



**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. Silk Cottan through Partner Kalpesh J Vaghasiya and Manish J Vekariya** and guarantor(s) **Karsan Mavji Vaghasiya and Sonal Kalpeshbhai Vaghasiya** 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 15.10.2024 at 11.00 am (last date and time for submission of bids is 14.10.2024 by 4.00 PM), for recovery of **Rs.7,46,97,750,89 (Rupees Seven Crores Forty Six Lakhs Ninety Seven Thousand Seven Hundred Fifty and Eighty Nine Paise Only)** as on 28/10/2016 Plus Interest and Expenses w.e.f. 09.01.2015 due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

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.	Factory measuring 6861 sq.mt. constructed on Non-Agriculture Land admeasuring 14619.00 Sq. Mt. from Revenue Survey No.54P 3/P1 of Village Virmagar, Tal. Jasdan, Dist. Rajkot. <b>Bounded as:</b> North : Kharchiya Atkot Road, South : Lagu Revenu Survey No.57, East : Lagu Revenue Survey No. 56 Paiki, West : Lagu Revenue Survey No. 55 Paiki	Rs. 3,60,00,000/-	Rs. 36,00,000/-
2.	Residential Building admeasuring 138.42 sq.mt situated at R.S. No. 325 P1, Plot No. 28/P admeasuring 138.42 sq.mt ar Chitaliya Kuva Road, Jasdan, Dist. Rajkot. <b>Bounded as:</b> North: Common Wall with Trupatiben Hiteshbhai Maheta, South : Resident of Vallabhbhai Jadavbhai Sakhiya, East : Lagu S. No. 325, West : 7-50 Mtr Broad Road	Rs. 30,00,000/-	Rs. 3,00,000/-
3.	Residential Building admeasuring 128.81 sq.mt. situated at R.S. No. 331, Plot No. 4/P measuring 173.99 sq. mt at Sardar Chawk, B/H Khodiyar Temple, Jasdan, Dist. Rajkot. <b>Bounded as:</b> North : Plot of Dhiraj Lal, South : Plot No.5 of Puna Tapu Ramani, East : Jaher Road, West : Plot No.8	Rs. 52,00,000/-	Rs. 5,20,000/-

<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	14.10.2024 by 4:00 pm		
<b>Date of E- Auction</b>	15.10.2024 at 11.00 am		
<b>Minimum Bid Increment Amount</b>	Lot 1	Rs.2,00,000/-	
	Lot 2	Rs.10,000/-	
	Lot 3	Rs.25,000/-	
<b>Inspection</b>	Lot 1	04.10.2024 between 1.00 pm to 2.00 pm	
	Lot 2	04.10.2024 between 2.30 pm to 3.30 pm	
<b>Known Liabilities/Encumbrances</b>	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

For Omkara Assets Reconstruction Pvt Ltd.

Date : 24.09.2024

Place : Mumbai

(Acting in its capacity as a Trustee of Omkara PS 08/2017-18 Trust)

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ક્રાંતિના નિશ્ચયલ એક્સપ્રેસ

અમદાવાદ, બુધવાર, તા. ૨૫ સપ્ટેમ્બર, ૨૦૨૪

રજીસ્ટર્ડ ઓફીસ: નં.૯, એમ.પી. નગર, પહેલી શેરી, કોંગુ નગર, એક્ટરેન્શન, તિરુપુર-૬૪૧૬૦૭.

