


E-AUCTION SALE NOTICE		Omkara Assets Reconstruction Pvt Ltd Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607. Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai - 400070. Tel.: +91 9326030553	
Date: 01.02.2023	Time: 12:00 AM - 01:00 PM		

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6), 6(2) a/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 The Khamgaon Urban Co Op Bank, Khamgaon. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 25/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 28.12.2021 from The Khamgaon Urban Co Op Bank, Khamgaon (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 possession of the below mentioned secured property from the assignor. 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 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), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column.

Borrower/Co-Borrower/Guarantors/ Mortgagors	Date of Demand Notice u/s 13(2) and 13(4) of SARFAESI Act.	Description of Property	Lot No.	Nature of Property	Reserve Price (in Rs)	EMD (in Rs)	Inspection Date/Time
Borrower No. 1. "Shree Geeta Fabrics" Proprietor Ramdhari Shrinivas Mittal Guarantor Name/Co-applicants: 1.1. Geetadevi Ramdhari Mittal 1.2. Anurodh Ramdhari Mittal 1.3. Jyoti Anurodh Mittal 1.4. Nisha Prakashchand Modi 1.5 Shri Geeta (India) Infra	13(2) Notice issued as on - 25.05.2021 for the recovery of the amount of Rs. 777.75 Lakhs as on dated 01.05.2021 & further any other Future charges & Interest thereon. 13(4) dated 16.11.2021	That the property situated at Gram Lalbag Mal, Burhanpur Tq & Dist :- Burhanpur. Khasra No old 342/7 new 342/13 Opposite Marichka Garden Lalbag Road, Area 12481 Sq. Ft. Along with construction Which is bounded as :- East - Property of Gulabbai kishor More	LOT No. 1	Open Plot	Rs. 2,18,36,000	Rs. 21,83,600	25.01.2023 from 11:00 AM to 12:00 Noon

1.6. Anita Anurag Mittal 1.7 Kailash Bheruram Pareek 1.8 Anurag Ramdhari Mittal		West - Bungalow of Madhavbiharilal Agrawal North - Pandaroal Nala South - Land of Smt. Poonam D. Tillani and 15 ft. Wide Road Owner/Mortgagor of the Property - Mr. Ramdhari Shriniwas Mittal					
Borrower No. 2. "Mittal Cotton Mills Proprietor Anurag Ramdhari Mittal" Guarantor Name/Co-applicants: 2.1. Ramdhari Shriniwas Mittal 2.2. Geetadevi Ramdhari Mittal 2.3. Anurodh Ramdhari Mittal 2.4. Jyoti Anurodh Mittal 2.5. Nisha Prakashchand Modi 2.6. Shri Geeta (India) Infra 2.7. Anita Anurag Mittal 2.8. Kailash Bheruram Pareek	13(2) Notice issued as on - 25.05.2021 for the recovery of the amount of Rs. 859.35 Lakhs as on dated 01.05.2021 & further any other Future charges & Interest thereon. 13(4) dated 16.11.2021	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 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 Owner/Mortgagor of the Property - Mrs. Jyoti Anurodh Mittal	LOT No. 2	Open Plot	Rs. 3,34,95,000	Rs. 33,49,500	25.01.2023 from 01:00 PM to 02:00 pm
Borrower No. 3. "Shree Geeta Processors" Proprietor Anurodh Ramdhari Mittal Guarantor Name/Co-applicants: 3.1. Ramdhari Shriniwas Mittal 3.2. Geetadevi Ramdhari Mittal	13(2) Notice issued as on - 25.05.2021 for the recovery of the amount of Rs. 173.93 Lakhs as on dated 01.05.2021 & further any other Future	Residential diverted property Khasra No 23 Sheet No 18 Plot No 24 Bhukhand No 81 area 30 X 50 i.e.1500 Sq. Ft. Alongwith construction Vijay Nagar Colony, Ruikar Ward, Lalbag, Burhanpur Tq.&	LOT No. 3	Open Plot	Rs. 30,00,000	Rs. 3,00,000	25.01.2023 from 03:00 PM to 04:00 PM

3.3. Anurag Ramdhari Mittal 3.4. Jyoti Anurodh Mittal 3.5. Nisha Prakashchand Modi 3.6. Shri Geeta (India) Infra 3.7. Anita Anurag Mittal 3.8. Kailash Bheruram Pareek	charges & Interest thereon. 13(4) dated 16.11.2021	Dist.Burhanpur. Which is bounded as :- East - Plot No 82 West - Plot No 80 North - 30 Ft.Colony Road South - Property of Subhash Nagar Owner/Mortgagor of the Property - Mr. Anurodh Ramdhari Mittal					
		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. Which is bounded as: - East - 9 Mtrs Colony Road West - Plot No 5. North - Plot No 10 South - Colony Garden Owner/Mortgagor of the Property - Mrs. Nisha Prakashchand Modi	LOT No. 4	Open Plot	Rs. 34,52,000	Rs. 3,45,200	25.01.2023 from 04:00 PM to 05:00 PM
			Total	Rs. 6,17,83,000	Rs. 61,78,300		

TERMS & CONDITION OF THE AUCTION:

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auktion.php> and/or <https://www.bankeauktions.com/>.
The auktion shall be conducted online through 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 **31.01.2023 by 6:00 PM**. 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-Auktion Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-

7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com ,Mr. Haresh Gowda, Mobile : 95945 97555 E mail - hareesh.gowda@clindia.com. and for any property related query contact the Authorized Officer, **Mr. Nitin Ingle**, Mobile: +91 9326030553 Mail: nitin.ingle@omkaraarc.com .

IMPORTANT DATES

Payment of EMD	Submission of BID		E-Auction Date & Time	
31/01/2023 up to 6:00 PM	31/01/2023 up to 6:00 PM		01/02/2023 from 12:00 Noon to 01:00 PM	
Minimum Bid Increment Amount	LOT 1	LOT 2	LOT 3	LOT 4
	Rs 5,00,000/- (Rupees Five Lakh only)	Rs 5,00,000/- (Rupees Five Lakh only)	Rs 2,00,000/- (Rupees Two Lakh only)	Rs 2,00,000/- (Rupees wo Lakh only)
<u>STATUTORY NOTICE FOR SALE UNDER Rule 8(6), 6(2) a/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002</u>				
This notice is also a mandatory Notice of 30 (Thirteen) days to the Borrower(s) under Rule 8(6), 6(2) a/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 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: 28.12.2022

Place: Mumbai

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust)