219)

OSIA HYPER RETAIL LIMITED
CIN: L52190GJ2013PLC077269

Registered Office : Basement Store 1, 4D Square, Opp. IIT Eng College, Nr D-Mart, Visat Gandhinagar Highway, Motera, Ahmedabad 380005 Telephone : +91 72270 57148; Website: www.osiahypermart.com; Email: contact@osiamart.com

NOTICE OF POSTAL BALLOT

NOTICE is hereby given, in accordance with the provisions of Section 106 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 (as amended from time to time) (the Rules) and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI Listing Regulations) and other applicable laws and regulations, that the approval of members of Osia Hyper Retail Limited ("The Company") is being sought for Special Business as stated in the Notice of Postal Ballot dated May 13, 2022, through remote electronic voting (remote e-voting) following the process of postal ballot and Remote E-Voting.

In accordance with General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 22/2020 dated June 15, 2020, 33/2020 dated September 28, 2020, 39/2020 dated December 31, 2020, 10/2021 dated June 23, 2021 and 20/2021 dated December 8, 2021 (the "MCA Circulars") read with Circular No. SEBI/HO/CFD/CMD1/CIR/2020/79 dated May 12, 2020 and Circular No. SEBI/HO/CFD/CMD2/CIR/2021/111 dated January 15, 2021, issued by SEBI and in view of the continuing COVID-19 pandemic requiring social distancing, companies were advised to take all decisions requiring members' approval, other than terms of ordinary business or businesses where any person has a right to be heard, through the mechanism of postal ballot / e-voting in accordance with the provisions of the Companies Act, 2013 and rules made there under, without holding a general meeting that requires physical presence of members at a common venue. The Company has completed the dispatch of Postal Ballot Notice in electronic form i.e. through e-mail only on May 13, 2022 to all the shareholders of the Company whose names appear in the Register of Members as maintained by the Registrar and Share Transfer Agent of the Company and beneficial owners as received from the Depositories on Friday, May 6, 2022 ("Cut Off Date") and hard copy of this Notice along with postal ballot forms and pre-paid business envelope will not be sent to the shareholders for this postal ballot. Accordingly, the communication of the assent or dissent of the members would take place through the remote e-voting system only. In light of the MCA Circulars, for remote e-voting for this postal ballot, the shareholders whether holding equity shares in demat form or physical form and who have not submitted their email addresses and in consequence to whom the remote e-voting notice could not be serviced, may temporarily get their e-mail addresses registered with the Company, where 1) 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 cs2013.ohr@gmail.com; 2) In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master copy or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to cs2013.ohr@gmail.com or 3) Alternatively member may send an e-mail request to evoting@nsdl.co.in for obtaining User ID and Password by proving the details mentioned in Point (a) or (b) as the case may be.

The Company has entered into an agreement with National Securities Depository Limited ("NSDL") for facilitating remote e-voting to all the Members. Members may note that the voting period commences from Sunday, May 15, 2022 (09:00 A.M.) to Monday, June 13, 2022 (05:00 P.M.) (Both days inclusive). During this period, a person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on Friday, May 6, 2022 (cut-off date) shall only be entitled to avail the facility of remote e-voting and such Members may cast their vote electronically. The e-voting module will be disabled for voting thereafter by NSDL and remote e-voting shall not be allowed beyond the said date and time. Once vote on a resolution is cast by the member, he/ she shall not be allowed to change it subsequently or cast the vote again. The detailed procedure for voting has been mentioned in the Postal Ballot Notice. The Board of Directors of the Company has appointed Mr. Abhishek Prakashchandra Chhajed, partner of SCS AND CO. LLP (LLPIN: AAV-1091) Company Secretary in Practise as the Scrutinizer for conducting the postal ballot and remote e-voting and to scrutinize the votes received through remote e-voting in a fair and transparent manner.

The result of postal ballot shall be declared on or before Tuesday, June 14, 2022 at the registered office of the Company and will also be posted on the Company's website www.osiahypermart.com and communicated on the same day to stock exchange, registrar and share transfer agent and e-voting agency.

Member who does not received the Postal Ballot Notice may send an e-mail to cs2013.ohr@gmail.com or apply to NSDL at evoting@nsdl.co.in and obtain a copy of Postal Ballot Notice. The Postal Ballot Notice can also be downloaded from the website of the Company at www.osiahypermart.com and website of e-voting agency www.evoting.nsdl.com. Any query/grievance with respect to the voting by remote electronic means may please be addressed to Mr. Yusuf Moizbhai Rupawala, Company Secretary and Compliance Officer, Osia Hyper Retail Limited at Basement Store 1, 4D Square, Opp. IIT Eng College, Nr. D-Mart, Visat Gandhinagar Highway, Motera, Ahmedabad - 380 005, Gujarat, India or at Email id: cs2013.ohr@gmail.com or on +91 7227057162 to R & TA of the Company at mumbai@skyninra.com.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 1800 1020 990 and 1800224430 or send a request at evoting@nsdl.co.in.