કોર્પોરેટ ઓફીસ: કોલીનૂર સ્ટવેર, ૪૭મો માળ, એન.સી.કેલકર માર્ગ, આર.જી.ગડકરી ચોક,

દાદર વેસ્ટ, મુંબઈ-૪૦૦૦૨૮. મો. +૯૧ ૮૦૯૭૯૮૫૯૬ બોર્ડ: +૯૧ ૦૨૨-૨૬૫૪૪૦૦૦

ઈમેઇલ: 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 રીકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરીટી ઇન્ટરેસ્ટ એક્ટ, ૨૦૦૨ હેઠળ સ્થાવર મિલકતોના વેચાણ માટે ઈ-ટ્રાન્ઝુ વેચાણ નોટીસ

આથી ખાસ કરીને નીચે જણાવેલ દેવાદાર/સહ-દેવાદાર/જમીનદાર/ગીરવેદાર મેસર્સ સિલ્ક કોટન, તેના ભાગીદાર કલ્પેશ જે વધાસિયા અને મનિષ જે વેકરિયા મારફત અને જમીનદાર(રો) કરસન માવજી વધાસિયા અને સોનલ કલ્પેશભાઈ વધાસિયા અને જાહેર જનતાને નોટીસ આપવામાં આવે છે કે નીચે દર્શાવેલ સ્થાવર મિલકતો સિક્યોર્ડ લેણદાર ને ગીરો/ચાર્જ કરાયેલ છે, જેનો કબજો ઓમકારા એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લીમીટેડ સિક્યોર્ડ લેણદારના અધિકૃત અધિકારીએ લીધો છે, જે 'જ્યાં છે', 'જે છે' અને 'જેમ છે' ના ધોરણે અને કોઇ આશ્રય વિના ૧૫.૧૦.૨૦૨૪ ના રોજ સવારે ૧૧.૦૦ વાગ્યે (બીડ જમા કરવાની છેલ્લી તારીખ અને સમય ૧૪.૧૦.૨૦૨૪ ના રોજ બપોરે ૪.૦૦ વાગ્યા સુધી છે), ઉપર જણાવેલ દેવાદાર/સહ-દેવાદાર/જમીનદારો પાસેથી ઓમકારા એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લીમીટેડ સિક્યોર્ડ લેણદારની બાકી રકમ રૂ. ૭,૪૬,૯૭,૭૫૦.૮૯/- (રૂપિયા સાત કરોડ છેતાલીસ લાખ સત્તાણું હજાર સાતસો પચાસ અને નેવ્યાંસી પૈસા પુરા) રૂ. ૧૦.૨૦૧૬ મુજબ વત્તા ૦૯.૦૧.૨૦૧૫ થી લાગુ વ્યાજ અને અર્ચની વસુલાત માટે વેચવામાં આવશે. ઓમકારા એસેટ્સ રીકન્સ્ટ્રક્શન 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/જમીનદારો સામે રહલ પુરેપુરા બાકી રકમ અને નીચે જણાવેલ સિક્યોરીટી પ્રાપ્ત કરેલ છે. સ્થાવર મિલકતો, રીઝર્વ કિંમત અને અર્નસ્ટ મની ડિપોઝીટ અને જાણમાં હોય તેવા જોજ (જો કોઇ હોય તો) તેની વિગતો નીચે મુજબ છે:

