

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**  
 CIN: U67100TZ2014PTC020363  
 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028  
 Email: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com  
 Authorised Officer M no.: +918657969231 / +918657969233

**[Appendix - IV-A]**  
**[See proviso to rule 8 (6) r/w 9(1)]**  
**PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, physical possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and 13 (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.06.2023 (IN INR)	Demand Notice Date	Physical possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	1.M/S Galaxy Marketing (Through its Proprietor Mrs. Amrita Nebhani alias Mrs. Amrita Talreja)	All the part and parcel of property bearing Shop No. 48 at Lower Ground Floor of Shyam Sqaure admeasuring Built Up Area -215 Sq. Ft situated Part of Plot No. 1, Part of Survey/Khasra No. 117/2 & 136/1, Devendra Nagar Scheme No. 32 of RDA, Village Pandri Tarai, P.H. No. 109, Shahid Henu	Mrs. Amrita Nebhani alias Mrs. Amrita Talreja	Rs. 43,04,347.04 (Rupees Forty Three Lakhs Four Thousand Three Hundred Forty Seven and Four only)	23.06.2021	28.06.2023	Rs. 36,86,000/- (Rupees Thirty Six Lakhs Eighty Six Thousand Only)	Rs. 25,000/-	Rs. 3,68,600/- (Rupees Three Lakhs Sixty Eight Thousand Six Hundred Only)	24.04.2024 01.00 P.M. to 4:00 P.M.
	2.Mrs. Amrita Nebhani alias Mrs. Amrita Talreja									
	3.Mr. Ravish Kumar Talreja									



<p>Kalani Ward No. 35, City, Tehsil and District-Raipur, Chhattisgarh and bounded by (as per Sale Deed):  North: Open Space  South: Corridor  East: Shop No. 46  West -Shop No. 49</p> <p>***The details of the property are more specifically described in the Deed No. 3471(kh) dated 19.08.2015 in the name of Smt. Amrita Talreja alias Amrita Nebhani w/o Mr. Ravish Kumar Talreja.</p>							<p>Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555</p>
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Last date and time for submission of bid letter of participation/KYC Document/Proof of EMID	13.05.2024 till 5:30 pm
Date of E-Auction & Time	15.05.2024 12:00 pm to 2:00 pm

**TERMS & CONDITION OF THE AUCTION:** For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPI) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankeauction.com>.

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

This notice is also a mandatory notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of 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.

Date: 05.04.2024  
Place: Raipur, Chhattisgarh

Sd/-  
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS-30/2021-22 Trust)

