



**OMKARA ASSETS RECONSTRUCTION PVT. LTD.(OARPL)**

CIN: U67100TZ2014PTC020363

**Corporate Office:** Kohinoor Square, 47th Floor, N. C. Kelkar Marg,  
R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028

**Email:** s.banerjee@omkaraarc.com | **Tel.:** 022-26544000

(Acting as a Trustee of India Resurgence ARC Trust II)

**[Appendix - IV-A]**

**[See proviso to rule 8 (6) read with 9(1)]**

**PUBLIC NOTICE FOR E-AUCTION FOR 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) read with 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, Religare Finvest Ltd., in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 21.08.2018 under section 13(2) thereby calling upon borrower(s)/mortgagors/ guarantors/corporate guarantors i.e., 1. **Nakshatra Hotels Private Limited - (Borrower)** at Grand Nakshatra Hotel Pvt. Ltd., Nr. Ganesh Crossing, Anand, Gujarat 388001. 1(A) **Nakshatra Hotels Private Limited - (Borrower)** at Nakshatra F.P. No. 72, TPS No. 4, Nr. Ganesh Crossing, Anand, Gujarat 388001. 1(B) **Sachin Kumar Surendrabhai Patel - (Co-Borrower)** residing at - 5 Arya Nagar Society, Amul Dairy Road, Anand, Gujarat - 388001. 1(C) **Sarlaben Surendrabhai Patel - (Co-Borrower)** residing at - 5 Arya Nagar Society, Amul Dairy Road, Anand, Gujarat - 388001 and 1(D) **Trusha Sachin Kumar Patel - (Co-Borrower)** residing at - 5 Arya Nagar Society, Amul Dairy Road, Anand, Gujarat - 388001, for repayment of outstanding amount aggregating to **INR 14,37,67,886.31/- (Indian Rupees Fourteen Crore Thirty-Seven Lakh Sixty-Seven Thousand Eight Hundred Eighty-Six and Paise Thirty-One Only)** as on **20-08-2018** plus accrued interest within 60 days from the date of the said notice. The borrower(s)/mortgagors'/ guarantors/corporate guarantors having failed to repay the entire dues as per said Demand Notice within 60 days, the Authorized Officer of India Resurgence ARC Private Limited issued a notice under Section 13(4) under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and took Possession of the below mentioned secured property as on 15.10.2022.

Further, previously Religare Finvest Ltd has assigned the debt of Nakshatra Hotels Private Limited, to India Resurgence ARC Private Limited (IRAPL) as on 05.11.2019. & India Resurgence ARC Private Limited vide Security Receipt Purchase Agreement dated 16.08.2024 has transferred all rights, title, liabilities and obligations in favour of OARPL Acting as a Trustee of India Resurgence ARC Trust II, OARPL Acting as a Trustee of India Resurgence ARC Trust II has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security.

NOW THEREFORE the Authorized Officer of OARPL acting as a Trustee of India Resurgence ARC Trust II hereby intends to sell the below mentioned secured properties for recovery of dues. 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). The description of the immovable properties

along with details of reserve price and earnest money deposit (EMD) and known encumbrances is as mentioned below:

Sr. No.	Description of Property	EMD	Reserve Price
1	All that piece and parcel of Immoveable Property admeasuring 1162.50 Sq. Mtrs. and Guest House Admeasuring 2712.50 Sq. Mtrs. total 3875 Sq. Mtrs. together with all constructions therein, in Revenue Survey No. 1582/2, City Survey No. 56, T.P. Scheme No. 4, Final Plot No. 72 in the area of Village Anand, Taluka & District Anand.	INR 90,00,000/-	INR 9,00,00,000/-

<b>Date of E- Auction &amp; Time</b>	<b>13.05.2025 from 11am to 12pm</b>
<b>Date of Inspection</b>	<b>01.05.2025</b>
<b>Minimum Bid Increment Amount</b>	<b>INR 9,00,000/-</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	<b>12.05.2025</b>

The auction shall be conducted online through OAPL. The **last date of submission of bid** (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 12.05.2025 by 5:00PM. For detailed terms and conditions of the sale, please refer to the link provided in <https://omkaraarc.com/auction.php> and/or <https://www.bankeauctions.com/>. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction 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 [maharashtra@c1india.com](mailto:maharashtra@c1india.com), at 8866682937 and for any property related query contact the Authorised Officer, Mr. Shubhodeep Banerjee (Mo: 7558392736) Mail:s.banerjee@omkaraarc.com. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002**

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors of the above loan account under Rule 8(6) read with 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses 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.

