

| E-AUCTION SALE NOTICE | | Omkara Assets Reconstruction Pvt. Ltd. Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607. Corporate Office: Kohnoor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Tel: 022-6923 1111 |
|-------------------------------------|-------------------------------------|--|
| Date: 05th September 2025 | Time: 12:00 PM - 01:00 PM | |

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) y/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 Bank of Baroda. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 25/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 20.03.2021 from 'Bank of Baroda' (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 possession of the below mentioned secured property from the assignor. 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 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), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column.

| Borrower/Co-Borrower/Guarantors/ Mortgagors | Date of Demand Notice u/s 13(2) and 13(4) of SARFAESI Act. | Description of Property | Nature of Property | Reserve Price (in Rs) | EMD (in Rs) | Inspection Date/Time |
|---|---|--|--------------------|-----------------------|----------------|--------------------------------------|
| Borrower: - M/s. Meenal Trading Private Limited Personal Guarantees: 1. Mr. Romen Mohanlal Patel 2. Mr. Pankaj Mohanlal Patel Legal heirs of Late Mohanlal Patel: 1. Mrs. Kokilaben Mohanlal Patel 2. Mrs. Sheetal Patel Corporate Guarantees: 1. M/s Mocha Trading Pvt. Ltd. | 13(2) Notice issued as on - 13.07.2013 for the recovery of the amount of Rs. 1585.54 Lakhs as on dated 30.06.2013 & further any other Future charges & Interest thereon. 13(4) dated 29.10.2013 | Unit No. 2 (418 sq. ft.) & 3 (370 sq. ft.), Fifth Floor of the Building known as "Sugar House Premises Co-Operative Society Limited", Mandva Division, at 93/95, Kazi Syed Street, Mumbai- 400003, with total area of 788 sq. ft. in the name of Late Mr. Mohanlal M. Patel. | Commercial Office | Rs. 65,00,000/- | Rs. 6,50,000/- | 25.08.2025 from 03:00 PM to 05:00 PM |
| Total | | | | Rs. 65,00,000/- | Rs. 6,50,000/- | |

Note: -Known Encumbrance



As per the Society's Notice (Sugar House Premises Co-Operative Society Limited) dated 05th March 2025, the total maintenance amount due on both properties are as under:-

| Sr. No. | Bill Period | Particular | Amount due (In Rs.) |
|---------------------|--------------------------|---|---------------------|
| Unit/Office No. - 2 | April 2012 to March 2025 | Maintenance outstanding (Including last 2 years Property Tax) | 13,87,177 |
| Unit/Office No. - 3 | April 2012 to March 2025 | | 13,59,442 |
| Total | | | <u>27,46,619</u> |

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 **04.09.2025 by 6:00 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. Vinod Pungliya, Mobile No.: +91 93231 88245, Mail: vinod.pungliya@omkaraarc.com.**

IMPORTANT DATES

| Payment of EMD | Submission of BID | E-Auction Date & Time |
|------------------------------|--------------------------|---|
| 04/09/2025 up to 6:00 PM | 04/09/2025 up to 6:00 PM | 05/09/2025 from 12:00 Noon to 01:00 PM |
| Minimum Bid Increment Amount | | Rs. 50,000/- (Rupees Fifty Thousand only) |

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: 18.08.2025
Place: Mumbai

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd
(Acting in its capacity as a Trustee of Omkara PS 25/2020-21 Trust)

