

Omkara Assets Reconstruction Private Limited
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 25th March, 2022, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 30/08/2022 at 11.00 am (last date and time for submission of bids is 29/08/2022 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:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All That Property Bearing Shop No 07 To 12 And 107 To 112; Krishna Residency Building No A/4 situated at Block No. 460/B Paiki plot no. 156 of Mouje village Kholwad Taluka, Kamrej, District:- Surat, Gujarat; 394190.	Rs.3,10,00,000/-	Rs.31,00,000/-

Date of E- Auction	30/08/2022 at 11.00 am to 2.00 pm
Minimum Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lakh only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	29/08/2022 by 4:00 pm
Date of Inspection	08/08/2022 between 11.00 am to 01.00 pm (only on prior confirmation)
Known Liabilities	Not Known

This Publication is also a 'Thirty 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>. 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. Jay Singh, Mobile: 77388 66326, E Mail – jay.singh@c1india.com, or Mr. Haresh Gowda, Mobile : 95945 97555 E mail – hareesh.gowda@c1india.com.

Date: 23.07.2022

Place: Surat

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)