



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

**PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara P5 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 25.10.2024 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Khodiyar Fabrication (Co-Borrower/Mortgagor), Mr. Vikram Vinubhai Sakariya (Co-Borrower/Mortgagor)	Property no. 1: - All that Piece or parcel of Property bearing Shop No. G-43 admeasuring 36.79 sq. mtrs. Built up area, along with undivided share in the land of "Abhishhek Arcade", situated at Revenue Survey No.302/2, 303/2, 318, 319,320 & 321 Paiki Block No.346/D admeasuring	Property no. 1: Sakariya Vikram Vinubhai	Rs. 79,13,110/- (Rupees Seventy-Nine Lakhs Thirteen Thousand One Hundred Ten Only)	15.03.2022	Property no. 1: 17.03.2024 (Physical Possession )	For Property no. 1: - Rs 32,25,000 (Rupees Thirty-Two Lakhs Twenty	For Property no. 1: - Rs. 25,000/- (Rupees Twenty-Five Thousand only)	For Property no. 1: - Rs.3,22,500 (Rupees Three Lakhs Twenty Thousand	For Property no. 1: - 18.11.2024 (From 1.00 P.M. to 2:00 PM) (As per appointment)





<p>gagor), Mrs. Manishaben Sakariya (Co-Borrower) &amp; Keshavbhai Sakariya (Co-Borrower)</p>	<p>8095 sq. mtrs. &amp; Akar Rs.14.57 Paise, T.P. Scheme No.60 (Puna), Final Plot No.117 (Sub Plot No.1) as per Final Plot admeasuring 6476 sq. mtrs. Paiki Western Side 3549.34 sq. mtrs, of Moje Village Puna, City of Surat, Owned by, Sakariya Vikram Vinubhai</p> <p>On the East: - Passage On the West: - Shop No.13 On the South: - Shop No.44 On the North: - Shop No.42</p>	<p>Property no. 2: - All that piece and parcel of Property bearing (as per passing plan plot No.259) as per layout plan B-type, Plot No.39 admeasuring 93.77 sq. mtrs, along with undivided share in the land of road &amp; COP, in "Suryadarshan Silent City", situated at Survey No.302, 303, Block No.287 admeasuring Hector Area 7-40-85 sq. mtrs i.e.74085 sq. mtrs., Akar Rs.71-37 Paise, of Moje Village Kamrej, District Surat, Owned By Vikram Vinubhai Sakariya:- On the East: - Soc. Road On the West: - Plot No. A/32, A/33 On the South: - Plot No. B/38 On the North: - Plot No. B/40</p>	<p>Property no. 2: - Vikram Vinubhai Sakariya</p>	<p>Property no. 2: 01.01.2024 (Physical Possession )</p>	<p>Five Thousand d Only)</p>	<p>Five Hundred Only)</p>	<p>For Property no. 2: - 18.11.2024 (From 11.00 A.M. to 12:00 PM) (As per prior appointment)</p>
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Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0000555

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 09.12.2024 till 6:00 pm

Date of E-Auction & Time

11.12.2024 12:00 P.M to 2:00 P.M

**TERMS & CONDITION OF THE AUCTION:** For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php>. or website of service provider i.e. <http://www.bankenauction.com>.

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

This notice is also a mandatory notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 30.10.2024

Place: Surat

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

