

Omkara Assets Reconstruction Private Limited
Registered Office: No. 9, M.P. Nagar, 1st Street, Kongu Nagar
 Extn, Tirupur – 641607.
Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg,
 R. G. Gadhari Chowk, Dadar West, Mumbai 400 028. Tel.: 022-
 6923 1111/ 9173670406



[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) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the **Borrowers/Co-borrowers Sukh Vilas Engineers, Renukaben Rajubhai Khokhar and Rajubhai Savjibhai Khokha** that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 08/09/2024, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 06/02/2025 between 01.00 pm to 2.00 pm (last date and time for submission of bids is 05/02/2025 by 6.00 PM), for recovery of **Rs. 59,24,066.83 (Rupees Fifty Nine Lakh Twenty Four Thousand Sixty Six And Eighty Three Paise Only)** as on 31st December 2021 Plus Interest and Expenses w.e.f. 01.01.2022 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara 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.

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 piece and parcel of Property Bearing Flat No. 103, 1st Floor, Aditya Residency, Building B, R. S No. 66/1, 67, 68/A/1 Paiki, Block No. 113 Paiki, T.P.S No. 38 (Nana Varachha), F. P. No. 75/A Paiki, Moje: Nana Varachha, City: Surat	Rs.29,75,000/-	Rs. 2,97,500/-

Date of E - Auction	06/02/2025 at 01.00 pm to 02.00 pm
Minimum Bid Increment Amount	Rs. 20,000/- (Rupees Twenty Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	05/02/2025 by 6:00 pm
Date of Inspection	30/01/2025 between 10.00 pm to 11.00 pm (only on prior confirmation)
Known Liabilities	Not Known. The property is being sold with all the

	existing and future encumbrances whether known or unknown to Omkara Assets Reconstruction Private Limited
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This Publication is also a 'Fifteen Days' notice to the aforementioned borrowers/co-borrower under Rule 8(6) r/w 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 Rajendra Dewarde 9324546651 email Id rajendra.dewarde@omkaraarc.com, 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: 20.01.2025

Place: Surat

Sd/-

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

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