

[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/Co-borrower/Guarantor/Mortgagor **M/s Aastha Commerce (Borrower), Mr. Chiragbhai Jashubhai Khimani Mr. Nileshkumar Girdharbhai Panseriya Mrs. Hiralben Chiragbhai Khimani Mrs. Meenaxiben Nileshbhai Panseriya Mr. Subhashbhai Dharmshilbhai Nakrani (Partners/ Mortgagor/ Guarantors)** that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of DBS Bank India Limited, being the Secured Creditor. Thereafter, Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 07/2023-24 Trust) has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 30.11.2023 along with underlying security from DBS Bank India Limited, the described immovable properties will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis on **26.12.2024 at 11:00 am to 12:00 pm** (last date and time for submission of bids is 25.12.2024 by 5:00 p.m.) for recovery of **Rs. 13,25,91,727.26 (Rupees Thirteen Crores Twenty-Five Lakhs Ninety-One Thousand Seven Hundred Twenty-Seven and Paise Twenty-Six Only)** as on 31.08.2023 Plus Interest and Expenses due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Borrower/Co-borrower/Guarantors attention is invited to the provision of Section 13(8) of SARFAESI Act, 2002 in respect of time available to redeem the secured asset.

The description of the Immovable Properties, Reserve price and the Earnest Money Deposit and known encumbrances (if any) are as under:

Description of the Property	Reserve Price	EMD
All part and parcels of Residential Plot (Non-Agricultural Nakrani land approved. residential plot) bearing Revenue Survey No/Block No. 420/1, Nugendravilla -79 Plots – total admeasuring 7863.82 Sq. mtrs. Situated at Moje: Parsoli, Sub-Dist.: Jalalpor, Dist.: Navsari, Gujarat.	2,11,00,000	21,10,000

Date of E- Auction	26.12.2024 at 11.00 AM
Minimum Bid Increment Amount	Rs. 50,000/-
Inspection date	20.12.2024 from 12:00 PM- 1:00 PM
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	25.12.2024 by 5:00 PM
Status of Possession	Physical
Known Liabilities/Encumbrances	Not Known

TERMS & CONDITIONS:

1. The auction will be conducted 'ONLINE' through OARPL's approved service provider M/s. C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms &

- conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
2. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction 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.
 3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Subodh Sonawale (Mobile - 9821168121), E-Mail: subodh.sonawale@omkaraarc.com** or at address as mentioned above in office hours during the working days.
 4. To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above.
 5. The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.
 6. The interested bidders shall submit their EMD details and documents through Web Portal: bankeauctions.com through Login ID & Password. EMD amount should be paid by way of NEFT / RTGS payable at Mumbai in favor "Omkara PS07/2023-24 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through NEFT / RTGS /Demand Draft payable at Mumbai in the following Account: **055505012984**, Name of the Beneficiary: **Omkara PS07/2023-24 Trust**, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai. IFSC Code: **ICIC0000555** Please note that the Cheques shall not be accepted as EMD amount.

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>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) & 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses till the date of payment. 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) Rules, 2002.

Date : 07-12-2024
Place :Mumbai

For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 07/2023-24 Trust)

Sd/-
Authorized Officer
(Mr. Subodh Sonawale +91 9821168121)

