

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West),
Mumbai – 400028. Tel: 022-6923 1111

CIN: U67100TZ2014PTC020363

E-Auction Sale Notice for Sale of Immovable and Movable 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 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, the physical possession of which has been taken by the Authorised Officer of India Resurgence ARC Private Limited (IRAPL), will be sold on As is where is”, “As is what is”, and “Whatever there is” and “Without recourse Basis” for recovery of is INR 1,76,50,813 /- (Indian Rupees One Crore Seventy-Six Lakhs Fifty Thousand Eight Hundred and Thirteen Only) as on 31.07.2025 due to Omkara Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column. Religare Finvest Ltd (Original Lender) had assigned the debt of the below mentioned borrowers to IRAPL acting as a Trustee of India Resurgence ARC Trust II on 05.11.2019. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has now become the new Trustee of India Resurgence ARC Trust II in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security.

Borrower/Co-Borrower/Guarantors/ Mortgagors	Date of Demand Notice u/s 13(2) and 13(4) of SARFAESI Act.	Description of Property	Reserve Price (in Rs)	EMD (in Rs)	Inspection Date/Time
Borrower: - M/S. Abhinav Sales Co Borrowers:- Abhinav Singhvi, Nirmala Singhvi, Tirupati Multitrade Private Ltd, Anuj Singhvi, Ashok Kumar Jain,	<ul style="list-style-type: none">13(2) Notice issued on 10.06.202013(4) Physical possession taken on 26.06.2024	All That Piece And Parcel Of P No 6, Hill Viw Farm House Yojana, Gram Pahariya, Ranwal Tehsil- Phagi, District- Jaipur, Rajasthan, Admeasuring 2996.66 Square Yards. Boundaries As Follows:- North: Public Road, South: Other Land, East: Plot No. 5, West: Club.	Rs. 35,00,000/ -	Rs. 3,50,000/-	11.09.2025 from 12:00 PM to 02:00 PM

Note: - No Known Encumbrance**TERMS & CONDITION OF THE AUCTION:**For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/>.

The auction shall be conducted online through OARPL. 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 **24.09.2025 by 5:00 PM**. 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. ARCA EMART Pvt.Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mo: 9819058003) Mail: harshwardhan.kadam@omkaraarc.com.

IMPORTANT DATES

Payment of EMD	Submission of BID	E-Auction Date & Time
24/09/2025 up to 5:00 PM	24/09/2025 up to 5:00 PM	25/09/2025 from 11:00AM to 12:00 PM

Minimum Bid Increment Amount	Rs. 35,000/- (Rupees Thirty Five Thousand only)
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STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) 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 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. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Date: 04.09.2025

Place: Mumbai

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