Date: 22.04.2025

Place: Mumbai

Sd/-  
Authorized Officer,  
For Omkara Assets Reconstruction Pvt Ltd  
(Acting as a Trustee of India Resurgence ARC Trust II)

**The Terms and Conditions for the E-Auction Sale – A/c of Nakshatra Hotels Private Limited Auction Sale Notice dated 22-04-2025**

1. The auction sale will be conducted online on “As is where is”, “As is what is” “whatever there is” and “Without Recourse Basis “on **13.05.2025 from 11am to 12pm**
2. The auction will be conducted online through Omkara Assets Reconstruction Pvt Ltd.’s (Acting as a Trustee of India Resurgence ARC Trust II) (Omkara ARC) approved the auctioneer portal M/s.C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
3. The secured assets will not be sold below 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.
4. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is on **12.05.2025. up to 5 PM.**
5. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
6. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, effecting 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 (Acting as a Trustee of India Resurgence ARC Trust II). The property is being sold with all the existing and future encumbrances whether known or unknown to the OMKARA ARC (Acting as a Trustee of India Resurgence ARC Trust II).
7. 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 Authorized Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. OMKARA ARC (Acting as a Trustee of India Resurgence ARC Trust II) however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
8. All dues / arrears / unpaid taxes including but not limited sales taxes, dues of Municipal Taxes, Electricity Dues, Society Dues, Industrial Cooperation etc, labour / workmen dues / compensation if any or other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
9. The successful bidder shall deposit 25% of 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. 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.
11. The interested bidders shall submit their EMD details and documents through Web Portal: [bankeauctions.com](https://www.bankeauctions.com) through Login ID & Password. EMD amount should be paid by way of NEFT / RTGS payable at Mumbai in favor “India Resurgence ARC Trust II” which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT /**

RTGS payable at Mumbai in the following **Account Number: 5750000340699, Name of the Beneficiary: India Resurgence ARC Trust II”, Bank Name: HDFC Bank Limited Bank, Branch: Fort Mumbai, IFSC Code: HDFC0000060**, Please note that the Cheques shall not be accepted as EMD amount.

12. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
13. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction 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) ,
14. The bidders must hold valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Omkara ARC (Acting as a Trustee of India Resurgence ARC Trust II)/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
15. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
16. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of 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.
17. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do 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.
18. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer **Mr.Shubhdeep Banerjee (Mo: 7558392736), Mail: s.banerjee@omkaraarc.com** or at address as mentioned above in office hours during the working days.
19. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
20. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
21. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.
22. 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.
23. If a bidder places a bid in the last Five (5) minutes of the closing of the E-Auction the Auction’s Duration shall automatically extend for Five (5) minutes from the time the bid comes in. Please note that the auto-extension shall be unlimited times and will take place only if a valid bid comes in the last Five (5) minutes of closing.
24. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
25. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. Further, it shall also be deemed that the bidders(s) have participated in accordance of the spirit of Section 29A of the Insolvency & Bankruptcy Code,2016 in terms of Related Party Transactions. Intending bidders shall comply and give declaration under the Section 29A

of Insolvency and Bankruptcy Code, 2016 along with the Bid, in case of failure of the same amount paid shall be forfeited.

**Date:**

**Place:**

Sd/-  
**Authorized Officer,**  
**For Omkara Assets Reconstruction Pvt Ltd**  
**(Acting as a Trustee of India Resurgence ARC Trust II)**