

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 Registered Office: No. 9, M.P. Nagar, 1st Street, Kangu Nagar Extn, Tinapur - 641607.
 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
 [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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower **Mr. Jainesh Dinesh Bhai Patel and co-borrowers Priyankabehn Jainesh Patel** 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** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on **16.01.2024 at 11.00 am** (last date and time for submission of bids is **15.01.2024 at 11.00 am** for recovery of **Rs. 96,46,390/- (Rupees Ninety-Six Lakhs Forty-Six Thousand Three Hundred Ninety Only)** as on **May 20th, 2023**, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.

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 04/2020-21** Trust has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated **15.06.2020** along with underlying security from **Edelweiss Housing Finance 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
Unit No 11, situated on the ground floor of project name "Joyos Hubtown Surat comm" in building Name Adajan Block EF "GSRTC TP, scheme no 11 (Adajan), Tal. and Dist Surat. (Leasehold Property) (Area 157.15 Sq. Ft.)	Rs. 10,35,000/-	Rs. 1,35,000/-
Unit No 12, situated on the ground floor of project name "Joyos Hubtown Surat comm" in building Name Adajan Block EF "GSRTC TP, scheme no 11 (Adajan), Tal. and Dist Surat. (Area 145.42 Sq. Ft.) (Leasehold Property)	Rs. 10,00,000/-	Rs. 1,00,000/-

Date of E-Auction: **16.01.2024 at 11.00 A.M to 2.00 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: **15.01.2024 by 6:00 pm**

Date of Inspection: **11.01.2024 between 01.00 pm to 04.00 pm**

Known Liabilities: **Not Known**

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) with 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 **Pratiksha Patel** (Contact No. 9773406175 and **Rajendra Dewarde** - 9324546651 and Email- pratiksha.patel@omkaraarc.com Bidder may also visit the website <http://www.bankeaction.com> or contact service provider **M/s. C1 India Pvt. Ltd.**, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeactions.com, Mr. Bhavik Pandya, Mobile :88666 62937 E mail - Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Date : 29.12.2023 Sd/- Authorized Officer,
 Place : Surat Omkara Assets Reconstruction Pvt Ltd.
 (Acting in its capacity as a Trustee of Omkara PS 04/2020-21 Trust)

Is your opinion yours?

Your opinion should belong to you.
 A voice that is your own.
 Undeterred. Uncompromised. And brave.
 A conscience that isn't at peace,
 until the truth is uncovered.
 A mind that isn't fuelled by
 someone else's thoughts.
 Where actions are based on informed opinions
 and not ignorant assumptions.

Because it's not about going where everyone goes.
 Or being part of a trend because it is one.
 Or taking sides because you don't know enough.

It's about freedom.
 The freedom to have an opinion that's yours.

At Indian Express, we stand by this freedom.
 We celebrate it by being unbiased and independent.
 And by having a voice that isn't afraid to speak its mind.

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