





# OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

**Registered Office:** No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extension, Tirupur - 64 1607  
**Corporate Office:** Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. Mobile: +91 8097998596 | Board: +91 22 26544000  
 Email: abhishek.shelar@omkaraarc.com | www.omkaraarc.com

## NOTICE FOR SALE OF IMMOVABLE

[Appendix - IV-A] [See proviso to rule 8 (6), a/w 9(1)]

**E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6), a/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/Co-borrower/ Guarantor/ Mortgagor M/s. Raj Cotton Corporation and **Mr. Naresh Kumar Girdharial Lotiya, Mr. Rajkumar Lotiya, Mrs. Smitaben Nareshkumar Lotiya** that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of the 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 24.09.2024 at 11.00 am (last date and time for submission of bids is 23.09.2024 by 4.00 PM), for recovery of **Rs. 25,00,19,218.18/- (Rupees Twenty-Five Crores Nineteen Thousand Two Hundred and Eighteen Rupees and Eighteen Paise Only)** as on **02.12.2016** Plus Interest and Expenses w.e.f. 03.12.2016 due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/ Co-borrower/Guarantors/ Mortgagor.

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 08/2017-18 Trust) has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 30.12.2017 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

LOT	DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD
1.	Residential Building admeasuring 249.92 Sq. Mt. (Built-up) on R.S. No. 429, 432, 433, 434, 445, 654 paiki, T.P.S. No. 02, O.P. No. 14, F.P. No. 121, C.S. Ward No 15/2,3253/4, Plot No. D-34/1, admeasuring 249.87 Sq.Mt. at Indraprastha Nagar, Near Shree Dwarkadhish Temple, Kotecha Nagar, Street No. 4/8, Rajkot -360001. North: - Plot No D/33, South: - Sub-Plot No. D/34/2, East: - Plot No. A/43 and A/44, West: - Road.	Rs. 3,40,00,000/-	Rs. 34,00,000/-
2.	Plot of Land situated at R. S. No. 267 Paiki 1, Mouje. Chanchavdarda, Sub Dist. Maliya Miyana, Dist. Morbi - 363660 <b>Bounded as under:</b> - North: - S.R. No. 268 Paiki Property, South: - S.R. No. 266 Paiki Property, East: - S.R. No. 269 Paiki Property, West: - Road & S.R. No. 266 Paiki Property	Rs. 87,00,000/-	Rs. 8,70,000/-

<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	<b>23.09.2024 by 4:00 pm</b>		
<b>Date of E- Auction</b>	<b>24.09.2024 at 11.00 am</b>		
<b>Minimum Bid Increment Amount</b>	Lot 1	Rs.3,00,000/-	
	Lot 2	Rs.1,00,000/-	
<b>Inspection</b>	Lot 1	19.09.2024 between 1.00 pm to 2.00 pm	
	Lot 2	19.09.2024 between 2.30 pm to 3.30 pm	
<b>Known Liabilities/Encumbrances</b>	<b>Not Known</b>		

This Publication is also a Fifteen Days' notice to the Borrower/Co-borrower/Guarantor/Mortgagor under Rule 8(6) read 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>. 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, or Mr. Bhavik Pandya, Mobile: 8866682937 E mail maharashtra@c1india.com.

Sd/-

Authorized Officer

Date : 05.09.2024

Omkara Assets Reconstruction Pvt Ltd.

Place : Rajkot

(Acting in its capacity as a Trustee of Omkara Trust PS 09/2020-21 Trust)

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ક્રાંતિના નિશ્ચયલ એક્સપ્રેસ

અમદાવાદ, ગુરુવાર, તા. ૫ સપ્ટેમ્બર, ૨૦૨૪

**રજીસ્ટર્ડ ઓફીસ:** નં.૯, એમ.પી. નગર, પહેલી શેરી, કોંગુ નગર, એક્સટેન્શન, તિરુમુર-૬૪૧૬૦૭.

**કોર્પોરેટ ઓફીસ:** કોલીનૂર સ્કવેર, ૪૭મો માળ, એન.સી.કેલકર માર્ગ, આર.બ્રુ.ગાંધી ચોક, દાદર વેસ્ટ, મુંબઈ-૪૦૦૦૨૮. મો. +૯૧ ૮૦૯૭૯૯૮૫૯૬ ઘોડો: +૯૧ ૦૨૨-૨૬૫૪૪૦૦૦  
 ઇમેઇલ: abhishek.shelar@omkaraarc.com , www.omkaraarc.com

