



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg,

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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. (OARPL). Further, 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 the symbolic 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 28.10.2024 (IN INR)	Demand Notice Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Digitech Computers and System Borrower, Mr. Anoop Khabya-Mortgagor/Guarantor	All that piece and parcel of property being Office No. 110 having carpet area 300 Sq. Ft. in Ganatra Industrial Estate bearing plot No 114A 1 & 2 situated at Panchpakhadi, Pokharan Road, Thane	Mr. Anoop Khabya & Mrs. Veena Khabya	Rs. 1,98,01,231.70 (Rupees One Crore Ninety Eight Lakhs One	03.09.2019	Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)	Rs. 25,000/-	Rs.4,60,000/- (Rupees Four Lakhs Sixty Thousand Only)	22.11.2024 From 3.00 PM - 4.00 PM



& Mrs. Veena Khabya - Mortgagor/Guarantor	admeasuring about 3328 Sq. Yard equivalent to 2783.64 Sq. Mtrs. or thereabout within the limits of Thane Municipal Corporation within the jurisdiction of Sub Registrar of Bombay district, LBS Road, Khopat, Thane (west) 400603 bounded as under: On or towards East: By land of Poonjani Industrial Estate On or towards West: By Eastern Express Highway On or towards North: By Private Property On or towards South: By Pokhran Road No 1	Thousand Two Hundred Thirty One and Paise Seventy only)																						Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555
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Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	09.12.2024 till 6.00 pm
Date of E-Auction & Time	11.12.2024 from 12.00 pm - 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.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: 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)

[Signature]