

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 and 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 30.06.2025 (IN INR)	Demand 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)	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: On or towards East: Plot No 19 On or towards West: Open Corridor towards Kolar Road	Mrs. Ruchi Khandelwal	Rs. 2,52,86,352.53 (Rupees Two Crore Fifty-Two Lakh Eighty-Six Thousand Three Hundred	18.11.2019	14.10.2024 (Physical Possession)	Property 1: Rs. 45,00,000 /- (Rupees Forty-Five Lakh Only) (Plus G.S.T as applicable	Property 1: Rs.25,000/- (Rupees Twenty-Five Thousand Only)	Property 1: Rs.4,50,000 /- (Rupees Four Lakh Fifty Thousand Only)	Property 1: 10.07.2025 (From 11.30 A.M. to 12.30 P.M.)



& Guarantor) and Mr. Pankaj Khandelwal (Mortgagor & Guarantor)	On or towards North Road On towards South: Shop No G-2		Fifty-Two and Paise Fifty-Three Only)				, since property is leasehold)			
Property 2: All that piece and parcel of Flat No MIG-4/7, admeasuring 621.39 Sq. Ft., Block No 4, Third Floor, Ranthambour Complex Zone -1, MP Nagar, Tehsil Huzur District Bhopal 462011 and bounded as under: On or towards East: Open On or towards West: Open On or towards North: Flat No 5/8 On towards South: Flat No 4/8	Mr. Pankaj Khandelwal and Mrs. Ruchi Khandelwal						Property 2: Rs.24,50,0 00/- (Rupees Twenty- Four Lakh Fifty Thousand Only)	Property 2: Rs.10,000/- (Rupees Ten Thousand Only)	Property 2: Rs. 2,45,000/- (Rupees Two Lakh Forty-Five Thousand Only)	Property 2: 10.07.2025 (From 2.30 P.M. to 3:30 P.M.)
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	21.07.2025 till 6:00 pm
Date of E-Auction & Time	23.07.2025 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.bankauction.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 15 (Fifteen) 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.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 02.07.2025

Place: Bhopal

Sd/-

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

