

Omkaara Assets Reconstruction Private Limited
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar
Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai – 400028
Tel: 022-26544000/7303021311/9372942892



[Appendix - IV-A]

[See provision to rule 8 (6)]

Public Notice For E-Auction 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 provision to Rule 8 (6) with 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor TJSB Sahakari Bank Ltd (TJSB) in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 22.08.2017 under section 13(2) thereby calling upon borrower(s)/guarantors/mortgagors ie **M/s H Sakhiya Fashions Pvt Ltd. (Borrower), Mr. Sakhiya Hiteshbhai Devshibhai (Guarantor), Mrs. Sakhiya Manishaben Hiteshbhai (Guarantor), Mr. Hirpara Niteshkumar Dudabhai (Guarantor) Mr. Kapadia Kishorbhai Rajivbhai (Guarantor), Mr. Kapadia Bharatbhai Rajivbhai (Guarantor) and Kapadia Ashvin Rajivbhai (Guarantor)** for repayment of outstanding amount aggregating to **Rs. 9,79,75,267.67/- (Rupees Nine Crore Seventy-Nine Lakh Seventy-Five Thousand Two Hundred Sixty Seven and Paise Sixty Seven Only)** as on 31st July 2017 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

Further, Omkaara Assets Reconstruction Pvt. Ltd. (OARPL) (acting in its capacity as Trustee of Omkaara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against borrowers/guarantor/mortgagors vide Assignment Agreement dated 28.01.2021 from TJSB along with underlying security. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL has taken the physical possession of the mortgaged assets i.e Flat F/304, Flat F/402, Flat F/403, Flat H 501, Land situated at Pharket Bharuch on 23.06.2023 and Shop 206-207 and 208-209 situated at Surat on 13.01.2024

NOW THEREFORE the Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues. The property shall be sold in exercise of the 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 on 28/05/2024 at 11.00 am (last date and time for submission of bids is 27/05/2024 by 5.00 pm).

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:

Lot No.	Description of immovable property	Reserve Price	EMD	Bid Increment Amount
1	All that piece and parcel of immovable property bearing Flat No. F/304 admeasuring about 144.98 Sq. mtrs. on 3 rd Floor of F Block in Laxmi Narayan Apartment of Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka :	Rs.25,20,000/-	Rs.2,52,000/-	Rs.50,000/-

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	Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district - Bharuch			
2	All that piece and parcel of immovable property bearing Flat No. F/402 admeasuring about 144.98 Sq. mtrs. on 4 th Floor of F Block in Laxmi Narayan Apartment of Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district - Bharuch	Rs.25,20,000/-	Rs.2,52,000/-	Rs.50,000/-
3	All that piece and parcel of immovable property bearing Flat No. F/403 admeasuring about 144.98 Sq. mtrs. on 4 th Floor of F Block in Laxmi Narayan Apartment of Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district - Bharuch	Rs.25,20,000/-	Rs.2,52,000/-	Rs.50,000/-

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4	All that Piece and Parcel of Immovable Property bearing Flat No. H/501, admeasuring about 144.98 Sq. Mts. Equivalent to 1560.00 Sq.ft. on 5 th Floor, of H Block in Nilkanth Apartment at Vachnamrut Residency Situated on Land bearing Rev S No. 288/1 & 288/2 of Village: Jhadeshwar Taluka : Bharuch District : Bharuch together with all common rights and amenities attached with the said Flat and also together with undivided proportionate land beneath the said building within the jurisdiction of Registration Sub district and district - Bharuch	Rs.25,20,000/-	Rs.2,52,000/-	Rs.50,000/-
5	Shop No. 206, 207, 208 & 209, Abhinandan Royal, F. P. No. 163 paiki of T. P. Scheme No. 9, Survey No. 89, Village Majura, Taluka & District Surat. Shop no 206-207 208-209	Rs. 1,00,00,000/-	Rs. 10,00,000/-	Rs. 100,000/-
6	All that piece and parcel of immovable property bearing Block / Rev S. No. 683/B admeasuring about 1H-41A-46 Sq. Mts and Pot Kharaba admeasuring 0H-20A-235 Sq. Mts. (Total admeasuring 1H-61A-69 Sq. Mts. Equivalent to 16169.00 Sq. Mtrs) situated at Village Parkhet Taluka: Bharuch District: Bharuch within the jurisdiction of Registration Sub-district and District- Bharuch	Rs.90,00,000/-	Rs.9,00,000/-	Rs.100,000/-

Date of E- Auction	28/05/2024 at 11.00 am
Last date and time for submission of bid letter of	27/05/2024 by 5:00 pm

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participation/KYC Document/Proof of EMD:	
Date of inspection	18/05/2024 11.00 Am to 1.00 Pm

Encumbrance Details: - There is no known encumbrance on the property.

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>

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, Mr. Bhavik Pandya, Mobile: 8866682937, E mail – maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr Venkataraman, Mobile: +91 9372942892, Mail: venkatarman.iyer@omkaraarc.com or Mr. Ashwin Newalkar, Mobile: +91 7303021311 Mail: ashwin@omkaraarc.com. At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) with 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) read with 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 together with further interest and all costs charges and expenses any time before the closure of the Sale. 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.

Date: 10.05.2024

Place: Gujarat

Sd/-

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)