

Omkara Assets Reconstruction Private Limited**Registered Office:** No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extension, Tirupur – 64 1607**Corporate Office:** Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No. – 9773406175.**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) r/w 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 Anilkumar R Kapadia, Anita Anilkumar Kapadia, Minaben R Kapadia, Rameshchandra R Kapadia. That the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL) Secured Creditor on 07.07.2022, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 25.04.2024 from 12.00 pm to 1.00 pm (last date and time for submission of bids is 24.04.2024 by 6.00 pm) for recovery of Rs. 1,13,85,288/- (Rupees One Crore Thirteen Lakhs Eighty-Five Thousand Two Hundred Eighty Eight Only) as on 10.05.2020 together with further interest and expenses, from 11.05.2020 plus accrued interest/unrealized interest Except recovery at the contractual rate(s) together with incidental expenses, costs, charges, etc due to M/s Omkara Assets Reconstruction Private Limited, the 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 Ltd (FICCL).

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
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All that property bearing Shop No U6, on the Upper Ground Floor, adm.440 Sq.ft. i.e 40.89 sq. mt. along with 9.40 sq. mt. undivided share in the land of 'Ashirwad Square" situated at Survey No. 186 and 55, Town Planning Scheme No 6, final plot no 95 of Moja Majura, Surat	Rs 35,00,000	Rs 3,50,000
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Date of E- Auction	25.04.2024 at 12.00 P.M to 1.00 P.M
Minimum Bid Increment Amount	Rs. 20,000/- (Rupees Twenty Thousand Only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	24.04.2024 by 4:00 pm
Date of Inspection	18.04.2024 between 12.00 pm to 01.00 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 Gehna Balwani (Contact No. 9173670406 and Rajendra Dewarde - 9324546651 and Email- gehnabalwani@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 :88666 82937 E mail -Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Date: 28.03.2024

Place: Surat

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of
Omkara PS 04/2020-21 Trust)