

[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 Securitisation 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

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 to the Secured Creditor (Piramal Capital & Housing Finance Limited (PCHFL)) the symbolic possession of which has been taken by the Authorized Officer of the Piramal Capital & Housing Finance Limited (Now assigned to Omkara Assets Reconstruction Private Limited) being the Secured Creditor. Thereafter, Omkara Assets Reconstruction Private Limited (OARPL) (Acting in its capacity as Trustee of Omkara PS 03/2023-24 Trust), has acquired entire outstanding debt lying against above said Borrower /Guarantors vide Assignment Agreement dated March 30th 2024, from Piramal Capital & Housing Finance Limited (PCHFL) along with underlying 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 **August 26th, 2024, at 11.00 a.m.** for recovery of dues of Rs.106,83,30,475/- (Rupees One Hundred Six Crores Eighty Three Lakhs Thirty Thousand Four Hundred Seventy Five Only) as on 31.01.2024, plus interest and expenses w.e.f. Feb 01, 2024 due to Omkara Assets Reconstruction Private Limited acting as a Trustee of Omkara PS 03/2023-24 Trust from above mentioned Borrower /Guarantors/mortgagors.

The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act. 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	Reserve Price	EMD	Time of Auction	Bid Increment amount
353 units along with undivided proportionate share of land situated in the project "Shraddha Pioneer" situated at all that piece and parcel on Non-Agricultural land bearing (1) Old block 200 adm. 4,957 Sq.mtrs., T.P. Scheme No. 78, final plot No. 25 adm. 2,974 Sq.mtrs. (2) Old block 201 adm. 3,743 Sq.mtrs., T.P. Scheme No. 78, final plot No. 24 adm. 2,236 Sq.mtrs. (3) Old block 202 paiki adm. 8,296 Sq.mtrs. paiki adm. 3,642 Sq.mtrs., T.P. Scheme No. 78, Final plot No. 23/2 adm. 1,607 Sq.mtrs. (4) Old block 204 adm. 1,720 Sq.mtrs., T.P. Scheme No. 78, final plot No. 31 adm. 1,032 Sq.mtrs. (5) old block 205 adm. 7,690 Sq.mtrs., T.P. Scheme No. 78, final plot No. 26 adm. 4,614 Sq.mtrs. (6) Old block 206 adm. 3,035 Sq.mtrs., T.P. Scheme No. 78, final plot No. 27 adm. 1,821 Sq.mtrs. (7) Old block 208 adm. 1,416 Sq.mtrs., T.P. Scheme No. 78, final plot No. 29 adm. 850 Sq.mtrs., total adm. 15,134 Sq.mtrs. situate, lying and being at mouje village Hathijan, Taluka City in the registration district and sub-district of Ahmedabad-5 (Narol) (Details of 353 units are mentioned below seperately)	Rs. 23,00,00,000/ -	Rs. 2,30,00,000/-	11.00 a.m. to 2.00 p.m.	25,00,000/-



Registered Office: No.9, M.P. Nagar, First Street, Kongu Nagar Extn, Tirupur - 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (W), Mumbai - 400028. Tel.: 022-69231111

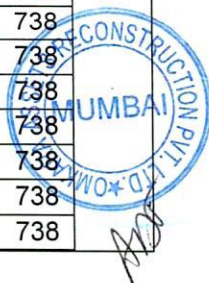
Email: mumbai@omkaraarc.com / www.omkaraarc.com / CIN: U67100TZ2014PTC020363



DESCRIPTION OF THE PROPERTY	Reserve Price	EMD	Time of Auction	Bid Increment amount
Office No. C-1006 on 10 th floor adm. 928 Sq.fts. (Super Built-up) adm. 86 Sq.mtrs., carpet area 603 Sq.fts. with undivided share on the land adm. 251 Sq.fts. (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)	Rs. 70,00,000/-	Rs. 7,00,000/-	11.30 a.m. to 2.30 p.m.	1,00,000/-
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)	Rs. 8,50,00,000	Rs. 85,00,000	12.00 p.m. to 3.00 p.m.	10,00,000/-

