

Through Regd AD/ Speed Post AD/ Email "Without prejudice"

1. VGI Marketing Division I & II (Borrowers) Plot No. J-25, MIDC Phase 3, At Post MIDC Shivar, Akola - 444104	5. Shri Jugalkishore Hiralal Bajaj (Guarantor) R/o. 404, Raj Residency, Vidya Colony, Camp, Amravati - 444602
2. Shri Vinod Jugalkishor Bajaj (Partner) R/o. 404, Raj Residency, Vidya Colony, Camp, Amravati - 444602	6. Smt. Rajanibai Jugalkishore Bajaj (Guarantor) R/o. 404, Raj Residency, Vidya Colony, Camp, Amravati - 444602
3. Shri Nareshkumar Jugalkishore Bajaj (Partner) At Post Nandgaon Peth, Taluka and District Amravati - 444901	7. Shri Rajesh Ramnarayan Mantri (Guarantor) Rathi Associates, Gulshan Tower, Near Panchasheel Cinema, Amravati - 444601
4. Shri Nitinkumar Jugalkishore Bajaj (Partner) At Post Nandgaon Peth, Taluka and District Amravati - 444901	

8. V.G.I Pharma Pvt. Ltd. (Borrower) Factory at: Plot No. J-8, MIDC Phase 3 and 4, At Post MIDC Shivar, Akola - 444104	12. Shri Nitinkumar Jugalkishore Bajaj (Guarantor) At Post Nandgaon Peth, Taluka and District Amravati - 444901
9. Shri Vinod Jugalkishor Bajaj (Director) R/o. 404, Raj Residency, Vidya Colony, Camp, Amravati - 444602	13. Smt. Rajanibai Jugalkishore Bajaj (Guarantor) R/o. 404, Raj Residency, Vidya Colony, Camp, Amravati - 444602
10. Shri Rohit Vinod Bajaj (Director) R/o. 404, Raj Residency, Vidya Colony, Camp, Amravati - 444602	14. Shri Nareshkumar Jugalkishore Bajaj (Guarantor) At Post Nandgaon Peth, Taluka and District Amravati - 444901
11. Shri Jugalkishore Hiralal Bajaj (Mortgagor & Guarantor) R/o. 404, Raj Residency, Vidya Colony, Camp, Amravati - 444602	

Dear Sir / Madam,

Sub: Notice of 15 days for sale of immovable and movable secured assets under Rule 8(6), 6(2) a/w 9(1) of the Security (Enforcement) Rules, 2002 by PUBLIC AUCTION

1. By the intimation of all Notice no 1 to 14 you are aware that The Akola Urban Co-Op. Bank, Akola (AUCBL) the original secured creditor, issued a demand notice dated 04.04.2015 & 02.05.2017 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, calling upon you all to pay the dues of Rs. 6,91,15,565/- (Rupees Six Crore Ninety-One Lakhs Fifteen Thousand Five Hundred and Sixty-Five Only) and as on 31.03.2015 & Rs. 18,50,30,215.47/- (Rupees Eighteen Crore Fifty Lakhs Thirty Thousand Two Hundred Fifteen Rupees and Forty-Seven Paise Only) and as on 31.03.2017 within 60 days from the date of receipt of the said notice in the account **VGI Marketing Division I & II AND V.G.I Pharma Pvt. Ltd.** respectively.
2. Since you failed to pay the dues within the time stipulated therein, the Authorized Officer of AUCBL, issued a notice dated 22.05.2017 & 31.07.2017 respectively, to the borrowers and public in general that it has taken possession of the property described below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 and 6 of the said rules.

Mouje Nandgaon Peth, Tq. & Dist. Amravati, bearing Nazul Sheet no. 4, Nazul Plot no. 879, Municipal Property no. 1035 (Old House no. 102) from Ward no. 4, having Area 640.6 Sq.mtrs. (6895.41 Sq.ft.)

Boundaries-

East	:	Road & Temple
West	:	Nazul Plot Nos. 878,882,885 & thereafter Fakirpura
North	:	Main Road towards Gram Panchayat
South	:	Nazul Plot No. 887, Fakir's House

3. You are also aware that pursuant to Assignment by AUCBL vide Assignment Agreement dated 28th September, 2021 along with underlying securities has absolutely assigned all its dues and rights to Omkara Assets Reconstruction Private Limited, (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate office at C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe Near Equinox, Kurla (West), Mumbai - 400070, acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust.
4. Accordingly, Omkara has stepped into the shoes of AUCBL, the original secured creditor and become entitled to recover entire outstanding dues and enforce the securities.
5. As you have failed and neglected to clear the dues of Omkara, the secured creditor, the physical possession of the movable/immovable secured assets have been taken over of by its Authorised officer. The said mortgaged property shall be sold by e-auction cum public auction after following all due process and procedure. Sale Notice attached for your reference.
6. We hereby give you all Notice no 1 to 14 jointly and severally notice of 15 (Fifteen) days under Rule 8(6), 6(2) a/w 9(1) of the Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 that abovesaid mortgaged property shall be sold.

7. You are also requested to ensure participation by parties interested in buying the movable/immovable secured assets in the sale as proposed above.
8. It is needless to add that you are entitled under section 13(8) of SARFAESI Act to redeem the securities by making payment of our entire outstanding dues of **Rs. 55,71,25,272/-** (Rupees Fifty-Five Crores Seventy-One Lakhs Twenty-Five Thousand Two Hundred and Seventy-Two only) as on 31.10.2022 together with further interest from 01.11.2022 and all costs charges and expenses any time before the closure of the sale.

Yours faithfully,
For Omkara Assets Reconstruction Company Pvt Ltd.
(Acting in its capacity as a Trustee of Ps 36/2021-22 Trust)

Authorised Officer
Nitin Ingle
(Assistant Vice President)