For, Osia Hyper Retail Limited
Sd/-
Dhirendra Chopra
Managing Director
DIN: 06473774

Place : Ahmedabad
Date : May 14, 2022

Bank of Baroda

PunaKumbharia Branch: Plot No. 12-13, Nr. Tata Motors Auto Point, At- Magob, Tal. Choryasi, Dist. Surat-395010, India. Phone: 0261-2640029, 2640030. E-mail: punsur@bankofbaroda.com

DEMAND NOTICE TO BORROWER
(Under Sub -Section (2) of Section 13 of the SARFAESI Act, 2002)

Date : 01.04.2022

To,
1. Mr. Santoshkumar Chandra Singh (Borrower) Mob 95866 81652.
2. Mrs. Rekha Santosh Singh (Co-borrower)
Communication Add: 135, Vallbh Nagar, Punagam, surat-395010.
Property at : Plot No.75, Ashopalav Row House-2, Near Patel Park Society, Kamrej, Canal Road, Kamrej, Surat-394180
3. Mr. Rajankumar Chandra Singh (Guarantor) Mob 99131 83242
Resi. 96, Gangotri Nagar, Near Mansarovar Society, Godadara, Surat-395010,

Dear Sir,

Sub:- Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" A/c Mr. Santoshkumar Chandra Singh & Mrs. Rekha Santosh Singh

Re: Credit facilities with our Bank of Baroda, Puna Kumbharia Branch, Surat

1. We refer to our letter dated 09/02/2018 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature & Type of Facility	Limit	Present Rates of Interest Per annum	O/s as on 29.03.2022 (inclusive of interest up to 27.03.2022)
Housing Loan (Loan Account No. 3564060001006)	Rs.22,00,000/-	8.55%	Rs.23,13,405.00/-+ unapplied interest w.e.f. 28/03/2022 + legal & other charges

SECURITY AGREEMENT WITH BRIEF DESCRIPTION OF SECURITIES

Equitable Mortgage dated 05/03/2018 created at Branch and the Registered Mortgage created on 05/03/2018 at the office of Sub Registrar, Surat. Description of the property: All that piece and parcel of immoveable property bearing Plot No. 75 admeasuring about 44.15 sq. mtr. along with Ground Floor and First Floor Construction together with undivided proportionate share in Road, C.O.P. of "Ashopalav Row House-2" Situated at A.N. land bearing R.S.No. 599 and 600, Block No. 546(After KJP Block No. 546 Paiki 75) of village Kamrej, Sub-District Kamrej, Dist. Surat in the name of Mr. Santoshkumar Chandra Singh & Mrs. Rekha Santosh Singh. Boundaries:- North: Plot No. 74, South: Plot No. 76, East: Plot No. 80, West: Society Road

2. As you are aware, you have committed defaults in payment of interest on above loans/outstandings
3. Consequently upon the defaults committed by you, your loan account has been classified as non-performing asset on 28/03/2022 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.
4. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs.23,13,405.00 (Rupees Twenty Three Lakh Thirteen Thousand Four Hundred Five Only) + unapplied interest from 28/03/2022 + Legal & Other Expenses as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.
5. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.
6. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.7. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/ private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available
8. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Date : 01.04.2022, Place : Surat Sd/-, Authorised Officer , Bank of Baroda Surat

Bank of Baroda

PunaKumbharia Branch: Plot No. 12-13, Nr. Tata Motors Auto Point, At- Magob, Tal. Choryasi, Dist. Surat-395010, India. Phone: 0261-2640029, 2640030. E-mail: punsur@bankofbaroda.com

DEMAND NOTICE TO BORROWER
(Under Sub -Section (2) of Section 13 of the SARFAESI Act, 2002)

Date : 01.04.2022

To,
1. Mr. Ashishkumar Santkumar Bhagat (Borrower) Mob 82003 14297
2. Mrs. Gauri Ashishkumar Bhagat (Co-Borrower) Mob 95109 86481
Property at : Plot No.114, Haridham(West) Co.Op. Housing Society, B/h. Noorie Media, Kadodara, Palsana, Surat- 394327
Comm. Add. : Plot No.26, Haridham(West) Co.Op. Housing Society, B/h. Noorie Media, Kadodara, Palsana, Surat- 394327
3. Mr. Shivdars Radheshyam Maruya(Guarantor) Mob 9016825425
Resi. Plot No. 552, Saideep Section, Village: Jolva, Ta. Palsana, Dist. Surat.

