

Registered Office: No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607.
Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. **Tel.:** 022-6923 1111/ 9173670406

[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 6 (2) and 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 / guarantor(s) being **Indermal Samrathmal Infrastructure Pvt. Ltd. (Borrower)** and **Shri Ajay Motilal Agrawal, Shri Rajendra Kumar Samrathmal Chordia, Shri Ajaykumar Gynachand Jain and Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia** [Hindu Undivided Family (HUF)] (Guarantors) that the below described movables and 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 27/11/2024, will be sold on **"As is where is", "As is what is", "Whatever there is" and "without recourse basis"** on **30/06/2025 between 01:00 P.M. to 2:00 P.M.** (last date and time for submission of bids is **27/06/2025 by 4:00 PM**), for recovery of **Rs. 83,05,74,353 (Rupees Eighty-Three Crore Five Lakh Seventy-Four Thousand Three Hundred Fifty Three Only)** Plus Interest and Expenses w.e.f. 01.06.2019 (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 Movable and 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 pieces or parcels of land bearing hereditments and premises, bearing Municipal No.26/226/73 admeasuring 303.22 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 277 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh, in the state of Madhya Pradesh together with the buildings and structures standing thereon at ground floor and first floor. i.e. structure of office premises and bound as follows, that is to say Bounded: On the North by: Smt Tarabai Samarthmal Chordiya On the South by: Shri Shyamlal Galiyara and thereafter Smt Shantadev, On the East by: Chandani Chowk Road and On the West by: Sutari Road. Together with all building and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth. | Rs. 6,45,30,000/- | Rs. 64,53,000/- |
| Date of E- Auction | 30/06/2025 at 01:00 P.M. to 02:00 P.M. | |
| Minimum Bid Increment Amount | Rs. 5,00,000/- (Rupees Five Lakh only) | |
| Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: | 27/06/2025 by 4:00 P.M. | |
| Date of Inspection | 20/06/2025 between 11:00 A.M. to 12:00 P.M. (only on prior confirmation) | |
| Known Liabilities/Encumbrances | Not Known | |

This Publication is also a 'Fifteen Days' notice to the borrowers/co-borrower/mortgagors/ guarantors under Rule 6(2) and 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 6(2) and 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.