

Omkara Assets Reconstruction Private Limited

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

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)]****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 **Ikbal Ishak Shindhi** and co-borrower **Rizvana I Lakha** 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 July 2022, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 02/03/2024 at 12.00 pm to 1.00 pm (last date and time for submission of bids is 01/03/2024 by 4.00 PM), for recovery of **Rs. 9,79,865.49/- (Rupees Nine Lakhs Seventy Nine Thousand Eight Hundred Sixty Five and Forty Nine Paise Only)** as on **04.05.2019** Plus Interest and Expenses w.e.f. 05.05.2019 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 property bearing In Jamnagar City, outside the limit of Jamnagar Municipal Corporation, on Lalpar Highway, Land Bearing R.S No.1072 admeasuring 18616.00 sq. mtrs. Sub plotted into different residential plot by the order of Jamnagar Area Development Authority. Then after District Panchayat- Jamnagar have converted agricultural land into Non-agricultural land. Out of these residential plots, plot no. 66 to 74 were amalgamated and given new plot no. 66 and new plot no. 66 was divided into 10 sub-plots sub plot no. 66/1 to 66/10 by the order of Jamnagar area development Authority. Out of these sub plots, sub plot no. 66/9 admeasuring plot area 59.71 together with construction bearing city survey no. 2964/9 in sheet no. 490/A of ward no.13 East: 7.50 mtrs wide road is situated, West: Plot no. 76 is situated, North: Sub plot no.66/10 is situated, South: Plot no. 66/8 is situated.	Rs. 8,00,000/-	Rs. 80,000/-

Date of E – Auction	2/03/2024 at 12.00 pm to 1.00 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:	01/03/2024 by 4:00 pm
Date of Inspection	21/02/2024 between 1.00 pm to 03.00 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) 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 Tanaji Mandavkar :9769170774, Also at Gehna Balwani :9173670406 and Email-gehnabalwani@omkaraarc.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 Email – Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Date:

Place: Jamnagar

Sd/-

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

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