## સ્થાવર મિલકતોના વેચાણ માટે નોટીસ (પરિશિષ્ટ-૪-એ (જુઓ નિયમ ૮(૬) અને ૯(૧) ની જોગવાઈઓ)

સિક્યોરીટી ઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ ના નિયમ ૮ (૬) અને નિયમ ૯(૧) ની જોગવાઈઓ સાથે વંચાતા સિક્યોરીટી ઇન્ટરેસ્ટ અને રીફાઇન્ડિંગ ઓફ ફાઇનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરીટી ઇન્ટરેસ્ટ એક્ટ, ૨૦૦૨ હેઠળ સ્થાવર મિલકતોના વેચાણ માટે ઈ-ટ્રાન્ઝેક્શન વેચાણ નોટીસ

આથી ખાસ કરીને નીચે જણાવેલ દેવાદાર શ્રી નરેશકુમાર ગિરધરલાલ લોદિયા, શ્રી રાજકુમાર લોદિયા, શ્રીમતી સ્મિતાબેન નરેશકુમાર લોદિયા અને જાહેર જનતાને નોટીસ આપવામાં આવે છે કે નીચે દર્શાવેલ સ્થાવર મિલકતો સિક્યોર્ડ લેણદાર ઓમકારા એસેટ્સ રિફાઇન્ડિંગ પ્રાઇવેટ લીમીટેડ (ઓએઆરપીએલ) ને ગીરો/ચાર્જ કરાયેલ છે, જેનો કબજો ઓમકારા એસેટ્સ રિફાઇન્ડિંગ પ્રાઇવેટ લીમીટેડ સિક્યોર્ડ લેણદારના અધિકૃત અધિકારીએ લીધો છે, જે 'જ્યાં છે', 'જેણે' અને 'જેમ છે' ના ધોરણે અને કોઇ આશ્રય વિના ૨૪.૦૯.૨૦૨૪ રોજ સવારે ૧૧.૦૦ વાગ્યે (બીડ જમા કરવાની છેલ્લી તારીખ અને સમય ૨૩.૦૯.૨૦૨૪ ના રોજ બપોરે ૪.૦૦ વાગ્યા સુધી છે), ઉપર જણાવેલ દેવાદાર/સહ-દેવાદાર/જામીનદારો/ગીરવેદારો પાસેથી ઓમકારા એસેટ્સ રિફાઇન્ડિંગ પ્રાઇવેટ લીમીટેડ સિક્યોર્ડ લેણદારની બાકી રકમ રૂ. ૨૫,૦૦,૧૯,૨૧૮.૧૮/- (૩ પિયા પચ્ચીસ કરોડ નેવું હજાર બસત્રી અઠાર અને અઠાર પૈસા પુરા) ૦૨.૧૨.૨૦૧૬ મુજબ વત્તા ૦૩.૧૨.૨૦૧૬ થી લાગુ વ્યાજ અને ખર્ચની વસુલાત માટે વેચવામાં આવશે.

ઓમકારા એસેટ્સ રિફાઇન્ડિંગ પ્રાઇવેટ લીમીટેડે (ઓમકારા પીએસ ૦૮/૨૦૧૭-૧૮ ટ્રસ્ટ ના ટ્રસ્ટી તરીકે તેની ક્ષમતામાં કાર્યરત) ભારત કો-ઓપરેટીવ બેંક (મુંબઈ) લીમીટેડ પાસેથી એસાઇનમેન્ટ એગ્રીમેન્ટ તારીખ ૩૦.૧૨.૨૦૧૭ દ્વારા ઉપર જણાવેલ દેવાદાર/સહ-દેવાદાર/જામીનદારો સામે રહલ પુરેપુરા બાકી રકમ અને નીચે જણાવેલ સિક્યોરીટી પ્રાપ્ત કરેલ છે. સ્થાવર મિલકતો, રીઝર્વ કિંમત અને અર્નેસ્ટ મની ડિપોઝીટ અને જાણમાં હોય તેવા બોજા (જો કોઇ હોય તો) તેની વિગતો નીચે મુજબ છે:

