

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]

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) 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 /mortgagors/ guarantor(s) being Rohini Fibres Limited (Borrower) and Shri Babulal Aggarwal, Shri Alok Kumar Aggarwal, Shri Mahendra Kumar Aggarwal, Shri Suman Aggarwal (Guarantors) 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 from the Authorised Officer of SASF, on 28/11/2024, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 05/06/2025 between 01:00 P.M. to 02:00 P.M (last date and time for submission of bids is 04/06/2025 by 6:00 P.M.), for recovery of **Rs. 12,26,49,371 (Rupees Twelve Crore Twenty-Six Lakhs Forty Nine Thousand Three Hundred Seventy-One Only)** Plus Interest and Expenses w.e.f. March 31, 2006 (as per the contractual and financing documents) due to the Omkara Assets Reconstruction Private Limited / Secured Creditor from above mentioned borrower and guarantor(s)/mortgagors.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 13/2024-25 Trust) (OARPL) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 31/08/2024 along with underlying security from Stressed Assets Stabilization Funds. Pursuant to the same OARPL is entitles to recover the dues and enforce the securities.

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 those pieces and parcels of the leasehold land admeasuring 7705 sq mtrs situated at Plot Nos. 67 & 68, Malanpur Industrial Area, Tehsil Gohad, Dist. Bhind, Madhya Pradesh	Rs. 75,00,000/-	Rs. 75,000/-

Date of E - Auction	05/06/2025 at 01:00 P.M. to 02:00 P.M.
Minimum Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	04/06/2025 by 6:00 P.M.
Date of Inspection	29/05/2025 between 02:30 P.M. to 04:30 P.M (only on prior confirmation)
Known Liabilities	Not Known

This Publication is also a 'Fifteen Days' notice to the borrowers/co-borrower/mortgagors/guarantors 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 Devang Khira :9619422209 (devang.khira@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.

STATUTORY NOTICE FOR SALE UNDER RULE 6(2) AND RULE 8(6) AND RULE 9(1), OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.
This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under rule 8(6) and rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The 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 interest, cost & expenses as per the provisions of 13 (8) of SARFAESI Act 2002. 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.

Date: 16/06/2025

Place: Bhind, M.P.

Sd/-
Authorized Officer,
Devang Khira/DVP
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust)