

Omkara Assets Reconstruction Private Limited Registered Office: No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607. Corporate Office: Kohinoor Square, 47 th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. Tel.: 022-6923 1111/ 9173670406	
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[Appendix - IV-A]

[See proviso to rule 8 (6)]

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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/ co-borrowers/ mortgagors Mrs. Jyotiben Prakashbhai Lalwani and Lal Prakashbhai Lalwani, that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 25/05/2025, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 18/09/2025 between 01.00 pm to 2.00 pm (last date and time for submission of bids is 17/09/2025 by 6.00 PM), for recovery of **Rs. 1,05,55,573.12/- (One Crore Five Lakhs Fifty Five Thousand Five Hundred Seventy Three Rupees and Twelve Paise Only)** as on **15.04.2024** Plus Interest and Expenses w.e.f. 16.04.2024 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

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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:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
District Sub-District Ahmedabad-6 (Naroda) CT Taluka in the vicinity of Moje Village Sardarnagar, CT Survey No. 3817 paiki among plot No. 27 there is Neelkanth Bungalow and among that is Bungalow No. 1 admeasuring approximately 160 sq. yards i.e. 133.78 sq. mtrs. and common plot and road varade 28.83 sq. mtrs. Thus, a total of 162.61 sq. mtrs is free hold possession of the owner of the property. Among 162.61 sq. mtrs the constructed area of the property is 108.67 sq. mtrs. Boundaries- North: Apartment. South: Bungalow No. 2 East: Plot bearing CT Survey no: 3818 West: Private path	Rs. 47,25,000/-	Rs. 4,72,500/-

Date of E - Auction	18/09/2025 at 01.00 pm to 02.00 pm
Minimum Bid Increment Amount	Rs. 25,000/- (Rupees Twenty Five Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	17/09/2025 by 6:00 pm
Date of Inspection	01/09/2025 between 10.00 am to 11.00 am (only on prior confirmation)
Known Liabilities	Not Known

This Publication is also a ‘Thirty Days’ notice to the aforementioned borrowers/co-borrower under Rule 8(6) 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- gehnabalwani@omkararc.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 :88666 82937 Email –Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016, for detailed information please refer to the Terms and Conditions.

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Date: 04.08.2025
Place: Ahmedabad

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