લોટ	મિલકતની વિગત	ટિપ્પણ કિંમત	ઈએમકી
1.	ફેક્ટરી ક્ષેત્રફળ ૬૮૬૧ ચો.મી., રેવન્યુ સર્વે નં. ૫૪૫૬૩ ૩/૫૬૧૧, ગામ વિરનગર, તાલુકો જસદણ, જિલ્લો રાજકોટ ખાતેની બિન ખેતીલાયક જમીનક્ષેત્રફળ ૧૪૬૧૯.૦૦ ચો.મી. પર બંધાયેલ. ચતુ:સીમા: ઉત્તર: ખારચિયા આટકોટ રોડ, દક્ષિણ: લાગુ રેવન્યુ સર્વે નં. ૫૭, પુર્વ: લાગુ રેવન્યુ સર્વે નં. ૫૬ પૈકી, પશ્ચિમ: લાગુ રેવન્યુ સર્વે નં. ૫૫ પૈકી	Rs. 3,60,00,000/-	Rs. 36,00,000/-
2.	રેસીડેન્સીયલ બિલ્ડીંગ ક્ષેત્રફળ ૧૩૮.૪૨ ચો.મી., રેવન્યુ સર્વે નં. ૩૨૫ પૈકી ૧, પ્લોટ નં. ૨૮/૫૬૩, ક્ષેત્રફળ ૧૩૮.૪૨ ચો.મી. ચિતલિયા કુવા રોડ, જસદણ, જિલ્લો રાજકોટ ખાતેની મિલકત. ચતુ:સીમા: ઉત્તર: તૃપ્તિબેન હિતેશભાઈ મહેતા સાથેની કોમન દિવાલ, દક્ષિણ: વલભભાઈ જાદવભાઈ સાબિયાનું ઘર, પુર્વ: લાગુ સર્વે નં. ૩૨૫, પશ્ચિમ: ૭-૫૦ મી. પહોળો રોડ	Rs. 30,00,000/-	Rs. 3,00,000/-
3.	રેસીડેન્સીયલ બિલ્ડીંગ ક્ષેત્રફળ ૧૨૮.૮૧ ચો.મી., રેવન્યુ સર્વે નં. ૩૩૧, પ્લોટ નં. ૪/૫૬૩ ક્ષેત્રફળ ૧૭૩.૯૯ ચો.મી., સરદાર ચોક, ખોડિયાર નગર મંદિર પાછળ, જસદણ, જિલ્લો રાજકોટ. ખાતેની મિલકત. ચતુ:સીમા: ઉત્તર: દિગ્વજાલનો પ્લોટ, દક્ષિણ: પુના ટપુ રામાણીનો પ્લોટ નં. ૫, પુર્વ: જાહેર રોડ, પશ્ચિમ: પ્લોટ નં. ૮	Rs. 52,00,000/-	Rs. 5,20,000/-

ભાગીદારીનો બીડ ૫૪/કેવાયસી દસ્તાવેજ/ઈએમકીના પુરાવા જમા કરવાની છેલ્લી તારીખ અને સમય ૧૪.૧૦.૨૦૨૪ સાંજે ૪.૦૦ વાગ્યા સુધી

ઈ-ટ્રાન્ઝુની તારીખ ૧૫.૧૦.૨૦૨૪ સવારે ૧૧.૦૦ વાગ્યે

લઘુતમ બીડ વૃદ્ધિની રકમ :	લોટ ૧	રૂ. ૨૦૦૦૦/-
	લોટ ૨	રૂ. ૧૦૦૦૦/-
	લોટ ૩	રૂ. ૨૫૦૦૦/-

નિરિક્ષણ	લોટ ૧	૦૪.૧૦.૨૦૨૪ ના રોજ બપોરે ૦૧.૦૦ થી બપોરે ૦૨.૦૦ વાગ્યા દરમિયાન
	લોટ ૨	૦૪.૧૦.૨૦૨૪ 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/જમીનદારને 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.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. ૮૮૬૬૮૨૮૩૭ ઇમેઇલ: maharashtra@c1india.com નો સંપર્ક કરી શકે છે.

સહી/- અધિકૃત અધિકારી, ઓમકારા એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લીમીટેડ તારીખ : ૨૪.૦૯.૨૦૨૪ (ઓમકારા પીએસ ૦૮/૨૦૧૭-૧૮ ટ્રસ્ટનાં ટ્રસ્ટી તરીકે તેની ક્ષમતામાં કાર્યરત) સ્થળ : મુંબઈ

### **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 15.10.2024 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 handover 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 ARC’s 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](mailto: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 14.10.2024 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 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 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 "**Omkaara PS 08/2017-18 Trust**" which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS/DD payable at Mumbai in the following Account:50426274499, Name of the Beneficiary: Omkaara PS 08/2017-18 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. Omkaara 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 Omkaara 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@omkaaraarc.com](mailto:abhishek.shelar@omkaaraarc.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 PS 08/2017-18 Trust)**

**Sd/-  
Authorized Officer**

**Date: 25.09.2024  
Place: Mumbai**