

**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

**Sale notice for sale of immovable properties**

[Appendix - IV-A]

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

**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) read with 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 **Rakesh Maganbhai Thakur** and co-borrower **Sapana Rakesh Thakur** 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 Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 12<sup>th</sup> April 2022, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 21/08/2025 at 1.00 pm to 2.00 pm (last date and time for submission of bids is 20/08/2025 by 6.00 PM), for recovery of **Rs. 6,25,836.97/- (Rupees Six Lacs Twenty-Five Thousand Eight Hundred Thirty-Six and Ninety Seven Paise Only)** as on **12.09.2019** Plus Interest and Expenses w.e.f. 13.09.2019 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 Housing Finance 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
All that piece and parcel of Property Bearing Flat No. N/402, admeasuring 36.00 Sq. Yards i.e 30.10 Sq. Mts. With applicable undivided share in the land of scheme, Fourth Floor, Thereon "Suramya Apartment Co. Op Housing Society Ltd," of Land bearing Survey No. 197, Final Plot No.62, of T.P Scheme No. 46 (Ghodasar-1), Mouje(Sim) Ghodasar, Ta. Maninagar, in the Registration District Ahmedabad and sub District Ahmedabad-5 (Narol). surrounded by the boundaries:-  East:- Society Road West:- Block M Terrace	Rs. 4,50,000/-	Rs. 45,000/-

North:- Flat No N/401		
South:- Flat No N/403		

<b>Date of E – Auction</b>	<b>21/08/2025 between 1.00 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>04/08/2025 between 10.00 am to 11.00 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) read with 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](mailto: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 – Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

**Date: 29.07.2025**

**Place: Ahmedabad**

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