

**Omkaara/Mum/R918/2023-24****25/01/2024****Through Regd Post AD
Without prejudice**

To,

<p>1. M/S Maruti Creation (Borrower) Plot No. 60, Kaltiya Ind Soc, Part-3, Surat Kamrej Road, Laskana, Surat Gujarat-394180</p> <p>Also at: M/S Maruti Creation (Borrower) SY No.114/1, Block No.11, Ground Floor, Ratnanagar Society, LT Varaccha Road, Near Khodiyar Nagar, Surat - 395006</p>	<p>2. Mr. Hareshbhai Bhagvanbhai Korat (Co-Borrower) Plot No. 60, Kaltiya Ind Soc, Part-3, Surat Kamrej Road, Laskana, Surat Gujarat-394180</p> <p>Also at: Mr. Hareshbhai Bhagvanbhai Korat (Co-Borrower) Plot No 11, Shri Ratna Nagar Co-operative Housing Society Limited, Near Khodiyar Nagar Soc, Varacha Road, Surat - 395006</p> <p>Also at: Mr. Hareshbhai Bhagvanbhai Korat (Co-Borrower) 13, Sahyog Apartment, 4th Floor Kasturba Society, Surat City Varaccha Road, Gujarat 395006</p>
<p>3. Mr. Amitkumar B Patel (Co-Borrower) Plot No. 60, Kaltiya Ind Soc, Part-3, Surat Kamrej Road, Laskana, Surat Gujarat-394180</p> <p>Also at: Mr. Amitkumar B Patel (Co-Borrower) SY No.114/1, Block No.11, Ground Floor, Ratnanagar Society, LT Varaccha Road, Near Khodiyar Nagar, Surat - 395006</p>	<p>4. Mrs. Anitaben Amitkumar Patel (Co-Borrower) Plot No. 60, Kaltiya Ind Soc, Part-3, Surat Kamrej Road, Laskana, Surat Gujarat-394180</p> <p>Also at: Mrs. Anitaben Amitkumar Patel (Co-Borrower) SY No.114/1, Block No.11, Ground Floor, Ratnanagar Society, LT Varaccha Road, Near Khodiyar Nagar, Surat - 395006</p>
<p>5. Mr. Balubhai Govindbhai Kathrotiya (Co-Borrower) Plot No. 60, Kaltiya Ind Soc, Part-3, Surat Kamrej Road, Laskana, Surat, Gujarat-394180</p> <p>Also at: Mr. Balubhai Govindbhai Kathrotiya (Co-Borrower) SY No.114/1, Block No.11, Ground Floor, Ratnanagar Society, LT Varaccha Road, Near Khodiyar Nagar, Surat - 395006</p>	<p>6. Mrs. Vimlaben B Kathrotiya (Mortgagor) Plot No. 60, Kaltiya Ind Soc, Part-3, Surat Kamrej Road, Laskana, Surat Gujarat-394180</p> <p>Also at: Mrs. Vimlaben B Kathrotiya (Mortgagor) SY No.114/1, Block No.11, Ground Floor, Ratnanagar Society, LT Varaccha Road, Near Khodiyar Nagar, Surat - 395006</p>





<p>7. Mrs. Geetaben Hareshbhai Korat (Co-Borrower) Plot No. 60, Kaltiya Ind Soc, Part-3, Surat Kamrej Road, Laskana, Surat Gujarat-394180</p> <p>Also at: Mrs. Geetaben Hareshbhai Korat (Co-Borrower) Plot No 11, Shri Ratna Nagar Co-operative Housing Society Limited, Near Khodiyar Nagar Soc, Varacha Road, Surat - 395006</p> <p>Also at: Mrs. Geetaben Hareshbhai Korat (Co-Borrower) 13, Sahyog Apartment, 4th Floor Kasturba Society, Surat City Varaccha Road, Gujarat 395006</p>	<p>8. Mr. Bhagvanjibhai Hirjibhai Patel (Co-Borrower) Plot No. 60, Kaltiya Ind Soc, Part-3, Surat Kamrej Road, Laskana, Surat Gujarat-394180</p> <p>Also at: Mr. Bhagvanjibhai Hirjibhai Patel (Co-Borrower) Plot No 11, Shri Ratna Nagar Co-operative Housing Society Limited, Near Khodiyar Nagar Soc, Varacha Road, Surat - 395006</p> <p>Also at: Mr. Bhagvanjibhai Hirjibhai Patel (Co-Borrower) 13, Sahyog Apartment, 4th Floor Kasturba Society, Surat City Varaccha Road, Gujarat 395006</p>
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Dear Sir/ Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8(6) r/w 9(1) of the Security (Enforcement) Rules, 2002 by PUBLIC AUCTION

