

[Appendix - IV-A][See proviso to rule 8 (6) and 6 (2)]
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTY
DATE OF E-AUCTION: 11.08.2023
E-Auction Sale Notice for Sale of Movable & Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) and 6 (2) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantor(s) that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the **physical/ symbolic possession** of which has been taken by the Authorised Officer of Bank of India/ Omkara Assets Reconstruction Pvt. Ltd ("OARPL"), a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 and Corporate office at C/515, Kanakia Zillion, Junction of LBS Road & CST Road, BKC Annexe, Kurla (West), Mumbai 400070. Erstwhile Andhra Bank, erstwhile Dena Bank, Bank of Baroda, Bank of India, Indian Bank and IDBI bank vide Deeds of Assignment dated 3rd January 2018, 14th December 2018, 31st March 2020, 31st December 2020, 31st March 2021 & 29th April 2023 assigned the debt of **Sanghavi Exports International Private Limited ("SEIPL")** to OARPL acting in its capacity as Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust, Omkara PS 20/2020-21 Trust, Omkara PS 30/2020-21 Trust Omkara PS 02/2023-24 Trust respectively.

Accordingly, OARPL is entitled to recover dues and enforce the securities. The Secured Assets will be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" on **11.08.2023 at 11.00 AM** (last date and time for submission of bids is 10.08.2023 by 4:00 PM, for recovery of amount shown below in respective column due to OARPL as Secured Creditor from the Borrower and Guarantors shown below.

The Reserve Price and the earnest money deposit of respective property has been mentioned below in respective column.

The description of Borrowers and mortgagors with description of the movable and immovable property and known encumbrances (if any) are as under: -

Sr. No.	Name of Borrower and Guarantors	Outstanding Dues in Rs.		Date of Demand Notice	Date of Possession
1	Borrower: Sanghavi Exports International Private Limited (in liquidation under IBC, 2016) Guarantors: (1) Mr. Kalpesh. V. Sanghavi, (2) Mr. Jayesh V. Sanghavi, (3) Mr. Kirtilal R. Sanghavi, (4) Mr. Chandrakant R. Sanghavi, (5) Mr. Rameshchandra R. Sanghavi, (6) Mr. Ketan K. Sanghavi, (7) Mr. Viren K. Sanghavi, (8) Mr. Agam K. Sanghavi, (9) Mrs. Bharitben V. Sanghavi, (10) Mrs. Pramilaaben K. Sanghavi, (11) Mrs. Kalpanaben R. Sanghavi, (12) Mrs. Devikaben C. Sanghavi, (13) Ms. Nikitaben V. Sanghavi, (14) Kirtilal R. Sanghavi (HUF), (15) Rameshchandra R. Sanghavi (HUF), (16) Chandrakant R. Sanghavi (HUF), (17) Vasantlal Sanghavi (HUF), (18) Sanghavi Family Trust, (19) Royal Estate Holding India Pvt Ltd, (20) Sanghavi Star Retail Pvt Ltd, (21) Sanghavi Jewellery Mfg. Pvt Ltd, (22) Sanghavi Diamond Mfg. Pvt Ltd	Financial Creditor	Dues as on 15.12.2020	09-12-2019 & 24-03-2021	30-09-2021 / 04-10-2021 / 18-10-2021 / 13-10-2020 & 04-04-2022
		OARPL			
		As assignee of erstwhile Andhra Bank	79,14,86,985		
		As assignee of erstwhile Dena Bank	120,84,32,089		
		As assignee of Bank of Baroda	69,53,44,692		
		As assignee of Bank of India	404,06,99,250		
		As assignee of Indian Bank	96,78,71,602		
		As assignee of IDBI Bank Limited	66,48,03,907		
		Sub-total (OARPL)	836,86,38,525		
		State Bank of India	121,85,47,697		
		Union Bank of India	93,65,62,549		
		Sub-total	215,51,10,246		
		Grand Total	1052,37,48,771		
		Total dues as on 15.12.2020 : Rs.1052,37,48,771 (Rupees One Thousand Fifty-Two Crores Thirty-Seven Lakhs Forty-Eight Thousand Seven Hundred and Seventy-One only)			

