

Omkara Assets Reconstruction Private Limited
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg,
R.G. Gadkari Chowk, Dadar(W), Mumbai – 400028
Tel: 022-69231111/8879093790



[Appendix - IV-A]

[See proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

DATE OF E-AUCTION: 17th MAY 2025

Notice is hereby given to the public in general and in particular to M/s Disha Education Society (Borrower/Mortgagors) Surendra Kumar Jain & Govind Chandra Rath (Personal Guarantors), M/s Pancham Sales Pvt. Ltd & M/s Sylva Goods Pvt. Ltd.(Corporate Guarantors), named hereinafter that the below described immovable properties mortgaged/charged to the Secured Creditor (Central Bank of India), the **symbolic** possession of which has been taken by the Authorized Officer of Central Bank of India (now assigned to Omkara Assets Reconstruction Pvt Ltd) being the secured creditor. Thereafter, Omkara Assets Reconstruction Pvt. Ltd (OARPL) acting in its capacity as trustee of Omkara PS 02/2024-25 Trust, has acquired entire outstanding debt along with the undersigned security vide **Assignment Agreement dt. 05.02.2025**, from Central Bank of India. Pursuant to the said Assignment Agreement OARPL has stepped into the shoes of the assignor and is entitled to recover the entire dues and enforce the security. Accordingly, the described immovable property will be sold on “As is where is”, “As is what is” and & “Whatever there is” and “Without Recourse” basis on **symbolic** possession, at Raipur for recovery of dues of Rs. 163,38,86,678/- (Rupees One Hundred Sixty-Three Crore Thirty Eight Lakh Eighty-Six Thousand & Six Hundred & Seventy-Eight Only) as on 13-06-2017, plus interest and expenses w.e.f. 14-06-2017 due to Omkara Assets Reconstruction Private Limited from above mentioned Borrower /Guarantors/mortgagors. The properties shall be sold in the exercise of rights and powers under the provisions of SARFAESI Act.

The Reserve Price and the earnest money deposit of the property has been mentioned below in respective column.

Sr.No	Description of immovable property	Reserve Price	EMD
1.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Pacheda Ph. No. 81/2 R.N.M Mandir Hasaud, Tah Arang, Dist Raipur C.G. bearing Kh. No. 864, 865, 866/1, 866/2, 866/3, 867, 868, 869, 870, 871, 872, 874, 876, 877/1, 877/2, 878, 879, total admeasuring to 6.07 Hectare in the name of M/s Disha Education Society.	Rs.17,90,00,000/-	Rs.17,90,000/-
2.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Pacheda Ph. No. 81/2 R.N.M Mandir Hasaud, Tah Arang, Dist Raipur C.G. bearing Kh. No. 800 total admeasuring to 0.63 Hectare in the name of M/s Disha Education Society.	Rs.1,75,00,000/-	Rs.17,50,000/-
3.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Pacheda Ph. No. 81/2 R.N.M Mandir Hasaud, Tah Arang, Dist Raipur C.G. bearing Kh. No. 752 (Part), New Kh. No. 752/2, total admeasuring to 1.62 Hectare in the name of M/s Disha Education Society.	Rs.2,05,00,000/-	Rs.20,50,000/-
4.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Pacheda Ph. No. 81/2 R.N.M Mandir Hasaud, Tah Arang, Dist Raipur C G bearing Kh. No. 882, 883, 884, 885/1, 885/2, 886, 887, 888,	Rs.1,68,00,000/-	Rs.16,80,000/-