1. You all the noticee no. 1 to 8 are aware that Omkara Assets Reconstruction Pvt. Ltd. (OARPL), the secured creditor, issued a demand notice dated 01/03/2022 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, calling upon you to pay the dues as on 07/06/2021 of Rs. 2,45,90,068.62 (Rupees Two Crore Forty-Five Lakhs Ninety Thousand Sixty Eight and Paise Sixty Two only) further with interest and other charges from 08/06/2021 till date thereon.
2. Since you noticee no. 1 to 8 failed and neglected to pay the dues within the time stipulated therein, the Authorised Officer of OARPL, issued a notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and thereafter took possession of the mortgaged property (mentioned in Annexure I) on 08/01/2023.
3. You are also aware that pursuant to Assignment by IBL vide Assignment Agreement dated 25th June 2021 along with underlying securities has absolutely assigned all its dues and rights to Omkara Assets Reconstruction Private Limited (OARPL), a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100TZ2014PTC020363 and its Registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust.



4. Accordingly, Omkara has stepped into the shoes of IBL, the original secured creditor and become entitled to recover entire outstanding dues and enforce the securities.
5. As you have failed and neglected to pay the dues within the stipulated time therein, OARPL being the secured creditor, the physical possession of the immovable secured assets (mentioned in Annexure 1) has been taken over by the Authorised officer of OARPL on 08/01/2023. The said mortgaged property shall be sold by inviting tender cum public auction on **15/02/2024** after following all due process and procedure.
6. We hereby give you all Noticee no. 1 to 8 jointly and severally notice of 15 (Fifteen) days under Rule 8(6) r/w 9(1) of the Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 that the below mentioned mortgaged property will be sold by the undersigned / OARPL.
7. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

Yours faithfully,

**For Omkara Assets Reconstruction Private Limited
(Acting in its Capacity as Trustee of Omkara PS06/2021-22 Trust)**



Authorized Officer



Annexure I

PROPERTY DESCRIPTION: All that piece and parcel of the property bearing Plot No.11 its City Survey Nondh No.8514 admeasuring 378.18 sq. mtrs at Shri Ratna Nagar Co-operative Housing Society Limited, situated on the land bearing Rev.S.No.114/1 of Village Fulpada, Sub -District City Surat, District Surat
On the East: - Tejendrapark Society
On the West: - Property bearing Plot No.10
On the North: - Road
On the South: - Society Road



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg,

R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028

Email: rajesh.jumani@omkaraarc.com / zuber.khan@omkaraarc.com

Authorised Officer M no.: +91 86579 69231 / +91 86579 69233.

[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 PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 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:

Sl. No.	Name of Borrower(s)/Guarantors/Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 05.06.2023 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
	M/s Maruti Creation (Borrower), Mr. Hareishbhai Bhagvanbhai Korat (Co-Borrower), Mr.	All that piece and parcel of the property bearing Plot No.11 its City Survey Nondh No.8514 admeasuring 378.18 sq. mtrs at Shri Ratna Nagar Co-operative Housing Society Limited, situated on the land bearing	Mrs. Vimlaben Balubhai Katharotiya alias Patel	Rs. 3,19,22,18 1.25 (Rupees Three Crores Nineteen	01.03.2022	08.01.2023 (Physical)	Rs.2,91,60,000 (Rupees Two Crores Ninety One Lakhs Sixty Thousand Only)	Rs. 50,000	Rs. 29,16,000 (Rupees Twenty Nine Lakhs Sixteen Thousand Only)	06.02.2024 12.00 P.M. to 1:00 PM



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<p>Amitkumar B Patel (Co-Borrower), Mrs. Anitaben Amitkumar Patel (Co-Borrower), Mr. Balubhai Govindbhai Kathrotiya (Co- Borrower), Mrs. Vimlaben B Katharotiya (Mortgagor), Mrs. Geetaben Hareshbhai Korat (Co-Borrower), Mr. Bhagvanjibhai Hirjibhai Patel (Co- Borrower)</p>	<p>Rev.S.No.114/1 of Village Fulpada, Sub-District City Surat, District Surat Built up: 921.88 Sq. ft. On the East: - Tejendrapark Society On the West: - Property bearing Plot No.10 On the North: - Road On the South: - Society Road</p>	<p>Lakhs Twenty Two Thousand One Hundred Eighty One and Paise Twenty Five Only)</p>				
<p>Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449</p>						

<p>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</p>	<p>13.02.2024 till 6:00 pm</p>
<p>Date of E-Auction & Time</p>	<p>15.02.2024 12:00 to 2:00 pm</p>

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.bankauction.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 15 (Fifteen) 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 & Enforcement of Financial Assets and Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Date: 25.01.2024

Place: Surat



Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

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