Sub.- Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" A/c Mr. Ashishkumar Santkumar Bhagat and Mrs. Gauri Ashishkumar Bhagat

Dear Sir,

Re: Credit facilities with our Bank of Baroda, Puna Kumbharia Branch, Surat

1. We refer to our letter dated 19.07.2017 and 21.07.2017 conveying sanction of various credit facilities and the term of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter created for such liabilities are as under.

Nature & Type of Facility	Limit	Present Rates of Interest Per annum	O/s as on 29.03.2022 (inclusive of interest up to 27.03.2022)
Housing Loan (Loan Account No. 3564060000837)	Rs. 7,85,000/-	8.35%	Rs.9,11,272.00/- unapplied interest w.e.f. 28-03-2022 Plus Legal & other charges
Top Up Housing Loan (Loan Account Number 3564060000866)	Rs. 10,00,000/-	8.50%	Rs.11,51,576.00/- unapplied interest w.e.f. 28-03-2022 Plus Legal & other charges

SECURITY AGREEMENT WITH BRIEF DESCRIPTION OF SECURITIES

Equitable Mortgage dated 15.09.2017 created at branch and the registered mortgage created on 16.09.2017 at the office of sub registrar Palsana, Surat. The details of Mortgaged Property are as under Plot No. 114, Adm. about 61.68 Sq. Mtr. As per approve Plan (As Per Lay Out Plan Plot No. 26) of Haridham (Paschim) Co. Op. Housing Society Ltd. Situated in the land bearing Revenue Survey No. 126/1 & 126/2, Block No. 95 & 96 of Village Kadodara, Sub-Dist. -Palsana, Dist. -Surat in the name of Mr. Ashishkumar Santkumar Bhagat. Boundaries:- North: Plot No. 113 as per approve plan i.e. Plot No. 25 as per lay out Plan of Society South: Plot No. 114-A as per approve plan i.e. Plot No. 27 as per lay out Plan of Society, East: Society Internal Road, West : Society Wall

2.As you are aware, you have committed defaults in payment of interest on above loans/outstandings
3. Consequently upon the defaults committed by you, your loan account has been classified as non-performing asset on 29/02/2020 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.
4. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 20,62,848.00 (Rupees Twenty Lakh Sixty Two Thousand Eight Hundred Forty Eight Only) + unapplied interest from 28/03/2022 + Legal & Other Expenses as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.
5. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.
6. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.
7. We further invite your attention to sub-section (8) of section 13 of the said Act in terms of which you may redeem the secured assets if the amount of dues together with all costs, charges and expenses incurred by The Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations / tender/ private treaty. Please note that after publication of the Notice as above, your right to redeem the secured assets will not be available.
8. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Date : 01.04.2022, Place : Surat Sd/-, Authorised Officer , Bank of Baroda

Home First Finance Company India Limited,
CIN: L65990MH2010PLC240703 Website: homefirstindia.com, Phone No.: 180030008425, Email ID: loanfirst@homefirstindia.com

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

E-Auction Sale Notice for Sale of Immoveable 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 Co-Borrower (s) as per column (i) that the below described immoveable properties as per column (ii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(12) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No	location	Name Borrower (s) and Co-Borrower (s) and Guarantor(s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice O/s Amount (In Rs.)	Date of Possession	Reserve Price Amount (In Rs.)	EMD Amount (In Rs.)	Date and Time of e-Auction	Last Date & Time Of Submission Of EMD & Documents	Number of Authorised Officer
1	VAPI	Rinku M Singh	Flat No.206, Vrundavan Apartment, Ranchohadnagar, Chhrih, Vapi, District Valsad, Gujarat-396191	05-04-2021	9,34,007	21-08-2021	6,97,200	69,720	30-05-2022 (11am-2pm)	28-05-2022 (Upto 5pm)	9022180205
2	SURAT	Pradip Thakur, Badri Thakur	Shop No. 1, Sangam Palace Plot No : 174 to 177, Aradhana Palace, Block No - 29, Opp Garden City, Jolwa, Surat, Gujarat 394305	01-04-2021	4,94,748	08-06-2021	3,51,945	35,195	30-05-2022 (11am-2pm)	28-05-2022 (Upto 5pm)	9664609649

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary ³
M/s E-Procurement Technologies Ltd -Auction Tiger, Help Line No : 079-35022160 / 149 / 82 Contact Person : Ram Sharma Mo : + 91 80000 23297 E-mail id : support@auctiontiger.net & ramprasad@auctiontiger.net,	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117 - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited

Bid Increment Amount - Rs. 10,000/- The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://homefirst.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties/ies put on auction and claims/ rights/ dues/ affecting 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 Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002,
STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost
Date : 14/05/2022, Place: Gujarat

Signed by Authorized Officer, Home First Finance Company India Limited

