



"Without prejudice"
Through Regd AD / Speed Post / Email

Ref.: Omkara/ Mum/ R541/2022-23

Date: 21st September, 2023

To,

Borrower No. 1. "Shree Geeta Fabrics" Proprietor Ramdhari Shriniwas Mittal

Address: Prop. Shri.Ramdhari Shriniwas Mittal R/O. 19/20, Vijay Nagar Colony
Lalbag Road, Burhanpur Tq & Dist- Burhanpur (M.P.), Burhanpur, 450331

Address 2: M/S Geeta Fabrics, Alamganj in Front of St. Teresa High School
Burhanpur, Burhanpur, 450331

Borrower No. 2. "Mittal Cotton Mills" Proprietor Anurag Ramdhari Mittal

Address: Prop. Shri. Anurag Ramdhari Mittal R/O. 19/20, Vijay Nagar Colony
Lalbag Road, Burhanpur, Tq & Dist- Burhanpur (M.P.), Burhanpur, 450331,

Borrower No. 3."Shree Geeta Processors" Proprietor Anurodh Ramdhari Mittal

Address: Prop. Shri. Anurodh Ramdhari Mittal R/O. 19/20, Vijay Nagar Colony
Lalbag Road, Burhanpur Tq & Dist- Burhanpur (M.P.) 450331

Guarantor's /Co-applicant's Names:

1. Ramdhari Shriniwas Mittal (Guarantor /Co-applicant in Borrower No. 1, 2 & 3)

Address: 19/20 Vijay Nagar Colony Lalbag Road Burhanpur Pin 450331 M.P. 450331

Address 2: M/S Shree Geeta Processors, Ganapati Naka Amalganj, Burhanpur Pin
450331 M.P. 450331

2. Geetadevi Ramdhari Mittal (Guarantor /Co-applicant in Borrower No. 1, 2 & 3)

Address: 19/20, Vijay Nagar Colony Lalbag Road, Burhanpur Tq & Dist- Burhanpur
(M.P.)

3. Anurodh Ramdhari Mittal (Guarantor /Co-applicant in Borrower No. 1 & 2)

Address: R/O 19/20 Vijay Nagar Colony Lalbag Road Burhanpur Pin 450331 M.P.



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



Address 2: M/S Geeta Fabrics, Alamganj In Front Of St. Teresa High School
Burhanpur

4. Jyoti Anurodh Mittal (Guarantor/Co-applicant in Borrower No. 1, 2 & 3)

Address: 19/20 Vijay Nagar Colony Lalbag Road Burhanpur Pin 450331 M.P.

Address 2: M/S Geeta Fabrics, Alamganj In Front Of St. Teresa High School
Burhanpur

5. Nisha Prakashchand Modi (Guarantor/Co-applicant in Borrower No. 1, 2 & 3)

Address: 7A Santa Apartment sagar sarita Sangram Complex Near Sangram Shopping
Centre parle Point Surat Pin 395007 Gujrat

6. Shri Geeta (India) Infra (Guarantor/Co-applicant in Borrower No. 1, 2 & 3)

Address: 19/20 Vijay Nagar Colony Lalbag Road Burhanpur Pin 450331 M.P.

7. Anita Anurag Mittal (Guarantor/Co-applicant in Borrower No. 1, 2 & 3)

Address: R/o 19/20, Vijay Nagar Colony Lalbag Road, Burhanpur Tq & Dist-
Burhanpur (M.P.)

8. Kailash Bheruram Pareek (Guarantor/Co-applicant in Borrower No. 1, 2 & 3)

Address: R/O HOUSE No.270/3 WARD No.4 Silampura Near Chavadi Burhanpur
Pin 450331 M.P.

9. Anurag Ramdhari Mittal (Guarantor/Co-applicant in Borrower No. 1 & 3)

Address: 19/20 Vijay Nagar Colony Lalbag Road Burhanpur Pin 450331 M.P., 450331

Address 2: M/S Shree Geeta Processors, Ganapati Naka Amalganj, Burhanpur Pin
450331 M.P.

