



OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100TZ2014PTC020363
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[Appendix - IV-A]

[See proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") 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(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 Private Limited (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide **Assignment Agreement dated 30.03.2021** from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. **The Authorized Officer of the OARPL took Physical Possession of the below mentioned security as on 29th January 2025.** 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, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
1. Rafik Abdulsalam Shaikh (Borrower) 2. Bushra Rafik Shaikh (Co-Borrower)	Flat No. A-10, On Still Second Floor, Gurushish Ya Prangan Building Type "A+B" And The Said Building Constructed On Land Gut No.137 To The Extent Admeasuring 31 R Out Of Total Land Admeasuring 96r And Gut No 138 To The Extent Admeasuring 35r Out Of Total Area Admeasuring 4h 37r, Total 66r Land Situated At Deolai,	Rafik Abdulsalam Shaikh	Date: 30.03.2019 Rs. 25,46,616.92 (Rupees Twenty Five Lakh Forty Six Thousand Six Hundred Sixteen and Ninety Two	Rs.17,60,000/-	Rs. 10,000/-	Rs.1,76,000/-	Date: 14.05.2025 Time: 1 PM to 3 PM (Noon)

	Taluka & District Aurangabad The Said Flat Is Bounded As Below-Area 51.00 Sq. Mtrs, Bounded As: East: Flat No. B-10 West: Flat No. A-7 North: Staircase South: Open Space		Paisa Only)as on 25.03.2019				
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Date of E- Auction & Time	22.05.2025 at 11:00 am to 12:00 pm (noon)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	21.05.2025 up to 6:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>.

The auction 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 **21.05.2025** 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-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937 E mail - maharashtra@c1india.com and for any property related query contact the Authorized Officer Pratiksha Patel , Mobile: +919773406175 Mail: pratiksha.patel@omkaraarc.com / Case officer Mr.Tanaji Mandavkar , Mobile: +91 9769170774 Mail: tanaji@omkaraarc.com .At the time submission of the bid , bidder should submit affidavit in the spirit of section 29(A) of insolvency and bank corruptly code 2016.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8 (6), 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 together with further interest and all costs charges and expenses any time before the closure of the Sale. 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: 15.04.2025
Place: Mumbai

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

