

Omkara Assets Reconstruction Private Limited

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-69231111 | M.No. 9869026887.



[Appendix - IV-A]

[See proviso to rule 8 (6) read with 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 to Rule 8 (6) read with 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower **M/s. JBL Buildcon Company (Proprietorship of Mr. Bimal Joshi)** and Guarantors/Mortgagors **Mr. Bimal Joshi, Mrs. Vaishali Bimal Joshi** that the below described immovable properties mortgaged with the Secured Creditor viz, Piramal Capital & Housing Finance Limited ("PCHFL") will be sold under public e-auction under the provisions of SARFAESI ACT 2002. The financial assets along with the underlying securities are acquired by Omkara Assets Reconstruction Pvt. Ltd ("**OARPL**"), acting in its capacity as a trustee of Omkara PS 03/2023-24 Trust, a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Pursuant to the assignment agreement dated 30.03.2024 OARPL has stepped into the shoes of PCHFL. Further, the physical possession of the below mentioned immovable assets have been taken by the Authorized Officer of OARPL acting in its capacity as a Trustee of Omkara PS 03/2023-24 Trust on 09.11.2024. The said immovable secured assets will be sold under the provisions of SARFAESI ACT 2002 on "**As is where is**", "**As is what is**", "**Whatever there is**" and "**Without Recourse**" basis on **18.03.2025 at 1.00 p.m.** for recovery of dues of Rs.101,89,72,775/- (Rupees One Hundred One Crores Eighty Nine Lakhs Seventy Two Thousand Seven Hundred Seventy Five Only) as on 31.01.2025 **along with the future interest at contractual rate and penal and other charges and expenses** w.e.f. 01.02.2025 till the date of entire payment.

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

DESCRIPTION OF THE PROPERTY	Date of Demand Notice	Reserve Price	EMD	Bid Increment amount
All that piece and parcel of property of Office No. C-1006 on the 10 th floor adm. 928 Sq.ft. (Super Built-up) adm. 86 Sq.mtrs., carpet area 603 Sq.ft. with undivided share on the land adm. 251 Sq.ft. (23 Sq.mtrs.) in the scheme known as "Titanium" constructed on the land of old survey No. 28 paiki, T.P. Scheme No. 2, final plot No. 35 adm. 8570 Sq.mtrs. of mouje Thaltej, Taluka city in the registration district of Ahmedabad and Sub-Registration of Ahmedabad -9 (Bopal)	10.09.2020	Rs. 50,00,000/-	Rs. 5,00,000/-	Rs. 25,000/-
All that piece and parcel of property of plot No. A-36 adm. 455 Sq.mtrs. with undivided share adm. 114 Sq.yards, total adm. 569 Sq.yards along with construction made thereon in the scheme known as "Aryaman" forming part of the land of final plot No. 6/part, corresponding to block Nos. 482/part and 742 of mouje Shilaj, Taluka Dascroi in the registration district of Ahmedabad and sub-district of Ahmedabad-9 (Bopal)	10.09.2020	Rs. 6,25,00,000 /-	Rs. 62,50,000/ -	Rs. 4,00,000/-

Date and time of E- Auction	18.03.2025, Tuesday at 1.00 p.m. to 3.00 p.m.
Inspection Date	11.03.2025, Tuesday
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	17.03.2025, Monday by 6:00 pm
Possession Type	Physical Possession

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 17.03.2025, Monday by 6:00 pm. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016.

For detailed terms and conditions of the sale, please refer to the link provided in <https://omkaraarc.com/auction.php> and/or <https://www.bankeauctions.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, or Mr. Bhavik Pandya, Mobile: 8866682937 E mail – maharashtra@c1india.com. and for any property related query contact the Authorised Officer, Mr. Aniket Joshi, Mobile: +91 9869026887 E Mail: aniket.joshi@omkaraarc.com

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors/Mortgagors of the above loan account under Rule 8(6) and 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 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: February 22, 2025

Place: Mumbai

Sd/-

Aniket Joshi

Deputy Vice President

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 03/2023-24 Trust)