

**Omkara Assets Reconstruction Private Limited**

**Registered Office:** No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur – 641607.

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400 028.

Tel.: 022 6923 1111 / 9173670406

**[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) and 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 **Kamlesh Dineshbhai Khunt** and co-borrower **Vipul Dineshbhai Khunt, Bhnauben Dineshbhai Khunt** that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Fullerton India Credit Company Ltd, the original Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 21/08/2025 at 01.00 pm to 02.00 pm (last date and time for submission of bids is 20/08/2025 by 6.00 PM), for recovery of **Rs. 18,13,388/- (Rupees Eighteen Lakhs Thirteen Thousand Three Hundred Eighty Eight Only)** as on **04.05.2019** Plus expenses and all future Interest s w.e.f. 05.05.2019 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 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 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:

<b>DESCRIPTION OF THE PROPERTY</b>	<b>Reserve Price</b>	<b>EMD</b>
All that piece and parcel Non-Agricultural land bearing plot no. 79, admeasuring 98.61 sq. mts, along with 11.26 sq. mts, undivided share in the land of road & Cop total adm. 109.87 sq mts. Shilalekh Residency situates at block no. 118 admeasuring 15884 sq. mtrs. Of Moje village, Utiyadara, Taluka, Ankleshwar Dist. Bharuch, Gujrat  Bounded with - North: Agricultural Land South: Plot no 80 East: Plot no. 78 West: Agricultural Land	<b>Rs. 5,10,000/-</b>	<b>Rs. 51,000/-</b>

<b>Date of E – Auction</b>	<b>21/08/2025 From 01.00 pm to 2.00 pm</b>
<b>Minimum Bid Increment Amount</b>	<b>Rs. 10,000/- (Rupees Ten Thousand only)</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	<b>20/08/2025 by 6:00 pm</b>
<b>Date of Inspection</b>	<b>11/08/2025 between 10.30 am to 11.30 am (only on prior confirmation)</b>
<b>Known Liabilities</b>	<b>Not Known</b>

This Publication is also a 'Fifteen Days' notice to the borrowers/co-borrower 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>. and the contact details of authorised officer Pratiksha Patel: 9773406175 Email: Pratiksha.patel@omkaraarc.com, Also at Gehna Balwani :9173670406 and Email gehna.balwani@omkaraarc.com. 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. Bhavik Pandya, Mobile :8866682937 Email – HYPERLINK "mailto:-Maharashtra@c1india.com"Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

**Date: 29.07.2025**

**Place: Bharuch**

**Sd/-**  
**Authorized Officer,**  
**Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)**