

**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: kalpesh.gha@omkaraarc.com | Mobile: +91 9769825323

**[Appendix - IV-A] [See proviso to rule 8 (1), 8(6) and 6 (2)]**  
**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTY**

**DATE OF E-AUCTION: March 08, 2024**

E-Auction Sale Notice for Sale of Movable & Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(1), 8(6) and 6(2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) / Guarantor(s) / Mortgagee(s) that the below mentioned movable / Immovable property (Secured asset (s)) mortgaged/ charged to the Secured Creditor i.e. Omkara Assets Reconstruction Pvt Ltd. (OARPL) which is 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 Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as Trustee of Omkara PS-26/2021-22 Trust. It has acquired all rights, titles and interest of the entire outstanding Borrower(s)/Co-borrower(s)/Mortgagee(s) along with the underlying securities from Poonawalla Housing Finance Ltd. (PHFL) (formerly known as Magna Housing Finance Ltd.) under section 5 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30-09-2021. Further, the Authorised Officer of Secured Creditor has taken Physical Possession of the secured asset (s) on 23-06-2022 and the said asset (s) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgagee(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below.

Name of Borrower and Co-borrower	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice / Date of Possession	Reserve Price (Rs) EMD (Rs)	Inspection Date and Time
1.Premendra Gupta (Borrower/Mortgagor)	Part of Arazi No. 95, Mauja Sragaul, Utnao, Kanpur-209801, Adm. 1800 sq. ft.	Rs. 14,41,818/- (Rupees Fourteen Lakh Fourteen Thousand Eight Hundred and Eighteen Only) as on 31-07-2021 plus contractual interest and other charges thereupon till date	30-03-2022 23-06-2022	7,44,000/- 74,400/-	01-03-2024 2:00 P.M. to 4:00 P.M.

**Last Date for payment of EMD & Submission of Bid Form: 07-03-2024 up to 6:00 P.M.**  
**Auction Date and Time: 08-03-2024 Time: 03:00 P.M. 05:00 P.M. Incremental value: Rs 20,000/-**

**Terms & Condition of the Auction:**  
 1. 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 "Ms. C1 India Pvt. Ltd.", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail id: support@bank auctions.com or Mr. Bhavik Pandya, Mobile: 88666 82937 E-mail maharashtra@c1india.com  
 2. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer - Kalpesh Ghajra (Mobile: 9769825323), E-Mail: kalpesh.gha@omkaraarc.com or at address as mentioned above in office hours during the working days.  
 For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php

**STATUTORY NOTICE FOR SALE UNDER Rule 8(1) & (6) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002**  
 This notice is also a mandatory Notice of Fifteen days (15) days to the Borrower(s) / Co-Borrower(s) of the above loan account under Rule 8(1) & (6) and 6(2) of Security Interest (Enforcement) Rules, 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. In case of default in payment, the property shall be sold at the discretion of the Authorised Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.  
 Date: February 18, 2024  
 Place: Mumbai  
 Sd/-Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS26/2021-22 Trust)

**PUNJAB & SIND BANK**  
 (A Govt. of India Undertaking) Branch Office : RCB Sadiq Chowk Faridkot

**[RULE 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)**

Whereas the Undersigned being "Authorized Officer" of Punjab & Sind Bank, Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in Exercise of power conferred under section 13(12) read with rule 3 security interest (Enforcement) Rules, 2002. Issued a demand notice under Section 13(2) of SARFAESI Act 2002 calling upon the following Borrower(s)/Guarantor(s) to repay the amount mentioned in notice within 60 days of the date of receipt of the said notice.

The Borrower(s)/Guarantor(s) having failed to repay the amount notice is hereby given to the Borrower(s)/Guarantor(s) and the public in general that the undersigned has taken possession of the property described here below in Exercise of the power conferred on him/ her under section 13(4) of said Act read with rule 8 of the said rules.

The Borrower(s)/Guarantor(s) in particular & the public in general is hereby cautioned not to deal with the said property and dealing with the property will be subject to the charge of the Punjab & Sind Bank, RCB, Sadiq chowk Faridkot, for an amount mentioned here in below, besides interest and other charges/expenses against calling account.

The Borrower(s)/ Guarantor(s) attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset(s).

Name of the Borrower(s)/Guarantor(s)	Description of Immovable Property/ies	Date of Demand Notice	Amount as per Demand Notice
Borrower : Smt. Ramandeep Kaur D/o Surinder Singh R/o Street No. 24-L, Dogar Basti, Faridkot-151203.	1. Property measuring 58 sq. yards being 58/1694 share out of 2 Kanal 16 marla bearing Khasra Nos. 317/18/2/2-16, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 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