લોટ	મિલકતની વિગત	રિઝર્વ કિંમત	ઈએમડી
૧	રેસિડેન્સીયલ બિલ્ડિંગનું ક્ષેત્રફળ ૨૪૯.૯૨ ચો.મી. (બિલ્ડ અપ), રેવન્યુ સર્વે નં. ૪૨૯, ૪૩૨, ૪૩૩, ૪૩૪, ૪૪૫, ૬૫૪ પૈકી, ટીપી સ્કીમ નં. ૦૨, ઓ.પી. નં. ૧૪, એફ.પી. નં. ૧૨૧, સિટી સર્વે ચોર્ડ નં. ૧૫/૨, ૩૨૫૩/૪, પ્લોટ નં. ડી-૩૪/૧, ક્ષેત્રફળ ૨૪૯.૮૭ ચો.મી., મુકામ-ઇન્દ્રપ્રસ્થ નગર, શ્રી દ્વારકાધિશ મંદિર પાસે, કોટેયા નગર, રોડ નં. ૪/૮, રાજકોટ-૩૬૦૦૦૧. ઉત્તર : પ્લોટ નં. ડી/૩૩, દક્ષિણ : સબ પ્લોટ નં. ડી/૩૪/૨, પુર્વ : પ્લોટ નં. એ/૪૩ અને એ/૪૪, પશ્ચિમ : રોડ	રૂ. ૩,૪૦,૦૦,૦૦૦/-	રૂ. ૩૪,૦૦,૦૦૦/-
૨	મુકામ-રેવન્યુ સર્વે નં. ૨૬૭ પૈકી ૧, મોજે-ચાંચાવાદરડા, પેટા જિત્તો-માળિયા મીચાણા, જિત્તો-મોરબી-૩૬૩૬૬૦ ખાતેનો પ્લોટ અને જમીન. ચતુ:સીમા : ઉત્તર : ક્રમ નં. ૨૬૮ પૈકીની મિલકત, દક્ષિણ : ક્રમ નં. ૨૬૬ પૈકીની મિલકત, પુર્વ : ક્રમ નં. ૨૬૯ પૈકીની મિલકત, પશ્ચિમ : રોડ અને ક્રમ નં. ૨૬૬ પૈકીની મિલકત.	રૂ. ૮૭,૦૦,૦૦૦/-	રૂ. ૮,૭૦,૦૦૦/-

ભાગીદારીનો બીડ પત્ર/કેવાયસી દસ્તાવેજ/ઇએમડીના પુરાવા જમા કરવાની છેલ્લી તારીખ અને સમય	૨૩.૦૯.૨૦૨૪ સાંજે ૪.૦૦ વાગ્યા સુધી		
ઈ-ટ્રાન્ઝેક્શન તારીખ	૨૪.૦૯.૨૦૨૪ સવારે ૧૧.૦૦ વાગ્યે		
લઘુત્તમ બીડ વૃદ્ધિની રકમ :	લોટ ૧	રૂ. ૩,૦૦,૦૦૦/-	
	લોટ ૨	રૂ. ૧,૦૦,૦૦૦/-	
નિરિક્ષણની તારીખ	લોટ ૧	૧૯.૦૯.૨૦૨૪ ના રોજ બપોરે ૦૧.૦૦ થી બપોરે ૦૨.૦૦ વાગ્યા દરમિયાન	
	લોટ ૨	૧૯.૦૯.૨૦૨૪ ના રોજ બપોરે ૦૨.૩૦ થી બપોરે ૦૩.૩૦ વાગ્યા દરમિયાન	
જાણમાં હોય તેવી લાયબીલીટીઝ	જાણમાં નથી		

આ પ્રકાશન સિક્યોરીટી ઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ ના નિયમ ૮ (૬) સાથે વંચાતા નિયમ ૯(૧) હેઠળ ઉપર જણાવેલ દેવાદાર/સહ-દેવાદાર/જામીનદારને પંદર દિવસીય નોટીસ પણ છે.

વેચાણની વિગતવાર શરતો અને નિયમો માટે સિક્યોર્ડ લેણદારની વેબસાઇટ એટલે કે <http://omkaraarc.com/auction.php> માં આપેલ લિંક જોવા વિનંતી છે. બીડરો વેબસાઇટ <http://www.bankauction.com> ની મુલાકાત લઈ શકે છે અથવા સર્વિસ પ્રદાતા મેસર્સ સીપ ઇન્ડિયા પ્રાઇવેટ લીમીટેડ, ટેલિ હેલ્પ લાઇન : +૯૧-૭૨૯૧૯૮૧૧૨૪/૨૫/૨૬, હેલ્પલાઇન ઇમેઇલ આઇડી [support@bankauctions.com](mailto:support@bankauctions.com) અથવા શ્રી ભાવિક પંડ્યા મો. ૮૮૬૬૬૮૨૯૩૭ ઇમેઇલ: [maharashtra@c1india.com](mailto:maharashtra@c1india.com) નો સંપર્ક કરી શકે છે.

