

**Omkara Assets Reconstruction Private Limited****Registered Office:** No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.**Corporate Office:** C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai – 400070. Tel.: 022-26544000/ 8591439533.**[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 Borrower **Tushar Enterprise** and co-borrower **Tushar Rajnikant Shah, Khushbu Tushar Shah** 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 25<sup>th</sup> March, 2022, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 28/03/2024 at 12.00 pm (last date and time for submission of bids is 27/03/2024 by 4.00 PM), for recovery of **Rs. 3,41,30,963.55/- (Rupees Three Crore Forty One Lakh Thirty Thousand Nine hundred Sixty Three and Fifty Five paise only)** as on **08.08.2019** Plus Interest and Expenses 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:

<b>DESCRIPTION OF THE PROPERTY</b>	<b>Reserve Price</b>	<b>EMD</b>
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. East:- Parking of Flat West:- NH-8 North:- Shop No. 6 South:- Shop No. 8	<b>Rs.2,10,00,000/-</b>	<b>Rs.21,00,000/-</b> -
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. East:- Flat Parking West:- NH-8		

<p>North:- Shop No. 7                      South:- Shop No. 9</p> <p>3. All that property bearing shop no. 9 on the ground floor &amp; 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. 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 floor &amp; 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</p> <p>5. All that property bearing shop no. 11 on the ground floor &amp; 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</p> <p>6. All that property bearing shop no. 12 on the ground floor &amp; 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</p> <p>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</p>		
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<p>Taluka:- Kamrej, District:- Surat owned by Tushar Rajnikant Shah.</p> <p>East:- Flat                                West:- NH-8 North:- Shop No. 111                       South:- Building No. B</p>		
<p>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.</p> <p>East:- Flat                                West:- NH-8 North:- Shop No. 107                       South:- Shop No. 109</p>		
<p>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.</p> <p>East:- Lift of Flat                                West:- NH-8 North:- Shop No. 108                       South:- Shop No. 110</p>		
<p>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.</p> <p>East:- Stair of Flat                                West:- NH-8 North:- Shop No. 109                       South:- Shop No. 111</p>		
<p>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.</p> <p>East:- Stair of Flat                                West:- NH-8 North:- Shop No. 110                       South:- Shop No. 112</p>		
<p>12. All that property bearing shop no. 112 on the Higher ground floor admeasuring 27.12 sq. mtrs. Builtup</p>		

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 North:- Shop No. 111	West:- NH-8 South:- Building No. B	
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<b>Date of E- Auction</b>	<b>28/03/2024 at 12:00 pm to 1:00 pm</b>
<b>Minimum Bid Increment Amount</b>	<b>Rs. 2,00,000/- (Rupees Two Lakh only)</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	<b>27/03/2024 by 4:00 pm</b>
<b>Date of Inspection</b>	<b>20/03/2024 between 12.00 pm to 1.00 pm (only on prior confirmation)</b>
<b>Known Liabilities</b>	<b>Not Known</b>

This Publication is also a 'Fifteen Days' notice to the aforementioned borrower/co-borrowers 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 Tanaji Mandavkar :9769170774, Also at Gehna Balwani :9173670406 and Email [gehnaabalwani@omkaraarc.com](mailto:gehnaabalwani@omkaraarc.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](mailto:support@bankeauctions.com), Mr. Bhavik Pandya, Mobile :8866682937 Email – [Maharashtra@c1india.com](mailto:Maharashtra@c1india.com). Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

**Date:**

**Place: Surat**

**Sd/-**

**Authorized Officer,**

**Omkara Assets Reconstruction Pvt Ltd.**

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