

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9773406175.

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Bid for sale of following secured properties mortgaged in the a/c of Borrower **Tushar Enterprise** and co-borrower **Tushar Rajnikant Shah, Khushbu Tushar Shah**

Financial Express (English) and (Gujarati) - Ahmedabad Dt. 11.03.2024.

Authorised Person: Tanaji Mandavkar :9769170774, Gehna Balwani :9173670406

| Lot No. | Description of the Secured Assets | Reserve Price | EMD amount |
|---------|--|--------------------------|------------------------|
| 1. | <p>1. All that property bearing shop no. 7 on the ground & Basement floor admeasuring 54.84 sq. mtrs. Builtup area Alongwith 21.25 sq.mtrs. Undivided share in the land of “Krishna Residency”, Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.</p> <p>East:- Parking of Flat West:- NH-8 North:- Shop No. 6 South:- Shop No. 8</p> <p>2. All that property bearing shop no. 8 on the ground floor admeasuring 55.26 sq. mts. Builtup area Alongwith 21.41 sq.mtrs undivided share in the land of “Krishna Residency”, Building No. A/4 Situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.</p> <p>East:- Flat Parking West:- NH-8 North:- Shop No. 7 South:- Shop No. 9</p> <p>3. All that property bearing shop no. 9 on the ground floor & Basement floor admeasuring 45.20 sq. mtrs. Builtup area Alongwith 17.51 sq.mtrs undivided share in the land of “Krishna Residency”, Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. Paiki Plot no. 156 of Mouje village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.</p> <p>East:- Lift of Flat West:- NH-8 North:- Shop No. 8 South:- Shop No. 10</p> <p>4. All that property bearing shop no. 10 on the ground</p> | Rs. 2,10,00,000/- | Rs. 21,00,000/- |

floor & Basement floor admeasuring 44.34 sq. mtrs. Builtup area Alongwith 17.18 sq.mtrs undivided share in the land of “Krishna Residency”, Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje Village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Stair of Flat

West:- NH-8

North:- Shop No. 9

South:- Shop No. 11

5. All that property bearing shop no. 11 on the ground floor & Basement floor admeasuring 51.48 sq. mtrs. Builtup area Alongwith 19.95 sq.mtrs undivided share in the land of “Krishna Residency”, Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Stair of Flat

West:- NH-8

North:- Shop No. 10

South:- Shop No. 12

6. All that property bearing shop no. 12 on the ground floor & Basement floor admeasuring 54.24 sq. mtrs. Built up area Alongwith 21.01 sq.mtrs undivided share in the land of “Krishna Residency”, Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Parking of Flat

West:- NH-8

North:- Shop No. 11

South:-Building No. B

7. All that property bearing shop no. 107 on the Higher ground floor admeasuring 27.42 sq. mtrs. Builtup area Alongwith 10.62 sq.mtrs undivided share in the land of “Krishna Residency”, Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Flat

West:- NH-8

North:- Shop No. 111

South:-Building No. B

8. All that property bearing shop no. 108 on the Higher ground floor admeasuring 27.63 sq. mtrs. Builtup area Alongwith 10.71 sq.mtrs undivided share in the land of “Krishna Residency”, Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad

Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Flat

West:- NH-8

North:- Shop No. 107

South:- Shop No. 109

9. All that property bearing shop no. 109 on the Higher ground floor admeasuring 22.60 sq. mtrs. Builtup area Alongwith 8.76 sq.mtrs undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje Village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Lift of Flat

West:- NH-8

North:- Shop No. 108

South:- Shop No. 110

10. All that property bearing shop no. 110 on the Higher ground floor admeasuring 22.17 sq. mtrs. Builtup area Alongwith 8.59 sq.mtrs undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje Village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Stair of Flat

