



# OMKARA

ASSETS RECONSTRUCTION Pvt. Ltd.

## OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Corporate Office: Kohinor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. • Tel: 022-6923 1111 • CIN: U67100T22014PTC020363

### E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer, will be sold on As is where is, "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of dues (mentioned in table below) due to Omkara Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column. Religare Finvest Ltd (Original Lender) had assigned the debts of the below mentioned borrowers to IRAPL acting as a Trustee of India Resurgence ARC Trust II on 05.11.2019. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of India Resurgence ARC Trust II in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security;

Lot No.	Borrower/ Co-Borrower/ Guarantors/ Mortgagors	Date of Demand Notice u/s 13(2) and 13(4) of SARFAESI Act.	Dues as on 31.07.2025	Description of Property	Reserve Price (in Rs)	Earnest Money Deposit (EMD) and Minimum Increment (in Rs)	Inspection Date/Time	Last date for payment of EMD and Bid Submission	E-Auction Date & Time
1.	Borrower: - Nakshatra Hotels Private Limited Co-Borrower- Sachin Kumar Surendrabhai Patel, Sarlaben Surendrabhai Patel, Trusha Sachin Kumar Patel	• 13(2) Notice issued on 21.08.2018 • 13 (4) physical possession take on 15.10.2022	INR 43,38,09,425/- (Indian Rupees Forty-Three Crore Thirty-Eight Lakhs Nine Thousand Four Hundred and Twenty-Five Only)	All that piece and parcel of Immoveable Property admeasuring 1162.50 Sq. Mtrs. and Guest House Admeasuring 2712.50 Sq. Mtrs. total 3875 Sq. Mtrs. together with all constructions therein, in Revenue Survey No. 1582/2, City Survey No. 56, T.P. Scheme No. 4, Final Plot No. 72 in the area of Village Anand, Taluka & District Anand.	INR 8,10,00,000/- (Indian Rupees Eight Crore Ten Lakh Only)	EMD - I NR 81,00,000/- (Indian Rupees Eighty One Lakh Only) Minimum Increment – Rs. 8,10,000 (INR Eight Lakh Ten Thousand Only)	19.09.2025 from 01:00 PM to 03:00 PM	06.10.2025 up to 5:00 PM	07.10.2025 from 11:00 AM to 12:00 PM

**Note: - No Known Encumbrance**

#### TERMS & CONDITION OF THE AUCTION:

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/>. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD by way of NEFT/ RTGS to Bank Account Number: 57500000340699 IFSC Code: HDFC0000060 as per date and time given above. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. ARCA EMART Pvt.Ltd.", Support Line No/Mobile No.: 8370969696 Helpline E-mail ID: - [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com) / [support@auctionbazaar.com](mailto:support@auctionbazaar.com), Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- [kiran@auctionbazaar.com](mailto:kiran@auctionbazaar.com) and for any property related query contact the Authorized Officer, Mr. Vinod Pungliya (Mob: 9323188245) Email: [vinod.pungliya@omkaraarc.com](mailto:vinod.pungliya@omkaraarc.com).

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

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) 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 with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. 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. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Date: 09.09.2025

Place: Mumbai

Sd/-  
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of India Resurgence ARC Trust II)