Dear Sir / Madam,

**Sub: Notice of 15 days for sale of immovable secured assets under Rule 8(6), 6(2) a/w 9(1)
of the Security (Enforcement) Rules, 2002 by PUBLIC AUCTION**

1. By the intimation of all Noticee hereinabove, you are aware that The Khamgaon Urban Co-Op. Bank, Khamgaon (KUCBL) the original secured creditor, issued a demand notice dated 25.05.2021 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, calling upon you all to pay the





dues of **Borrower No. 1. "Shree Geeta Fabrics"** Proprietor Ramdhari Shriniwas Mittal - Rs. **Rs. 777.75 Lakhs** as on dated 01.05.2021 & further any other Future charges & Interest thereon. **Borrower No. 2. "Mittal Cotton Mills"** Proprietor **Anurag Ramdhari Mittal** - Rs. **859.35 Lakhs** as on dated 01.05.2021 & further any other Future charges & Interest thereon. **Borrower No. 3. "Shree Geeta Processors"** Proprietor **Anurodh Ramdhari Mittal** - Rs. **173.93 Lakhs** as on dated 01.05.2021 & further any other Future charges & Interest thereon within 60 days from the date of receipt of the said notice in the accounts hereinabove mentioned respectively.

2. Since you failed to pay the dues within the time stipulated therein, the Authorized Officer of KUCBL, issued a notice & published in newspaper on dated 16.11.2021, to the borrowers and public in general that it has taken possession of the property described below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 and 6 of the said rules.

Description of the Properties -

- A. Property situated at Gram Lalbag Mal, Burhanpur Tq & Dist :- Burhanpur. Block No 4, Sheet No 15, Plot No 40, Survey No 344/6, 345/6 Area 9570 Sq.Ft. Alongwith construction (Owner/Mortgagor of the Property - Mrs. Jyoti Anurodh Mittal)

Which is bounded as: -

East - Pandaroal Nala

West - General Road (Aam Rasta.)

North - Property of Madanlal & Kailashchandra S/o baluram

South - Property of Harnamsingh Keer

- B. Residential diverted property Khasra No 284/3,284/4,287 Phase 2 Plot No 9 area 49.2 X 39 i.e.,1918 Sq Fts. Alongwith construction Vrindhavan Dham Colony, Lalbag, Burhanpur Tq. & Dist. Burhanpur. (Owner/Mortgagor of the Property - Mrs. Nisha Prakashchand Modi)

Which is bounded as: -

East - 9 Mtrs Colony Road

West - Plot No 5.

North - Plot No 10

South - Colony Garden

3. You are also aware that pursuant to Assignment by KUCBL vide Assignment Agreement dated 28th December, 2021 along with underlying securities has absolutely assigned all its dues and rights to Omkara Assets Reconstruction Private Limited, (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100TZ2014PTC020363 and 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, acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust.

4. Accordingly, Omkara has stepped into the shoes of KUCBL, the original secured creditor and become entitled to recover entire outstanding dues and enforce the securities.
5. As you have failed and neglected to clear the dues of Omkara, the secured creditor, the physical possession of the movable/immovable secured assets have been taken over of by its Authorised officer. The said mortgaged property shall be sold by e-auction cum public auction after following all due process and procedure. Sale Notice attached for your reference.
6. We hereby give you all jointly and severally notice of 15 (Fifteen) days under Rule 8(6), 6(2) a/w 9(1) of the Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 that abovesaid mortgaged property shall be sold.
7. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
8. It is needless to add that you are entitled under section 13(8) of SARFAESI Act to redeem the securities by making payment of our entire aggregated outstanding dues of **Rs.1811.03/- Lakhs** as on dated 01.05.2021 & further any other Future charges & Interest thereon and all costs charges and expenses any time before the closure of the sale.

Yours faithfully,

For Omkara Assets Reconstruction Company Pvt Ltd.

(Acting in its capacity as a Trustee of Ps 25/2021-22 Trust)

Authorised Officer