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	total admeasuring to 1.26 Hectare in the name of M/s Disha Education Society.		
5.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Pacheda Ph. No. 81/2 R.N.M Mandir Hasaud, Tah Arang, Dist Raipur C G bearing Kh. No. 836,837, & 840 total admeasuring to 0.52 Hectare in the name of M/s Disha Education Society.	Rs.53,00,000/-	Rs.5,30,000/-
6.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Pacheda Ph. No. 81/2 R.N.M Mandir Hasaud, Tah Arang, Dist Raipur C G bearing Kh. No. 833, 835, 834 & 839 total admeasuring to 0.59 Hectare in the name of M/s Disha Education Society.	Rs.79,00,000/-	Rs.7,90,000/-
7.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Chataud Ph. No. 81/2 Kh. No. 826, 828 & 823, R.N.M. Mandirhasaud, Tah Arang, Dist Raipur C.G. total admeasuring to 0.67 Hectare in the name of M/s Disha Education Society	Rs.60,00,000/-	Rs.6,00,000/-
8.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Chandkhuri Ph. No. 77/3, R.N.M. Mandirhasaud, Tah Arang, Dist Raipur Kh. No. 101,107,111,99,104,100,106,103,105,108,109,110, total admeasuring to 3.42 Hectare in the name of M/s Disha Education Society.	Rs.3,04,00,000/-	Rs.30,40,000/-
9.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Pacheda Ph. No. 81/2, R.N.M. Mandirhasaud, Tah Arang, Dist Raipur Kh. No. 894, 896, & 895, total admeasuring to 1.46 Hectare in the name of M/s Disha Education Society.	Rs.1,95,00,000/-	Rs.19,50,000/-
10.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Pacheda Ph. No. 81/2, R.N.M. Mandirhasaud, Tah Arang, Dist Raipur Kh. No. 889 admeasuring to 0.45 Hectare in the name of M/s Disha Education Society.	Rs.60,00,000/-	Rs.6,00,000/-
11.	All that part and parcel of the land and building together with equipments & fixed assets situated at Vill Chandkhuri Ph. No. 77/3, R.N.M. Mandirhasaud, Tah Arang, Dist Raipur bearing Kh. No. 150 & 151, total admeasuring to 0.30 Hectare in the name of M/s Disha Education Society	Rs.40,00,000/-	Rs.4,00,000/-
12.	All that part and parcel, Flat No. 'A', Ground Floor area measuring 1645 Sq.ft at building 'Ashoka Crown' situated at KH. No.637/1, 640/17,642/16, Vill. Shankar Nagar PH. No.110 R.N.M Raipur. Tah & Dist. Raipur in the name of Shri Surendra Kumar Jain S/o Shri. S.N Jain	Rs.52,00,000/-	Rs.5,20,000/-
13.	All that part and parcel of , Flat No. 'B', Ground Floor area measuring 1645 Sq.ft at building 'Ashoka Crown' situated at KH. No.637/1, 640/17,642/ Vill. Shankar Nagar PH. No.110 R.N.M Raipur. Tah & Dist. Raipur in the name of Shri Surendra Kumar Jain S/o Shri. S.N Jain	Rs.52,00,000/-	Rs.5,20,000/-
14.	All that part and parcel of Flat No. 'D', Ground Floor area admeasuring 1820 sq.ft at building situated at 'Ashoka Crown' KH. No.637/1, 640/17,642/16 Maharshi Valmik Ward	Rs.57,00,000/-	Rs.5,70,000/-

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No.28 Shankar Nagar Kacha Road Raipur PH. No.110, R.N.M Raipur Tah. & Dist Raipur in the name of M/s. Pancham Sales Pvt Ltd.		
Inspection Date and Time	Date: 12-05-2025 Time: 11:00 AM	
Minimum Bid Increment	Rs.5,00,000/-	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	16-05-2025	
Date of E-auction and Time	17-05-2025 11:00 AM to 12:00 Noon	

The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 16-05-2025, by 6:00 PM. At the time of submission of the bid, the bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. In case of failure, the same bid shall be rejected.

For detailed terms and conditions of the sale, please refer to the link provided in <https://omkaraarc.com/auction.php>. 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. For any property related query contact the Authorized Officer, Mr. Piyush Jain , Mobile: +91 8879093790 E Mail: piyush.jain@omkaraarc.com in official hours and working days. In case of failure in the same bid shall be rejected.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) OF STATUTORY INTEREST (ENFORCEMENT) RULES , 2002

This notice is also a mandatory Notice of 30 (thirty) days to the Borrower/Guarantors/mortgagors of the above loan account under Rule 8 (6) 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, within the time as stipulated under section 13(8) of the SARFAESI Act. 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.

Date: 16-04-2025

Place:Mumbai

Sd/- Authorized Officer
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 02/2024-25 Trust)