

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/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 (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer, will be sold on As is where is, "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of dues (mentioned in table below) due to Omkara Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column. Religare Finvest Ltd (Original Lender) had assigned the debts of the below mentioned borrowers to IRAPL acting as a Trustee of India Resurgence ARC Trust II on 05.11.2019. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of India Resurgence ARC Trust II in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security;

Borrower / Co-Borrower / Guarantors / Mortgagors	Borrower: Subodh Apparels Co-borrower: B R Apparels Private Limited, Deepa Nilesh Vora, Vikas Ramji Vora, Bela Vikas Vora And Nilesh Ramji Vora
Date of Demand Notice u/s 13(2)	13(2) Notice issued as on 13.02.2018
Date of Possession	13 (4) physical possession taken on 06.11.2019
Dues as on 31.01.2026	INR 15,59,55,865/- (Indian Rupees Fifteen Crore Fifty-Nine Lakhs Fifty-Five Thousand Eight Hundred and Sixty-Five Only)
Description of Property	All the right, titles and interest in the Industrial / Commercial Premises at Mezzanine Floor admeasure 1,100 sq. ft. built up, 1st Floor admeasure 2,500 sq. ft. built up and 2nd Floor admeasure 2,500 sq. ft. built up totalling to 6,100 sq. ft. built up area, Building No. 2 & 3/J, Universal Estate Premises Co-operative Society Limited, Mogra Village Road, Andheri (East), Mumbai – 400069
Known Encumbrances (if any):	Society Dues (incl. Property tax/assessment charges) – Approx Rs. 85 lakh
Reserve Price (in Rs)	Rs. 2,91,60,000/- (Indian Rupees Two Crore Ninety One Lakh Sixty Thousand Only)
EMD (in Rs)	Rs. 29,16,000/- (Indian Rupees Twenty Nine Lakh Sixteen Thousand Only)
Bid Increment	Rs. 2,91,600 (Rupees Two Lakh Ninety One Thousand Six Hundred Only)
Inspection Date/Time	05.03.2026 between 1:00 pm to 3:00 PM (for inspection, please contact Mr. Ratanlal Choudhary – 9773300204)
Last date for payment of EMD and Bid Submission	12.03.2026 up to 5:00 PM
E-Auction Date & Time	13.03.2026 from 11:00 AM to 12:00 PM

TERMS & CONDITION OF THE AUCTION:

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/>. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original in favour of "India Resurgence ARC Trust II" or remittance by way of NEFT/ RTGS to Bank Account Number: 5750000340699 IFSC Code: HDFC0000060) as per date and time given above. 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. ARCA EMART Pvt.Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mo: 9819058003) Mail: harshwardhan.kadam@omkaraarc.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) under Rule 8(6) r/w 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 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. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Date: 20.02.2026

Place: Mumbai

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of India Resurgence ARC Trust II)