

Corporate Office: Kohinor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Mobile: +91 8097998596 | Board: +91 22 26544000

Email: abhishek.shelar@omkaraarc.com | www.omkaraarc.com

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

NOTICE FOR SALE OF IMMOVABLE

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), alongwith 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 18.03.2025 at 11.00 am (last date and time for submission of bids is 17.03.2025 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 09/2020-21 Trust has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors/Mortgagor vide Assignment Agreement dated 30.09.2020 along with underlying security from Bank of Baroda.

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 palki, 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. 2,80,00,000/-	Rs. 28,00,000/-

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: **17.03.2025 by 4:00 pm**

Date of E- Auction: **18.03.2025 at 11.00 am**

Minimum Bid Increment Amount: **Rs.2,00,000/-**

Inspection: **11.03.2025**

Known Liabilities/Encumbrances: **Not Known**

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 : 27.02.2025

For Omkara Assets Reconstruction Pvt Ltd.

Place : Rajkot

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

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ક્રાંતિના નિશ્ચય અને કસપ્રેસ

અમદાવાદ, ગુરુવાર, તા. ૨૭ ફેબ્રુઆરી, ૨૦૨૫

કોર્પોરેટ ઓફીસ : કોહીનૂર સ્ટવેર, ૪૭મો માળ, એન.સી. કેલકર માર્ગ, આર.જી. ગડકરી ચોક, E.A.E.R (પશ્ચિમ), મુંબઈ- ૪૦૦૦૨૮. મોબાઈલ: +૯૧ ૮૦૯૭૯૯૮૫૬૬ | બોર્ડ: +૯૧ ૨૨ ૨૬૫૪૪૦૦૦
ઈમેઈલ: abhishek.shelar@omkaraarc.com | www.omkaraarc.com

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

સિક્યોરીટી ઇન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ ના નિયમ ૮ (૬) અને નિયમ ૯(૧) ની જોગવાઈઓ સાથે વંચાતા સિક્યોરીટી ઇન્સ્ટ્રક્શન અને રીકન્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરીટી ઇન્ટરેસ્ટ એક્ટ, ૨૦૦૨ હેઠળ જંગમ અને સ્થાવર મિલકતોના વેચાણ માટે ઈ-ટ્રાન્ઝુ વેચાણ નોટીસ આથી ખાસ કરીને દેવાદારો/સહ-દેવાદારો/જામીનદાર/ગીરવેદાર મેસર્સ સજ કોટલ કોર્પોરેશન અને શ્રી નરેશ કુમાર ગિરધરલાલ લોટીયા, શ્રી સજકુમાર લોટીયા, શ્રીમતી સ્મિતાબેન નરેશકુમાર લોટીયા અને જાહેર જનતાને આથી નોટીસ આપવામાં આવે છે કે નીચે દર્શાવેલ સ્થાવર મિલકતો સિક્યોર્ડ લેણદારને ગીરો/ચાર્જ કરાયેલ છે, જેનો કબજો ઓમકારા એસેટ્સ રીકન્ટ્રક્શન પ્રાઇવેટ લીમીટેડ (ઓએઆરપીએલ) સિક્યોર્ડ લેણદારના અધિકૃત અધિકારીએ લઈ લીધો છે, “જેનું જ્યાં છે”, “જે છે” અને “જેમ છે” ના ધોરણે અને કોઈ આશ્રય વિનાના ધોરણે ઉપરોક્ત દેવાદાર અને સહ-દેવાદાર પાસેથી ઓમકારા એસેટ્સ રીકન્ટ્રક્શન પ્રાઇવેટ લીમીટેડ, સિક્યોર્ડ લેણદારની બાકી રકમ રૂ. ૨૫,૦૦,૧૯,૨૧૮.૧૮ /- (રૂપિયા પચ્ચીસ કરોડ ઓગણીસ હજાર બસો અઠાર અને અઠાર પૈસા પુરા) ૦૨.૧૨.૨૦૧૬ મુજબ વતા ૦૩.૧૨.૨૦૧૬ થી વ્યાજ અને ખર્ચ ની વસુલાત માટે ૧૮.૦૩.૨૦૨૫ ના રોજ સવારે ૧૧.૦૦ વાગ્યે વેચવામાં આવશે. (બીડ જમા કરવાની છેલ્લી તારીખ અને સમય ૧૭.૦૩.૨૦૨૫ ના રોજ સાંજે ૪.૦૦ વાગ્યા સુધી છે)

