

Omkara Assets Reconstruction Private Limited

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg,
R.G. Gadkari Chowk, Dadar(W), Mumbai – 400028
Tel: 7303021311



[Appendix - IV-A]

[See provision to rule 8 (6)]

Public Notice For E-Auction 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 provision 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/Co-borrower/Guarantor/Mortgagor viz. **M/s H. Sakhiya Fashions Pvt Ltd, having Co-borrower/Guarantor/Mortgagor as Mr. Hiteshbhai Devshibhai Sakhiya, Mrs. Manishaben Hiteshbhai Sakhiya, Mr. Hirpara Niteshkumar Dudabhai, Mr. Kapadiya Kishorbhai Ravjibhai, and Mr. Kapadiya Bharatbhai Ravjibhai** that the below described immovable properties mortgaged/charged to TJSB Sahakari Bank Ltd., the Secured Creditor who in turn assigned the underlying security interest therein unto the Omkara Assets Reconstruction Private Limited (OARPL), wherein, the physical possession of the mortgaged asset has been taken by the Authorised Officer of the OARPL on 10.11.2023, who are now the Secured Creditor, thus, the said property shall be sold on "*As is where is*", "*As is what is*", and "*Whatever there is*" and "*Without recourse basis*" **on 09.09.2025 at 11:00 am (last date and time for submission of bids is 08.09.2025 by 6:00 pm)** for recovery of Rs.8,00,22,378/- (Rupees Eight Crores Twenty-Two Thousand Three Hundred Seventy-Eight Only) due and payable as on 23.08.2018 with further Interest and Expenses we.f. 09.01.2015 due to the OARPL, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

OARPL (acting in its capacity as trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts due and payable by the Borrower/Co-Borrower/Guarantor/Mortgagor vide Assignment Agreement dated 14.08.2019 along with underlying security from TJSB Sahakari Bank Ltd.

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:

Description of immovable property	Reserve Price	EMD	Bid Increment Amount
Shop No. 206, 207, 208 & 209, Abhinandan Royal, F. P. No. 163 paiki of T. P. Scheme No. 9, Survey No. 89, Village Majura, Taluka & District Surat. (Admeasuring 2370 sq ft + 569 sq ft of terrace)	Rs. 82,00,000/-	Rs. 8,20,000/-	Rs. 1,00,000/-

Date of E- Auction	09.09.2025 at 11.00 am
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	08.09.2025 by 6:00 pm
Last Date to Withdraw the BID	08.09.2025 by 6:00 pm
Date of inspection	22.08.2025 – between 02:30 pm to 03:00pm
Known Encumbrance Details	Not Known

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>. Bidder may also visit the website <http://www.bankeauction.com>

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. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Abhishek Shelar, Mobile: +91 8097998596 Mail: abhishek.shelar@omkaraarc.com At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code, 2016.

Date: 14.08.2025

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)