

[Appendix - IV-A]  
[See proviso to rule Rule 8(6) r/w 9(1)]  
**Public Notice For E-Auction FOR SALE OF IMMOVABLE PROPERTIES.**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 8(6) r/w rule 9 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Co Borrower that the below described immovable property mortgaged/charged to the Secured Creditor Edelweiss Retail Finance Ltd (ERFL) in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 06.04.2021 under section 13(2) thereby calling upon borrower(s)/mortgagors i.e.. 1. GTS Auto 2. Goldie Solar 3. Hardeep Solar for repayment of outstanding amount aggregating to Rs. **Rs. Rs. 1,45,26,702.60/- (Rupees One Crore Forty Five Lakhs Twenty Six Thousand Seven Hundred Two and Sixty Paise only)** as on 31.03.2021 within 60 days from the date of the said notice.

Further, Omkara Assets Reconstruction Pvt. Ltd. (acting in its capacity as Trustee of Omkara PS 34/2021-22 Trust) has acquired entire outstanding debts lying against borrowers/mortgagors vide Assignment Agreement dated 25.01.2022 from ERFL along with underlying security. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL has taken the physical possession of the mortgaged asset on 02.05.2023.

NOW THEREFORE the Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues. The property shall be sold in exercise of the 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 on 17/08/2023 at 11.00 am (last date and time for submission of bids is 16/08/2023 by 5.00 pm).

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

LOT No.	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
I	<p><b><u>Property A</u></b></p> <p>All that Piece and Parcel of Property bearing Flat no. 23, admeasuring 53.60 sq mtrs, on the Eighth Floor, along with the terrace admeasuring 15.36 Sq Mtrs, in Building D, and Stilt Car parking admeasuring 10 Sq. mtrs, known as "KONARK SPLENDOUR", constructed on the land bearing S.No. 37/1B, situated at Village Vadgaon Sheri, Tal Haveli, Dist: Pune, Pincode: 411014.</p> <p>BOUNDARY DETAILS:  North: Road  South: open  East: Passage  West: Building</p>	<b>128 Lakhs</b>	<b>12.8 Lakhs</b>

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**  
 Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road & CST Road, BKC Annexe, Kurla (W), Mumbai - 400070 | Tel.: 022-26544000  
 | Email: [mumbai@omkaraarc.com](mailto:mumbai@omkaraarc.com) | [www.omkaraarc.com](http://www.omkaraarc.com) | CIN: U67100TZ2014PTC020363



	<p><b><u>Property B</u></b></p> <p>All that Piece and Parcel of Property bearing Flat no. 23 A, admeasuring 51.37 sq mtrs, on the Eighth Floor, along with the terrace admeasuring 18.62 Sq Mtrs, in Building D, and Stilt Car parking admeasuring 10 Sq. mtrs, known as "KONARK SPLENDOR", constructed on the land bearing S.No. 37/1B, situated at Village Vadgaon Sheri, Tal Haveli, Dist: Pune, Pincode: 411014.</p> <p>BOUNDARY DETAILS:          North: Road          South: open          East: Passage          West: Building</p>		
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Date of E- Auction	17.08.2023
Minimum Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	16.08.2023 by 5:00 pm
Date of Inspection	05.08.2023 between 1:00 PM to 2.00 PM
Known Liabilities	Not Known

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankeauction.com>. 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](mailto:support@bankeauctions.com), Mr. Bhavik Pandya, Mobile: 8866682937, E mail [-maharashtra@c1india.com](mailto:-maharashtra@c1india.com) and for any property related query contact the Authorised Officer, Mr. Ashwin Newalkar, Mobile: +91 7303021311 Mail: [ashwin@omkaraarc.com](mailto:ashwin@omkaraarc.com) or Ms Jenny Bhavsar, Mobile: +91 9819034562, Mail: [jenny.bhavsar@omkaraarc.com](mailto:jenny.bhavsar@omkaraarc.com)

#### STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 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 Securitisation & 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 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. 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: 25.07.2023  
 Place: Pune

Sd/-  
 Authorized Officer,  
 Omkara Assets Reconstruction Pvt Ltd.  
 (Acting in its capacity as a Trustee of Omkara PS 34/2021-22 Trust)