



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/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 Omkara Assets Reconstruction Pvt. Ltd (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Ltd (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 the physical possession of the below mentioned secured properties from the Borrower/Mortgagor/Co-Borrower. 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, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

| Sr. No. | Name of Borrower(s)/ Guarantors/ Mortgagors | Details of the Secured Asset | Owner of the property | Outstanding Dues as on 10.01.2025 (IN INR) | Demanded Notice Date | Possession Date | Reserve Price (IN INR) | Bid Increment Amount (IN INR) | EMD (IN INR) | Date & Time of Inspection |
|---------|--|--|-----------------------|--|----------------------|----------------------------------|---|---|---|--|
| 1. | M/s. Ruchi Enterprises (Borrower), through its proprietor Mrs. Ruchi Khandelwal, Mrs. Ruchi Khandelwal (Mortgagor & Guarantor) and Mr. | Property 1: All that piece and parcel of Shop No G-1, admeasuring 250 sq. ft., at Ground Floor, Sanyukt Parisar-II, Plot No. S-3 & S-4, situated at Gram Chunabhatti TEHSIL Huzur District Bhopal 462016 and bounded as under: | Mrs. Ruchi Khandelwal | Rs. 2,34,21,287.43 (Rupees Two Crore Thirty Four Lakhs Twenty One Thousand | 18.11.2019 | 14.10.2024 (Physical Possession) | Rs. 50,00,000/- (Rupees Fifty Lakhs Only) (Plus G.S.T as applicable, since property is leasehold) | Rs. 25,000/- (Rupees Twenty-Five Thousand Only) | Rs. 5,00,000/- (Rupees Five Lakhs Only) | 28.01.2025 12.30 P.M. to 1.30 PM |



| | | | | | | | | | |
|--|--|---|--|--|--|---|--|---|---------------------------------|
| Pankaj Khandelwal (Mortgagor & Guarantor) | On or towards East: Plot No 19 On or towards West: Open Corridor towards Kolar Road On or towards North: Road On towards South: Shop No G-2 | Mr. Pankaj Khandelwal and Mrs. Ruchi Khandelwal | Two Hundred Eighty Seven and Paise Forty Three Only) | | | Rs.27,00,000/- (Rupees Twenty-Seven Lakhs Only) | Rs.10,000/- (Rupees Ten Thousand Only) | Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand Only) | 28.01.2025 2.30 P.M. to 3:30 PM |
| Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555 | | | | | | | | | |
| Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 18.01.2025 till 6:00 pm | | | | | | | | | |
| Date of E-Auction & Time 20.01.2025 12:00 pm to 2:00 pm | | | | | | | | | |

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php>. or website of service provider i.e. <http://www.bankcauction.com>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) 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) r/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.

Date: 11.01.2025
Place: Bhopal

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

