



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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[Appendix - IV-A]

[See proviso to rule 8 (6) y/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) y/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 Indust 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 has handed over 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 24.10.2024 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s Balaji Industries (Borrower) Mr Radheshayam Agarwal (Guarantor/Mortgagor)	Property no. 1: All that piece and parcel of property bearing Unit No D-29/D-30, First Floor, Sainath Industrial Estate, Survey No 63/2, Majje	For Both Properties: - Mr Radheshayam	Rs. 769.47 Lakhs	24.01.2019	For Property No. 1:- 06.06.2023	For Property No. 1:- Rs. 40,00,000 (Rupees)	For Property No. 1: - Rs. 25,000/-	For Property No. 1:- Rs.4,00,000 (Rupees Four Lakhs Only)	For Property No. 1:- 11.11.2024 (From 11.00 A.M. to 12:00 PM) (As per



& Mrs Nisha Agarwal (Guarantor/Mortgagor)	Khoni, Taluka Bhiwandi District Thane 421308. Area admeasuring: Unit D-29 - 1831.5 sq. ft. & Unit D-30 - 1887 sq. ft. Property No. 2: - All that piece and parcel of property bearing Flat No 801, 8th Floor, Harsh Heights Building No 3, 150 Feet Road, Survey No 276/8B, 268/3, 267/2/6, Bhayander (west) District Thane 401101. Area admeasuring: 930 sq. ft. (Carpet)	Agarwal and Mrs Nisha Agarwal			Forty Lakhs (Only)	For Property No. 2: - Rs. 1,60,00,00 0/- (Rupees One Crore Sixty Lakhs Only)	For Property No. 2: - Rs. 50,000/-	For Property No. 2: - Rs. 16,00,000/- (Rupees Sixteen Lakhs Only)	For Property No. 2: - 11.11.2024 (From 3.00 P.M. to 4:00 P.M.) (As per prior appointment)
Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555									

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	19.11.2024 till 6:00 pm
Date of E-Auction & Time	21.11.2024 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 (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankcauction.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 15 (fifteen) 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: 30.10.2024
Place: Thane

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

