

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
 CIN: U67100TZ2014PTC020363
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[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, 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 (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 24.06.2024 (IN INR)	Demanded Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Anjali Tyres Sales and Services (Borrower), Mr. Nikhil Punjabi (Guarantor)/ Proprietor), Mrs. Aartiben Chanshyamdas Punjabi (Guarantor and Mortgagor)	All the piece and parcels of the property being Registration District Baroda Sub District Vadodara land bearing R.S. No. 817, Hissa No. 2/1 Paiki, Plot No. 2, C.S. No. 3743 (area admeasuring 397.98.78 Square Meter) in constructed the scheme in the name and style of "Sonamahal" on Second Floor, Flat No. 204, Built	Ms. Aartiben Chanshyamdas Punjabi	Rs. 86,83,635.25 (Rupees Eighty Six Lakhs Eighty Three Thousand Six Hundred Thirty Five and Twenty Five Only)	21.07.2020	05.11.2023	Rs. 21,00,000 (Rupees Twenty One Lakhs Only)	Rs. 10,000	Rs. 2,10,000 (Rupees Two Lakhs Ten Thousand Only)	22.07.2024 12:00 pm to 1:00 pm (As per prior appointment)



	<p>up area admeasuring 58.53 Square Meter, undivided land area adm. 48.78 Sq. mtrs, Mouje-Kasba, RTO Road, Warasia, Vadodara which is bounded as under:</p> <p>East: Main Road West: Sindhupark Society North: Flat No. 205 & 206 South: Flat No. 203</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>								

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	29.07.2024 till 5:30 pm
Date of E-Auction & Time	31.07.2024 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.bankauction.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: 26.06.2024
Place: Vadodara

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

