


Omkara Assets Reconstruction Private Limited Corporate Office: Kohinoor Square, 47 th Floor, N.C. Kelkar Marg, RG Gadkari Chowk, Dadar (West), Mumbai 400 028 Tel.: 022-26544000/ 7303021311	
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[Appendix - IV-A]
[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE

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) 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 Borrowers (s) and Guarantors (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which was taken by the Authorized Officer of The TJSB Sahakari Bank Limited (TJSB) on 02.08.2016. Further, Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantor) vide Assignment Agreement dated 28.01.2021 from The TJSB Sahakari Bank Limited (Assignor Bank) along with underlying security from assignor bank. Accordingly, Omkara ARC has stepped into the shoes of assignor bank.

Pursuant to the Assignment Agreement Omkara ARC is entitled to recover dues and enforce the securities. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues 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 "Whatever there is" and "Without recourse Basis" on 14.12.2023 at 11.00 am (last date and time for submission of bids is 13.12.2023 by 4.00 PM), for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Guarantor(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & time of Inspection is given as under:

The description of Borrowers (s) and Guarantor (s) immovable property and known encumbrances (if any) are as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	DESCRIPTION OF THE PROPERTY	Demand Notice and amount	Reserve Price	EMD
KDJ Holidayscapes & Resorts Ltd (Borrower), Mr.Surendra DebiprasadKedia (Guarantor), Mr.Vinod Subhkaran Deora (Guarantor), Mr.Dineshkumar Radhakrishna Jalan (Guarantor), PrestigeCity	Registered Mortgage of Property at Plot Commercial B area 1504.20 Sq. Yards on Khasra No. 141, 141/1, 141/2, 141/3, 178, 178/1, 178/2, 179/1, 179/2, 183 and 184, Village Mogra Kalla in the name of Prestige City Developers Pvt. Ltd., pali Road, Jodhpur (Raj.) admeasuring about 13537.80 sq. ft. Bounded as: North: Road	Demand Notice U/s. 13(2) on 03.12.2015 for repayment of outstanding amount aggregating to Rs.3,58,83,912/- (Rupees Three Crores Fifty-Eight Lacs Eighty Three Thousand Nine	Rs.65.00 lakh	Rs. 6.50 lakh

Developers Pvt. Ltd (Corporate Guarantor), KDJ Hospitality Pvt. Ltd. (Corporate Guarantor)	East: Road West: Road South: Road Owner: Prestige City Developers Pvt. Ltd. Google Coordinate: 26.138006, 73.058087	Hundred Twelve Only) as on 30.11.2015 together with further interest and charges thereon.		
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Date of E- Auction	14.12.2023 at 11 AM to 12 PM (Noon)
Minimum Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand only)
Inspection of the property	Date: - 12.12.2023 Time: - 11 AM to 1 PM
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	13.12.2023 till 4.00 PM

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankeauction.com> or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937 E mail - maharashtra@c1india.com and for any property related query contact the Authorized Officer, Mr Venkataraman Iyer, Mobile No +91-9372942892 Mail: venkataraman.iyer@omkaraarc.com and Mr. Ashwin Newalkar, Mobile: +91-7303021311, Mail:ashwin@omkaraarc.com. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) with Rule 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) with Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization And 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 with the advice about their right to redeem the assets in accordance with the provisions of section 13(8) of the SARFAESI Act if so desired by them, In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 23.11.2023

Place: Jodhpur

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)