



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor 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 - 6923 1111 Authorised Officer M no.: +91 86579 69231 / +91 86556 68565.

[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. Further, Omkara Assets Reconstruction Pvt. Ltd (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 handover of 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 Borrower(s)/ Guarantors/ Mortgagors | Details of the Secured Asset | Owner of the property | Outstanding Dues as on 16/12/2024 (IN INR) | Demand Notice Date | Possession Date | Reserve Price (IN INR) | Bid Increment Amount (IN INR) | EMD (IN INR) | Date & Time of Inspection |
|---------|--|--|-------------------------------|--|--------------------|-------------------------|---|---|--|---|
| 1. | 1. Mr. Manubhai K Bambhaniya (Borrower) 2. Mrs Shardaben Manubhai Bambhaniya (Co-Borrower /Mortgagor) | The Property bearing Villa No. 61 as per 7/12 Record Block No. 836 admeasuring 418.32 Sq. mtrs, along with undivided share in the land in the land of Road and C.O.P, in "Apple Pool Villa" Situated at Block No. 206, of Moje Village Haldharu, Ta: Kamrej, District: | Shardaben Manubhai Bambhaniya | Rs.89,09,790.39 (Rupees Eighty-Nine Lakhs Nine Thousand Seven Hundred Ninety and Paise Thirty-Nine Only) | 01/03/2022 | 17/06/2023 (Physically) | Rs 57,00,000 /- (Rupees Fifty-Seven Lakhs Only) | Rs. 25,000/- (Rupees Twenty-Five Thousand Only) | Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) | 26/12/2024 (between 2:30 P.M. to 3:30 PM) |



| | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|
| | - Surat Own by Shardaben Manubhai Bambhaniya. On the East: -Society Road On the West: -Block No. 205 On the South: - Villa No. 45 On the North: - Villa No. 43 | | | | | | | | | |
| 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 | 07/01/2025 till 06:00 P.M |
| Date of E-Auction & Time | 09/01/2025 12:00 P.M to 02:00 P.M |

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.bankeaction.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 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 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: 18/12/2024
Place: Surat

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

