


Omkaara Assets Reconstruction Private Limited Registered Office: No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607. Corporate Office: Kohinoor Square, 47 th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. Tel.: 022-22 6923 1111/ 8591439533.	
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[Appendix - IV-A]

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

Sale notice for sale of immovable properties

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

Notice is hereby given to the public in general and in particular to the Borrower **M/s Sagar Impex**, and co-borrower **Mr. Rakesh Navaldas Dasani, Mrs. Shilpaben Rakesh Dasani, Mrs. Jasuben Navaldas Dasani** that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkaara Assets Reconstruction Private Limited (OARPL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on **23/04/2024** at 12.00 am (last date and time for submission of bids is 22/04/2024 by 6.00 PM), for recovery of **Rs. 2,81,49,131.98/- (Rupees Two Crore Eighty One Lacs Forty Nine Thousand One Hundred Thirty One and Ninety Eight Paise only)** as on **18.10.2019** Plus Interest and Expenses w.e.f. 19.10.2019 due to the M/s Omkaara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkaara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkaara PS 22/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 26/02/2021 along with underlying security from Fullerton India Credit Company Limited. Accordingly, OARPL has stepped in the shoes of the Fullerton India Credit Company Limited, the Original Secured and become entitled to recover dues and enforce the securities.

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

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that part and parcel of the Non-Agricultural freehold Land/Plot No. 9 "Raj" Panchvati Society, constructed Residential Property measuring 183.94 Sq. Mtrs, situated at R. Survey No. 429-3 Paiki City Survey Ward No.15, City Survey No. 4292 Paiki Plot No. 9, at Rajkot, "Raj" Panchvati Society main road, Opp Atithi Apartment, Rajkot – 360002 Boundaries: East: Plot No. 14 West: Road North: Other Property South: Plot No. 8	Rs. 1,90,00,000/-	Rs. 19,00,000/-

Date of E- Auction	23/04/2024
Minimum Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lakh only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	22/04/2024 by 4:00 pm

Date of Inspection	17/04/2024 between 12.00 pm to 01.00 pm (Only on Prior Confirmation)
Known Liabilities	Not Known

This Publication is also a 'Fifteen Days' notice to the aforementioned borrower/co-borrowers under Rule 8(6) read with Rule 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>. and the contact details of authorised officer Tanaji Mandavkar :9769170774, Also at Gehna Balwani :9173670406 and Email gehnabalwani@omkararc.com 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, Mr. Bhavik Pandya, Mobile :8866682937 Email -Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Date:

Place:Rajkot

Sd/-

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)