



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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

R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028

Email:

rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com

Tel.: 022-69231111 | Authorised Officer M no.: +918657969231/+918655668565

[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 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 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 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 26.11.2024 (IN INR)	Demanded Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr. Chanshyam Vallabhbai Pambhar (Borrower/Mortgagor), Mrs. Ashmita	All that piece and parcel of immovable property being Shop No 353 Adm 47.70 Sq Mtrs (along with undivided share in the land adm 26.76 Mtrs) Super Built up area 79.50	Mr. Chanshya Vallabhbai Pambhar	4,30,15,542.44 (Rupees Four Crore Thirty	28.09.2022	30.06.2024 (Physical)	55,75,000/- (Rupees Fifty Five Lakhs Seventy Five Thousand Only)	25,000/- (Rupees Twenty Five Thousand Only)	5,57,500/- (Rupees Five Lakhs Fifty-Seven Thousand Five	18.12.2024 From 11.00 AM to 12.00 PM (As per prior



Ghanshyam Pambhar (Co-Borrower/Mortgagor), Mr. Vallabhhai Laljibhai Pambhar (Co-Borrower/Mortgagor) and Mrs. Kanchanben Vallabhbai Pambhar (Co-Borrower/Mortgagor)	Sq Mtrs in the building known as "Royal Arcade" constructed on the final plot No 34/2 of T P Scheme No 38 of Revenue No 44 and Block No 72 of Nana Varacha, Taluka and District Surat in the state of Gujarat and the said property is bounded as under : North: Open Space South: Adjourning gallery East: Shop No 352 West: Open Space	Lakhs Fifteen Thousand Five Hundred Forty-Two and Paisa Forty-Four Only)					Hundred) Only)	appointment
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449								

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	06.01.2025 up to 6:00 PM
Date of E-Auction & Time	08.01.2025 at 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.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: 27.11.2024

Place: Surat

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

