



[Appendix - IV-A]

[See proviso to rule 8 (6) & 9(1)]

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) & 9(1) 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 **21.05.2025 at 11:00 am to 12:00 pm** (last date and time for submission of bids is 20.05.2025 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.  Owned by Shri Subhashbhai Dharamshibhai Nikrani.	2,11,00,000	21,10,000

Date of E- Auction	21.05.2025 at 11.00 AM
Minimum Bid Increment Amount	Rs. 50,000/-
Inspection date	07.05.2025 from 12:00 PM- 1:00 PM
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	20.05.2025 by 5:00 PM
Status of Possession	Physical
Known Liabilities/Encumbrances	Not Known

**TERMS & CONDITIONS:**

**The Terms and Conditions for the E-Auction Sale - Aastha Commerce Auction Sale Notice 29.04.2025**

1. The auction sale will be conducted online on "As is where is", "As is what is" "whatever there is" and "Without Recourse Basis "on **21.05.2025 from 11 am to 12 pm**
2. The auction will be conducted online through Omkara ARC's approved the auctioneer portal 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).

**Registered Office:** No. 9, M.P. Nagar, First Street, Kongu Nagar Extn. Tirupur – 641607.

**Corporate Office:** Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (W), Mumbai - 400028. Tel.: 022-69231111

Email: [mumbai@omkaraarc.com](mailto:mumbai@omkaraarc.com) / [www.omkaraarc.com](http://www.omkaraarc.com) / CIN: U67100TZ2014PTC020363



3. The secured assets will not be sold below Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
4. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is **20.05.2025** up to 6:00 PM.
5. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
6. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, effecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OMKARA ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to the OMKARA ARC.
7. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. OMKARA ARC however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
8. All dues / arrears / unpaid taxes including but not limited sales taxes, dues of Municipal Taxes, Electricity Dues, Society Dues, Industrial Cooperation etc, labor / workmen dues / compensation if any or other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
9. The successful bidder shall deposit 25% of 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.
10. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
11. The interested bidders shall submit their EMD details and documents through Web Portal: [bankeauctions.com](http://bankeauctions.com) through Login ID & Password. EMD amount should be paid by way of NEFT / RTGS payable at Mumbai in favor "Omkaara 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: **Omkaara 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.
12. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
13. 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](mailto:support@bankeauctions.com) ,
14. The bidders must hold valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Omkaara ARC/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
15. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkaara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
16. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.



17. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
18. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer **Shubhodeep Banerjee (Mobile - 7558392736), E-Mail: s.banerjee@omkaraarc.com** or at address as mentioned above in office hours during the working days.
19. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
20. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
21. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.
22. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
23. If a bidder places a bid in the last Five (5) minutes of the closing of the E-Auction the Auction's Duration shall automatically extend for Five (5) minutes from the time the bid comes in. Please note that the auto-extension shall be unlimited times and will take place only if a valid bid comes in the last Five (5) minutes of closing.
24. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
25. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. Further, it shall also be deemed that the bidders(s) have participated in accordance of the spirit of Section 29A of the Insolvency & Bankruptcy Code, 2016 in terms of Related Party Transactions. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 along with the Bid, in case of failure of the same amount paid shall be forfeited.

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY 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) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & 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 to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. 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: 29.04.2025**

**Place: Mumbai**

**Sd/-**  
**Authorized Officer,**  
**For Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting as Trustee of Omkara PS 07/2023-24 Trust)**