


<p>OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED</p> <p>Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607. Ph No. 04212221144</p> <p>Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028</p>	
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[Appendix - IV-A]

[See proviso to rule 8(6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: 07 December 2023.

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower (s) and Co-borrower (s) named hereinafter that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of M/s. Omkara Assets Reconstruction Pvt. Ltd. (OARPL), Magma Housing Finance Limited MHFL (Now Poonawalla Housing Finance Limited PHLF) vide Assignment Agreement dated 30-09-2021 assigned the debt of below mentioned Borrower (s) and Co-borrower(s) to M/s. Omkara Assets Reconstruction Pvt. Ltd. (OARPL) a Company incorporated under the Companies Act 1956 and registered with Reserve Bank of India as Securitisation and Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028 and acting as a Trustee of Omkara PS 26/2021-22 Trust.

Further, the physical possession of the secured asset (s) has been taken by the Authorised Officer of Secured Creditor and the said asset (s) will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgagor(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below:

Name of Borrower and Co-borrower	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice	Date of Possession	Reserve Price (Rs)	EMD (Rs)	Inspection Date and Time	Incremental value
1. Hina Bharat Kumar Mali (Borrower) 2. Bharatkumar Jodharam Mali (Co-Borrower)	Flat No. 304-305, 3 rd Floor Raghunandan Residency, R S No. 442 + 443, Block No 803, 804, 805, 806, Umbhel, Kemrej, Dist. Surat-394325 totally adm. 482.52 sq. mtrs.	Rs. 20,33,376/- (Rupees Twenty Lakh Thirty-Three Thousand Three Hundred Seventy-Six Only) as on 23-06-2021	23.06.2021 By MHFL	31.01.2022	9,90,000	99,000	30.11.2023 12 am to 2 pm	10,000
1. Fulkumari Devi (Borrower) 2. Chandrashekar Yadav (Co-Borrower)	Row House, Survey No 142, Block No 144/A, Plot No 86, Shiv Puja Residency, Constructed on Land Situated at	Rs.14,61,765/- (Rupees Fourteen Lacs Sixty-One Thousand Seven Hundred Sixty-Five	10.06.2021 By MHFL	31.01.2022	8,00,000	80,000	01.12.2023 11 am to 1 pm	10,000

	Moje: Makana, Tal: Kamrej, Dist. Surat, Surat 394325 Adm 50.17 sq. mtrs.	Only) as on 09-06-2021						
1. Sangitaben Ramkumar (Borrower) 2. Ramkumar Dhirau (Co-Borrower)	Flat No., 111 on the 1st floor "Shiv Residency of Shree Residency" situated at old block no. 434, 435, 436, 437 (re-survey new block no. 484, 486, 488, 489) paikee plot no. 5 total of Moje Village Haldharu, Ta Kamrej, District: Surat. built up area 29.75 sq. mts.	Rs.9,41,558/ (Rupees Nine Lacs Forty-One Thousand Five Hundred and Fifty-Eight Only) as on 09-06-2021	10.06.2022 By MHFL	1.02.2022	3,60,000	36,000	01.12.2023 2 pm – 4 pm	10,000
Last Date for payment of EMD & Submission of Bid Form: 05-12-2023 up to 6:00 P.M								
Auction Date and Time: 07-12-2023 Time: 03:00 P.M – 05:00 P.M.								

1. 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 or Mr. Bhavik Pandya, Mobile : 88666 82937 E mail – maharashtra@c1india.com
2. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer -Kalpesh Ojha (Mobile – 9769825323), E-Mail: kalpesh.ojha@omkaraarc.com or at address as mentioned above in office hours during the working days.

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) & 9(1) and 6(2) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Fifteen days (15) days to the Borrower (s) /Co-Borrower (s) of the above loan account under Rule 8 (6) & 9(1) and 6(2) of Security Interest (Enforcement) Rule, 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 cost & expenses. 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.

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of **Omkara PS26/2021-22** Trust)

Date: 18-11-2023

Place: Mumbai