Lot. No.	Description of immovable property	Mortgagor	Area	Inspection Date & Time	Reserve Price (Rs. lakhs)	EMD (Rs. lakhs)	Bid Increment Amount (Rs. lakhs)
1	Office Premises No. 502, Prasad Chambers constructed over land bearing Cadastral Survey No. 1487 of Girgaum Division, at Opera House, Mumbai Known encumbrances: Outstanding society dues as amounting to Rs.24,48,867/- as on 05.08.2021 Electricity dues of Rs. 17,910/- as on 12.04.2021.	SEIPL	1010 sq.ft. carpet	27.07.2023 11:00 am to 12:00 pm	328	32.8	5.00
2	Industrial plots and factory premises constructed thereon bearing Plot No. 5/A-1 & 5/A-2, Revenue Survey No. 14, Final Plot No. 19, village Tunki, Surat. Known encumbrances: Property tax dues of Rs. 21,02,791/- as on 13.01.2022, and Water connection dues of Rs. 70,752.21 as on 01.03.2022.	SEIPL	Land - 2412 sq.mtr. Bldg 62,456 sq.ft. approx..	26.07.2023 4:00 PM to 6:00 PM	2217	221.7	20.00
3	Machinery at above	SEIPL			191	19.1	3.00

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4	Machinery installed/ erected in the factory at Plot No. 202 & 203, Surat SEZ, Sachin, Surat	SEIPL		26.07.2023 11:00 AM to 12:00 PM	13	1.3	0.25
5	Office Premises No. 2 and 102 (merged), at Ashish Chambers, Nondh No. 1976, Mahidharpura, Surat Below Office Premises at Diamond Trader Apartment, situated on land bearing Nondh Nos. 1978 to 1981 and 2887 to 2890 of City Survey No. 6, at Dalgia Moholla, Mahidharpura Area of City of Surat. Known Encumbrances for the below mentioned properties Maintenance overdue 101 & 102 Rs.91,680 as from 01.04.2019 to 31.03.2023 108, 109 & 110 Rs.1,22,800 as from 01.04.2019 to 31.03.2023 501 Rs.92,000 as from 01.04.2019 to 31.03.2023 Fire Safety overdue amount for 101 & 102, 108, 109 & 110, 501 is Rs.30,000 from 01.04.2019 to 31.03.2020 Generator exp overdue amount for 101 & 102, 108, 109 & 110, 501 is Rs.20,000 from 01.04.2021 to 31.03.2022	SEIPL	790 sq.ft. BUA	26.07.2023 2:00 PM to 3:00 PM	40	4.00	1.00
6	Office No. 101 & 102 (merged)	SEIPL	1146 sq.ft.	26.07.2023 2:00 PM to 3:00 PM	72	7.2	2.00
7	Office No. 108 to 110 (merged)		1535 sq.ft.		96	9.6	3.00
8	Office No. 501		733 sq.ft.		46	4.6	1.00
9	Factory Land - Industrial Plot no. 4/A-1, 4/A-2, 4/A-3, 4/A-4 & 4/A-5, Tunki Village, Surat with building thereon	Late Mr. Vasantlal R. Sanghavi (now his legal heirs), Mr. Chandrakant R. Sanghavi, Mr. Rameshbhai R. Sanghavi, Mr. Kirtilal R. Sanghavi and M/s Sanghavi Exports (now SEIPL)	Land - 4537.159 1 sq.mtr. Bldg 7089.28 sq.mtr. approx	26.07.2023 4:00 PM to 6:00 PM	2580	258.0	25.00

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

TERMS & CONDITIONS:

- The auction will be conducted 'ONLINE' through OARPL's approved service provider M/s. C-1 India Pvt Ltd., Gurgaon, E-Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
- 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. Haresh Gowda, Mobile : 95945 97555 E mail hareesh.gowda@c1india.com.
- For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Neelam Patel (Mob. No. 9819963344) (Email ID neelam.patel@omkaraarc.com) & Akshay Shah (Mob. No. 9833505891) (Email ID akshay.shah@omkaraarc.com)** or at address as mentioned above in office hours during the working days.
- The movable and immovable property will be sold in LOT WISE.
- Priority will be given to the Bidder who will Bid for the Lot 2 & Lot 3 together.
- Sale of movable properties under Lot 4 will also be subject to SEZ Rules & Regulations.
- The property under Lot 1 to 8 is under PHYSICAL possession of OARPL, whereas the property under Lot 9 is under SYMBOLIC possession of OARPL.
- To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above.

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) and 6(2) read with rule 9 (1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 6(2) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public 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 further interest, cost & expenses till the date of payment. 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) Rules, 2002.

Sd/-Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.

Date: 17.07.2023

Place: Mumbai

(Acting in its capacity as a Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust, Omkara PS 20/2020-21 Trust, Omkara PS 30/2020-21 Trust & Omkara PS 02/2023-24 Trust)