Details of Units**1 BHK Flats**

Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)
1	B	303	738
2	B	503	738
3	B	504	738
4	C	301	738
5	C	401	738
6	C	501	738
7	C	502	738
8	C	503	738
9	C	504	738
10	G	101	738
11	G	201	738
12	G	204	738
13	G	301	738
14	G	302	738
15	G	304	738
16	G	401	738
17	G	404	738
18	G	501	738
19	G	502	738
20	G	503	738
21	G	504	738
22	I	101	738
23	I	201	738
47	S	101	738
48	S	104	738
49	S	201	738
50	S	202	738
51	S	203	738
52	S	204	738
53	S	301	738
54	S	302	738
55	S	303	738
56	S	304	738
57	S	401	738
58	S	402	738
59	S	403	738
60	S	404	738
61	S	501	738
62	S	502	738
63	S	503	738
64	S	504	738
65	T	101	738
66	T	102	738
67	T	103	738
68	T	104	738
69	T	201	738





24	I	202	738	70	T	202	738
25	I	204	738	71	T	203	738
26	I	301	738	72	T	204	738
27	I	302	738	73	T	301	738
28	I	303	738	74	T	302	738
29	I	304	738	75	T	303	738
30	I	401	738	76	T	304	738
31	I	402	738	77	T	401	738
32	I	403	738	78	T	402	738
33	I	404	738	79	T	403	738
34	I	501	738	80	T	404	738
35	I	502	738	81	T	501	738
36	I	503	738	82	T	502	738
37	I	504	738	83	T	503	738
38	K	303	738	84	T	504	738
39	K	404	738	85	U	102	738
40	K	503	738	86	U	104	738
41	M	503	585	87	U	201	738
42	M	504	585	88	U	202	738
43	N	201	585	89	U	203	738
44	N	501	585	90	U	204	738
45	N	502	585	91	U	301	738
46	N	503	585	92	U	302	738
Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)	Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)
93	U	303	738	127	W	202	738
94	U	304	738	128	W	203	738
95	U	401	738	129	W	204	738
96	U	403	738	130	W	301	738
97	U	404	738	131	W	302	738
98	U	501	738	132	W	303	738
99	U	502	738	133	W	304	738
100	U	503	738	134	W	401	738
101	U	504	738	135	W	402	738
102	V	101	738	136	W	403	738
103	V	102	738	137	W	404	738
104	V	103	738	138	W	501	738
105	V	104	738	139	W	502	738
106	V	201	738	140	W	503	738
107	V	202	738	141	W	504	738
108	V	203	738	142	X	102	918
109	V	204	738	143	X	103	801
110	V	301	738	144	X	104	801
111	V	302	738	145	X	105	801
112	V	303	738	146	X	202	918
113	V	304	738	147	X	203	801
114	V	401	738	148	X	204	801
115	V	402	738	149	X	205	801
116	V	403	738	150	X	303	801
117	V	404	738	151	X	304	801
118	V	501	738	152	X	305	801



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119	V	502	738	153	X	402	918
120	V	503	738	154	X	403	801
121	V	504	738	155	X	404	801
122	W	101	738	156	X	405	801
123	W	102	738	157	X	502	918
124	W	103	738	158	X	503	801
125	W	104	738	159	X	504	801
126	W	201	738	160	X	505	801

2 BHK Flats

Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)	Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)
1	A	206	1080	10	A1	202	1116
2	A	304	1080	11	A1	301	1080
3	A	305	1116	12	A1	302	1116
4	A	404	1080	13	A1	303	1080
5	A	405	1116	14	A1	401	1080
6	A	406	1080	15	A1	402	1116
7	A	504	1080	16	A1	405	1116
8	A	505	1116	17	A1	406	1080
9	A	506	1080	18	A1	501	1080
Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)	Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)
19	A1	502	1116	68	O	201	1062
20	A1	503	1080	69	O	202	1062
21	D	105	1152	70	O	203	1062
22	D	204	1080	71	O	204	1062
23	D	401	1080	72	O	301	1062
24	D	406	1080	73	O	303	1062
25	D	501	1080	74	O	304	1062
26	D	504	1080	75	O	401	1062
27	D	505	1152	76	O	402	1062
28	D	506	1080	77	O	403	1062
29	E	201	1017	78	O	404	1062
30	E	401	1017	79	O	501	1062
31	E	402	1017	80	O	502	1062
32	E	404	1017	81	O	503	1062
33	E	501	1017	82	O	504	1062
34	E	502	1017	83	P	102	1170
35	E	503	1017	84	P	103	1188
36	E	504	1017	85	P	202	1170
37	F	201	1017	86	P	203	1188
38	F	204	1017	87	P	302	1170
39	F	301	1017	88	P	303	1188
40	F	304	1017	89	P	402	1170
41	F	401	1017	90	P	403	1188



