

Omkara Assets Reconstruction Private Limited

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai – 400070. Tel.: 022-26544000/ 8591439533.

**[Appendix - IV-A]****[See proviso to rule 8 (6) r/w rule 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) and Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower **Dhirubhai J Chovatiya** and co-borrower **Rajeshbhai J Chovatiya, Rasmeeeta Rajeshbhai Chovatiya, Bhavnaben Jayeshbhai Chovatiya, Jayeshbhai J Chovatiya, Divyeshbhai D Chovatiya** 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 Private Limited (OARPL) Secured Creditor, on 11th May 2022, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 06/09/2022 at 01.00 pm to 3.00 pm (last date and time for submission of bids is 05/09/2022 by 4.00 PM), for recovery of **Rs. 97,31,240/- (Rupees Ninety Seven Lakh Thirty One Thousand Two Hundred and Forty Only)** as on **01.06.2020** plus Interest and Expenses w.e.f. 02.06.2020 due to the M/s 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 Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that piece and parcel of land bearing Plot No. 194 (According to The Suda Plan Plot No. 272) admeasuring about 87.82 Sq. Mtrs. together with undivided proportionate share in C.O.P. admeasuring about 14 Sq. Mtrs. of Kavita Row House Part-I organized on land bearing Revenue Survey No. 159/2, 159, 161/1, 162 & 180 paikie and its block no. 154, 155, 165 And 172 of Village Sarthana Taluka Kamrej District Surat Bounded with - North: Plot No.193 South: Adj. Block East: Adj. Plot West: Road	Rs. 65,00,000/-	Rs. 6,50,000/-

Date of E - Auction	06/09/2022 at 01.00 pm to 3.00 pm
Minimum Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	05/09/2022 by 4:00 pm
Date of Inspection	02/09/2022 between 12.00 Noon to 04.00 pm (only on prior confirmation)
Known Liabilities	Not Known

This Publication is also a 'Fifteen Days' notice to the aforementioned borrowers/co-borrower under Rule 8(6) r/w 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>. 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. Hareesh Gowda, Mobile : 95945 97555 E mail – hareesh.gowda@c1india.com Or our Authorised person: Tanaji Mandavkar Mobile-9769170774/8591439533

Date: 17.08.2022

Place: Mumbai

Sd/-

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)