ઓમકારા એસેટ્સ રીકન્ટ્રક્શન પ્રાઇવેટ લીમીટેડે (ઓમકારા પીએસ ૦૮/૨૦૨૦-૨૧ ટ્રસ્ટ ના ટ્રસ્ટી તરીકે તેની ક્ષમતામાં કાર્યરત) બેંક ઓફ બરોડા પાસેથી એસાઇનમેન્ટ એગ્રીમેન્ટ તારીખ ૩૦.૦૮.૨૦૨૦ દ્વારા ઉપર જણાવેલ દેવાદારો/જામીનદારો સામે રહેલ પુરેપુરા બાકી રકમ અને નીચે જણાવેલ સિક્યોરીટી પ્રાપ્ત કરેલ છે.

સ્થાવર મિલકતો, રીઝર્વ કિંમત અને અર્નસ્ટ મની ડિપોઝીટ અને જાણમાં હોય તેવા બોજા (જો કોઈ હોયતો) તેની વિગતો નીચે મુજબ છે:

	મિલકતની વિગત	રિઝર્વ કિંમત	ઇએમડી
1.	રેસિડેન્સીયલ બિલ્ડીંગ, 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 વોર્ડ નં. ૧૫/૨, ૩૨૫૩/૪, પ્લોટ નં. ડી-૩૪/૧, ક્ષેત્રફળ ૨૪૯.૮૭ ચો.મી., ઇન્દ્રપ્રસ્થ નગર, શ્રી દ્વારકાદિશ મંદિર પાસે, કોટેશા નગર, રોડ નં. ૪/૮, સજકોટે-૩૬૦૦૦૧. ઉત્તર : પ્લોટ નં. ડી/૩૩, દક્ષિણ : સબ પ્લોટ નં. ડી/૩૪/૨, પુર્વ : પ્લોટ નં. એ/૪૩ અને એ/૪૪, પશ્ચિમ : રોડ	Rs. 2,80,00,000/-	Rs. 28,00,000/-

ભાગીદારીનો બીડ પત્ર/કેવાચસી દસ્તાવેજ/ઇએમડીના પુરાવા જમા કરવાની છેલ્લી તારીખ અને સમય	૧૭.૦૩.૨૦૨૫ ના રોજ સાંજે ૦૪.૦૦ વાગ્યા સુધી
ઈ-ટ્રાન્ઝુની તારીખ	૧૮.૦૩.૨૦૨૫ ના રોજ સવારે ૧૧.૦૦ વાગ્યે
લઘુત્તમ બીડ વૃદ્ધિની રકમ	રૂ. ૨,૦૦,૦૦૦/-
નિરિક્ષણની તારીખ	૧૧.૦૩.૨૦૨૫
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 દેવાદારો/સહ-દેવાદારોને ૧૫ 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.bankeauction.com> ની મુલાકાત લઈ શકે છે અથવા સર્વિસ પ્રદાતા મેસર્સ સી૧ ઇન્ડિયા પ્રાઇવેટ લીમીટેડ, ટેલિ હેલ્પ લાઇન : +૯૧-૭૨૯૧૯૮૧૧૨૪/૨૫/૨૬, હેલ્પલાઇન ઇમેઇલ આઇડી support@bankeauctions.com અથવા શ્રી ભાવિક પંડ્યા મો. ૮૮૬૬૬૮૨૯૩૭ ઇમેઇલ: maharashtra@t1india.com નો સંપર્ક કરી શકે છે.

સહી/- અધિકૃત અધિકારી,

ઓમકારા એસેટ્સ રિકન્ટ્રક્શન પ્રાઇવેટ લીમીટેડ
(ઓમકારા પીએસ ૦૮/૨૦૨૦-૨૧ ટ્રસ્ટ ના 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 on 18.03.2025 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 its 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 bidder 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 17.03.2025 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 OMKARA sARC.
10. The Authorized 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 Authorized

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 through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS/DD** payable at Mumbai in favor “**Omkaara 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 or Mr. Bhavik Pandya, Mobile : 8866682937E mail – 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 Authorized 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 the 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. The 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** 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. 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 the 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 is 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 its 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: 27.02.2025
Place: Rajkot**