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42	F	404	1017	91	P	502	1170
43	F	501	1017	92	P	503	1188
44	F	502	1017	93	Q	101	1062
45	F	503	1017	94	Q	103	1062
46	F	504	1017	95	Q	104	1062
47	H	202	1116	96	Q	201	1062
48	H	302	1116	97	Q	202	1062
49	H	402	1116	98	Q	203	1062
50	H	501	1080	99	Q	204	1062
51	H	502	1116	100	Q	301	1062
52	J	401	1116	101	Q	302	1062
53	J	402	1080	102	Q	304	1062
54	J	501	1116	103	Q	401	1062
55	J	502	1080	104	Q	402	1062
56	K	205	1116	105	Q	403	1062
57	K	302	1116	106	Q	404	1062
58	K	305	1116	107	Q	501	1062
59	K	306	1080	108	Q	502	1062
60	K	405	1116	109	Q	503	1062
61	K	406	1080	110	Q	504	1062
62	K	501	1080	111	X	101	1233
63	K	505	1116	112	X	501	1233
64	K	506	1080	113	Y	101	1080
65	O	101	1062	114	Y	102	1152
66	O	103	1062	115	Y	103	1080
67	O	104	1062	116	Y	104	1080
Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)	Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)
117	Y	105	1152	143	Z	103	1080
118	Y	106	1080	144	Z	104	1080
119	Y	201	1080	145	Z	105	1152
120	Y	202	1152	146	Z	106	1080
121	Y	203	1080	147	Z	201	1080
122	Y	204	1080	148	Z	202	1152
123	Y	205	1152	149	Z	203	1080
124	Y	206	1080	150	Z	204	1080
125	Y	301	1080	151	Z	205	1152
126	Y	302	1152	152	Z	206	1080
127	Y	303	1080	153	Z	301	1080
128	Y	304	1080	154	Z	303	1080
129	Y	305	1152	155	Z	304	1080
130	Y	306	1080	156	Z	305	1152
131	Y	401	1080	157	Z	306	1080
132	Y	402	1152	158	Z	401	1080
133	Y	403	1080	159	Z	403	1080
134	Y	404	1080	160	Z	404	1080
135	Y	405	1152	161	Z	405	1152
136	Y	406	1080	162	Z	406	1080
137	Y	501	1080	163	Z	501	1080
138	Y	502	1152	164	Z	502	1152
139	Y	503	1080	165	Z	503	1080



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140	Y	504	1080	166	Z	504	1080
141	Y	505	1152	167	Z	505	1152
142	Y	506	1080	168	Z	506	1080

3 BHK Flats

Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)	Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)
1	P	101	1458	8	R	201	1998
2	P	201	1458	9	R	202	1773
3	P	301	1458	10	R	301	1998
4	P	401	1458	11	R	302	1773
5	P	501	1458	12	R	401	1998
6	R	101	1998	13	R	501	1998
7	R	102	1773	14	R	502	1773

Shops

Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)	Sr. No.	Block No.	Flat No.	Saleable Area (sq ft)
1	A	FF-01	344	7	A1	FF-09	253
2	A	FF-02	253	8	A1	FF-10	270
3	A	FF-03	307	9	A1	FF-11	253
4	A	FF-05	270	10	A1	FF-12	307
5	A	FF-06	253	11	A1	FF-14	344
6	A1	FF-08	344				

Date of E- Auction	26th August 2024, Monday
Inspection Date	16th August 2024, Friday.
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	23rd August 2024, Friday by 6:00 pm
Possession Type	Symbolic 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 23rd August 2024, Friday 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) OF SECURITY 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



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ASSETS RECONSTRUCTION PRIVATE LIMITED

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: July 20, 2024

Place: Mumbai



Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 03/2023-24 Trust)
Aniket Joshi (+91 9869026887)
Deputy Vice President