

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.06.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Vraj Fabrics (Borrower), Sanjaybhai Rameshbhai Virani (Proprietor/ Guarantor/ Mortgagor),	Property no. 1: - All that Piece or parcel of property bearing Plot No. 9/c, admeasuring 79.43 Square Meters, in "Shyani Apartment Co. Op Housing Society Limited" situated at revenue Survey No. 121/2, admeasuring 1770 Square Meters	Sanjaybhai Rameshbhai Virani & Rameshbhai Manjibhai Virani	Rs. 2,70,47,041.50 (Rupees Two Crore Seventy Lakh Forty-Seven Thousand Forty-One	12.11.2020	30.06.2024 (Physical Possession Date of both properties)	For Property no. 1: - Rs 49,00,000 (Rupees Forty-Nine Thousand	For Property no. 1: - Rs. 25,000/- (Rupees Twenty-Five Thousand only)	For Property no. 1: - Rs. 4,90,000/- (Rupees Four Lakh Ninety Thousand Only)	For Property no. 1: - 14.07.2025 (From 3.30 P.M. to 4.30 PM)



Rameshbhai Manjibhai Virani (Mortgagor/ Guarantor) & Shardaben Sanjaybhai Virani (Guarantor)	of Moje Fulpada, City of Surat, Dist. Surat. On the East: - Society On the West: - Plot No. 9/B On the North: - Society On the South: - 6.10 meters Society internal road		and Paise (Fifty Only)			Lakh (Only)			
(LAN: 603014028529)	Property no. 2:- All that piece and parcel of property bearing Flat No. 604 on the 6 th Floor admeasuring 1835 Square Feet Super Built up area & 1081 Square Feet i.e. 100.46 Square Meters, built up area along with 45.89 Square Meters undivided share in the parking in "Shivalki Heights Building No. A" situate at revenue survey no. 22, block no. 69, T.P. Scheme no.73, Final Plot No. 44 admeasuring 8335 Square Meters of Mouje Utran, City of Surat. East: Shopping & Kapodara - Utran Bridge main road North: 7.50 Meters Road & Block No. 107, Final Plot No. 50/A West: Road & COP Land South: Building No. B					For Property no. 2:- Rs 53,10,000 /- (Rupees Fifty-Three Lakh Ten Thousand Only)	For Property no. 2:- Rs. 25,000/- (Rupees Twenty-Five Thousand Only)	For Property no. 2:- Rs. 5,31,000/- (Rupees Five Lakh Thirty-One Thousand Only)	For Property no. 2:- 14.07.2025 (From 2.00 P.M. to 3:00 PM)
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449									

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	21.07.2025 till 6:00 pm
Date of E-Auction & Time	23.07.2025 12:00 P.M to 2:00 P.M



TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankcauction.com>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 02.07.2025

Place: Surat

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

