

Omkara Assets Reconstruction Private Limited**Registered Office:** No. 9 M.P. Nagar, 1st Street, Kongu Nagar Extension, Tirupur - 641607**Corporate Office:** Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai-400028 |
Mobile: +91 9173670406 | Board: +91 22 69231111**Sale notice for sale of immovable properties****[Appendix - IV-A]****[See proviso to rule 8 (6) with rule 9(1)]****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) read 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 Borrowers/Co-borrowers Ajay M Raval, Hinaben Kaushikbhai Parmar, Dipak kumar Mohanbhai Raval, Hansaben Mohanbhai Raval and Kaushik M Parmar that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor on 09.07.2023, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 24.09.2024 at 2.00 pm (last date and time for submission of bids is 23.09.2024 by 6.00 PM), for recovery of Rs. 27,78,639.08 (Rupees Twenty-Seven Lacs Seventy-Eight Thousand Six Hundred Thirty Nine and Paise Eight Only) as on 31.12.2021, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. due to Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 26.02.2021 along with underlying security from Fullerton India Credit Company Limited.

The description of the Immovable Property, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that property bearing Plot No. A-12, admeasuring 146.37 sq. meters along with 46.46 sq. mts. Construction in Gayatri Nagar (Eastern Side), situated at Revenue Block No. 262 Paiki/1 Northern Side admeasuring 25,900 sq. mts. of Moje Village Sayan Tal: Olpad, Dist: Surat- 394130 Bounded with: East: Revenue Block No. of Agricultural land West: 25 Ft Road North: Plot No. A/11 South: Plot No. A/13	Rs. 10,00,000/-	Rs. 1,00,000/-

Date of E- Auction	24.09.2024 at 2.00 P.M. to 3.00 P.M.
Minimum Bid Increment Amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	23.09.2024 by 6:00 pm
Date of Inspection	30.08.2024 between 12.00 pm to 1.00 pm (Only on Prior Confirmation)
Known Liabilities	Not Known

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) read with rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

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>. and the contact details of authorised officer Rajendra Dewarde 9324546651 Email Id rajendra.dewarde@omkaraarc.com Also at Gehna Balwani: 9173670406 and Email gehna.balwani@omkararc.com. 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 Email –Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Place: Surat

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)