સહી/-  
 અધિકૃત અધિકારી,  
 તારીખ : ૦૫.૦૯.૨૦૨૪  
 સ્થળ : રાજકોટ  
 ઓમકારા એસેટ્સ રિફાઇન્ડિંગ પ્રાઇવેટ લીમીટેડ  
 (ઓમકારા પીએસ ૦૮/૨૦૨૦-૨૧ ટ્રસ્ટનો ટ્રસ્ટી તરીકે તેની ક્ષમતામાં કાર્યરત)

## **Terms and Conditions**

1. The auction sale will be conducted online on “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis” of the subject secured assets 24.09.2024 at 11.00 am.
2. Omkara ARC shall reserve the right to cancel the said auction at any time before registration of the Sale Certificate at own discretion and amount paid towards sale shall be refunded without any interest.
3. Omkara ARC will hand over the possession “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis”
4. In case of any variation in the area mentioned in the sale notice, title documents, mortgaged documents, and area at actual, then Omkara ARC will not be responsible for the same, However, the intending bidders should make their own independent inquiries regarding the same prior to submitting their bid.
5. The auction will be conducted online through Omkara ARCs approved the auctioneer portal M/s.C-1 India Pvt ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
6. The secured assets will not be sold below the Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
7. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028 as well as Online at auction portal is 23.09.2024 up to 4:00 PM.
8. The immovable property will be sold for a Reserve Price mentioned in the published auction notice. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
9. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, affecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OMKARA ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to the OMKARA ARC.
10. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OMKARA ARC, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
11. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc, labor/ EPFO / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
12. The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of

further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.

13. The bid once submitted cannot be withdrawn and the bidder must purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
14. The interested bidders shall submit their EMD details and documents through Web Portal: [bankeauctions.com](http://bankeauctions.com) through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS/DD** payable at Mumbai in favor “**Omkara PS09/2020-21 Trust**” which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS** payable at Mumbai in the following **Account: 50528120408, Name of the Beneficiary: Omkara PS09/2020-21 Trust, Bank Name: Indian Bank, Branch: BKC Mumbai, IFSC Code: IDIB000B845**. Please note that the Cheques shall not be accepted as EMD amount.
15. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
16. 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. C1 India Pvt. Ltd”, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com) or Mr. Bhavik Pandya, Mobile : 8866682937E mail – [maharashtra@c1india.com](mailto:maharashtra@c1india.com).
17. The bidders must hold a valid e-mail address and may participate in e-auction for inter-se-bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Omkara ARC/service provider shall not be held responsible for internet connectivity, network problems, system crash own, power failure etc.
18. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
19. Property will be sold to the bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
20. Interested parties are advised to independently verify the title, area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the title/area of Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
21. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer **Mr. Abhishek Shelar**, Mobile: **+91-8097998596**, E-Mail: **[abhishek.shelar@omkaraarc.com](mailto:abhishek.shelar@omkaraarc.com)** or at address as mentioned above in office hours during the working days.
22. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
23. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
24. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.

25. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
26. At the time of submission of the bid, the bidder should submit an affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016.
27. Secured Creditor/Authorized Officer reserves its right to adopt any method to select the highest bidder, if the bid amount of two or more bidders are identical/same and they do not opt for increase their respective Bid Amount through inter-se bidding through on-line e-auction portal.
28. If any person submits it's Bid through Tender Form for the Reserve Price or above the Reserve Price but subsequently doesn't login to participate in e-auction process, then also, if its Bid found to be highest, then, it may be declared as Highest Bidder at the sole discretion of the Secured Creditor/Authorised Officer.
29. All bidders who submitted the bids shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with Rule 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002.**

**This notice is also a mandatory Notice of not less than Fifteen Days to the Borrower(s) of the above loan account under Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The 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.**

**For Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara Trust PS 09/2020-21 Trust)**

**Sd/-  
Authorized Officer**

**Date: 05.09.2024  
Place: Rajkot**