

Omkara Assets Reconstruction Private Limited

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai – 400070. Tel.: 022- 26544000
Email: mumbai@omkaraarc.com



[Appendix - IV-A]

[See proviso 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 proviso to Rule 8 (6) 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 property mortgaged/charged to the Secured Creditor Thane Janta 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, Omkara Assets Reconstruction Pvt. Ltd. (acting in its capacity as Trustee of Omkara 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 asset on 23.06.2023.

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 05/09/2023 at 11.00 am (last date and time for submission of bids is 04/09/2023 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	Inspection Date & Time	Reserve Price (Rs. lakhs)	EMD (Rs. lakhs)	Bid Increment Amount (Rs. lakhs)
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	24/08/2023 between 12.00 pm to 03.00 pm	Rs.31,00,000/-	Rs.3,10,000/-	Rs.50,000/-

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	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				
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	24/08/2023 between 12.00 pm to 03.00 pm	Rs.31,00,000/-	Rs.3,10,000/-	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	24/08/2023 between 12.00 pm to 03.00 pm	Rs.31,00,000/-	Rs.3,10,000/-	Rs.50,000/-

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	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				
4	All that Piece and Parcel of Immovable Property bearing Flat No.G/102, admeasuring about 144.98 Sq. Mts. Equivalent to 1560.00 Sq.fts. on 1 st Floor, of G Block in Shriji 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	24/08/2023 between 12.00 pm to 03.00 pm	Rs.31,00,000/-	Rs.3,10,000/-	Rs.50,000/-
5	All that Piece and Parcel of Immovable Property bearing Flat No. H/501, admeasuring about 144.98 Sq. Mts. Equivalent to 1560.00 Sq.fts. on 5 th Floor, of H Block in Nilkanth Apartment at Vachnamrut Residency	24/08/2023 between 12.00 pm to 03.00 pm	Rs.31,00,000/-	Rs.3,10,000/-	Rs.50,000/-

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	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				
6	All that Piece and Parcel of Immovable Property bearing Flat No.I/202, admeasuring about 109.90 Sq. Mts. Equivalent to 1183.00 Sq.fts. on 2 nd Floor, of I Block in Shreehari 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	24/08/2023 between 12.00 pm to 03.00 pm	Rs.24,00,000/-	Rs.2,40,000/-	Rs.50,000/-
7	All that Piece and Parcel of Immovable Property bearing Flat No.I/302, admeasuring about 109.94 Sq. Mts. Equivalent to 1183.00 Sq. fts. on 3 rd Floor, of I Block in Shreehari Apartment at Vachnamrut	24/08/2023 between 12.00 pm to 03.00 pm	Rs.24,00,000/-	Rs.2,40,000/-	Rs.50,000/-

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	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				
8	All that Piece and Parcel of Immovable Property bearing Flat No.I/503, admeasuring about 106.69 Sq. Mts. Equivalent to 1148.00 Sq. fts. on 5 th Floor, of I Block in Shreehari 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	24/08/2023 between 12.00 pm to 03.00 pm	Rs.23,00,000/-	Rs.2,30,000/-	Rs.50,000/-
9	All that Piece and Parcel of Immovable Property bearing Flat No.I/402, admeasuring about 109.90 Sq. Mts. Equivalent to 1183.00 Sq. fts. on 4 th Floor, of I Block in Shreehari	24/08/2023 between 12.00 pm to 03.00 pm	Rs.24,00,000/-	Rs.2,40,000/-	Rs.50,000/-

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	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				
10	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	24/08/2023 between 3:30 pm to 4:30 pm	Rs.1,10,00,000/-	Rs.11,00,000/-	Rs.1,00,000/-

Date of E- Auction	05/09/2023 at 11.00 am
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	04/09/2023 by 5:00 pm

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

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.

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Ashwin Newalkar, Mobile: +91 7303021311 Mail: ashwin@omkaraarc.com or Ms Jenny Bhavsar, Mobile: +91 9819034562, Mail: jenny.bhavsar@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) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8 (6), 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: 27.07.2023

Place: Bharuch

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)