

[Appendix - IV-A]

[See proviso to rule 8 (1), 8(6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: July 17, 2024, and August 02, 2024.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(1), 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)/ Guarantor (s)/ Mortgagor (s) that the below described 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 at 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 & interest of the entire outstanding of Borrower(s)/Co-borrower(s)/ Mortgagor(s) along with the underlying securities from Poonawalla Housing Finance Ltd., (PHFL) (formerly known as Magma Housing Finance Ltd.) under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30-09-2021.

Further, as per the order passed by District Magistrate, Haridwar vide order No. of 98/2023 dated 17/08/2023 (in the matter of Sunil Kumar), the Authorised Officer of Secured Creditor has taken Physical Possession of the secured asset (s) 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)/ Mortgagor(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)	Auction date/ EMD date/ Inspection Date and Time/ Incremental value
1. Ravi Kumar Saini (Borrower/ Mortgagor) 2. Laxmi Rani (Co-borrower)	All that piece and parcel of property bearing Part of Plot No- 22, Khet No- 77, Kha Min Barakheda, Sukhmani Vihar Colony Dist. U.S. Nagar, Vill. Gadarapur 263152. Area -700 Sq.ft.	Rs. 7,85,596/- (Rupees Seven Lakh Eighty-Five Thousand Five Hundred Ninety-Six Only) as on 31-07-2021 plus contractual interest and other charges thereupon till date.	08-04-2022 by MHFL	05-09-2022	5,50,000	55,000	17-07-2024 16-07-2024 09-07-2024 2:00 P.M to 3:00 P.M Rs. 7,500/-
1) Sunil Kumar (borrower/ mortgagor) and 2) Rajkumari (co-borrower)	All that piece and parcel of property bearing No. House on Plot No. 11, Khasra No.1393, Situated at Village- Jawalapur Tehsil and District Haridwar-249407. Area -414 Sq. ft.	Rs. 13,50,033/- (Rupees Thirteen Lakhs Fifty Thousand Thirty -Three Only) as on 31-07-2021 plus contractual interest and other charges thereupon till date.	08-04-2022 by MHFL	14-05-2024	11,66,000	1,16,600	02-08-2024 01-08-2024 25-07-2024 2:00 P.M to 3:00 P.M Rs. 20,000/-

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 "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.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 Ojha (Mobile – 9769825323), E-Mail: kalpesh.ojha@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(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) in the matter of Saleem Khan and Thirty days (30) days to the Borrower (s) /Co-Borrower (s) in the matter of Sunil Kumar of the above loan account under Rule 8 (6) of Security Interest (Enforcement) Rule, 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 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.

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of **Omkara PS26/2021-22 Trust**)

Date: June 28, 2024

Place: Mumbai