West:- NH-8

North:- Shop No. 109

South:- Shop No. 111

11. All that property bearing shop no. 111 on the Higher ground floor admeasuring 25.74 sq. mtrs. Builtup area Alongwith 9.97 sq.mtrs undivided share in the land of "Krishna Residency", Building No. A/4 Situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Stair of Flat

West:- NH-8

North:- Shop No. 110

South:- Shop No. 112

12. All that property bearing shop no. 112 on the Higher ground floor admeasuring 27.12 sq. mtrs. Builtup area Alongwith 10.51 sq.mtrs undivided share in the land of "Krishna Residency", Building No. A/4 situated at Block No. 460/B admeasuring 28616 sq.mtrs. paiki plot no. 156 of Mouje village Kholwad Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.

East:- Flat

West:- NH-8

North:- Shop No. 111

South:- Building No

1. Name of the bidder : _____

2. Address of the bidder : _____
(Attach residence proof)

3. Mobile/ telephone no.of the bidder : _____

4. Email Address of bidder : _____

5 Mobile/Telephone No. of Broker (If any): _____

6 Email address of Broker (If Any): _____

7. PAN NO. : _____
(Attach copy of PAN Card) *

8 Bid Amount Offered : ₹ _____

9. Bid Amount negotiable towards increase in amount : Yes/ No

10. Details of Earnest Money :
Deposited (EMD) by Pay Order/Draft no. _____ (Favoring OMKARA PS22/2020-21 Trust payable at Mumbai) Dated _____ Amount ₹ _____

or by NEFT/ RTGS

| | |
|--------------|---------------------------|
| Account Name | Omkara PS22/2020-21 Trust |
| Bank Name | ICICI Bank |
| Account No. | 344905000929 |
| IFSC | ICIC0003449 |
| Branch | Bandra (E), Mumbai |

*optional

I HEREBY CONFIRM THAT I HAVE GONE THROUGH THE OFFER DOCUMENT OF THE OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE OFFER (*DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED*)

DATED: _____

PLACE: _____

(Signature of the bidder)

ANNEXURE TO BIDDING FORM

Terms and Conditions of sale of moveable property more particularly described in the sale notice belonging to Borrower **Tushar Enterprise** and co-borrower **Tushar Rajnikant Shah, Khushbu Tushar Shah**

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The property shall be sold on 28/03/2024 on "As is Where is, As is What is, Whatever there is and Without Recourse Basis".
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. All Offers shall be in a sealed envelope through Bid Form which may be obtained by contacting our authorized officer: **Tanaji Mandavkar** over his mobile **9769170774** /or email tanaji@omkaraarc.com and our representative Mrs. Gehna Balwani Mobile number 9173670406 and submitted by super scribing "BID IN ACCOUNT OF of Borrowers/Co- Ajay M Raval, Hinaben Kaushikbhai Parmar, Dipak kumar Mohanbhai Raval, Hansaben Mohanbhai Raval and Kaushik M Parmar with Earnest Money Deposit details.
2. The last date for payment of EMD, and submission of Bid Form duly filled in and other Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9769170774 on 23/01/2024 up to 6.00 PM.
3. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour "Omkara PS 22/2020-21 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under:

Account: 344905000929, Name of the Beneficiary: Omkara PS22/2020-21 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449
4. Bids below reserve price or without EMD amount shall not be accepted.
5. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
6. Inter - se bidding may take place.
7. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ 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.
8. The Authorised 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 due diligence and inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. Properties can be inspected strictly on the above-mentioned dates and time.

9. 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.
10. Property will be sold to the bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of the 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.
11. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
12. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer Mr. Tanaji Mandavkar (Mobile – 9769170774) E-Mail: tanaji@omkaraarc.com and our representative Mrs. Gehna Balwani (9173670406) gehna.balwani@omkaraarc.com or at address as mentioned above in office hours during the working days.
13. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of auction.
14. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
15. 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.

Place: _____
Date:

Sd/-

Authorized Officer
OARPL

Signature of the Bidder:
Date: