

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 69231111 | Email: mumbai@omkaraarc.com | www.omkaraarc.com | CIN: U67100TZ2014PTC020363

**[Appendix - IV-A]**

[See proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**DATE OF E-AUCTION: 30.04.2024**

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 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 below mentioned Borrowers/Co-Borrowers/Mortgagors/Guarantors** that the below described immovable properties mortgaged/charged to the Original Secured Creditor Akola Urban Co-operative Bank Ltd, the **SYMBOLIC** possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. ("**OARPL**"). OARPL is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having 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. The Akola Urban Co-operative Bank Ltd (AUCBL) vide Assignment Agreement dated 28.09.2021 has assigned the entire debt of the above mentioned borrower along with underlying securities to OARPL acting in its capacity as Trustee of Omkara PS 36/2021-22 Trust. Pursuant to the said assignment agreement Omkara Assets Reconstruction Pvt Ltd has stepped into the shoes of the AUCBL and is entitled to recover the dues and enforce the securities.

The Secured Assets will be sold "As is where is", "As is what is", "Whatever there is" and " Without recourse Basis" **on 30.04.2024 at 11:00 AM (last date and time for submission of bids is 29.04.2024 by 05:00PM)**, for recovery of the following amount (mentioned against each borrower) plus interest & expenses thereon due to OARPL as Secured Creditors from the below mentioned Borrowers/Co-borrowers/Mortgagors/ Guarantors.

The details of the Borrowers/Co-borrowers/Mortgagors/Guarantors, Outstanding Dues, Description of the Immovable Properties, Inspection date & time, Reserve Price, Earnest Money Deposit Bid (EMD), Bid Incremental amount and known encumbrances (if any) are as under:

Lot	Name of the Borrower/Co-borrower/Guarantor & Mortgagor	Outstanding Dues as on 29.02.2024 +Interest & Expenses thereon Amt in Rs.	Description of immovable property	Inspection Date & Time	Reserve Price Amt in Rs.	EMD Amt in Rs.	Bid Increment Amount Amt in Rs.
1.	Mr. Suresh Banechand Runwal (Borrower & Mortgagor) Mr. Suyog Suresh Runwal (Guarantor)	1,08,38,029	Bungalow No. ' 87' adm about 180.91 Sq.mtr FSI/Built up area along with the exclusive rights of Plot size 2421.90 Sq. Feet limited up to the respective compound wall of the Bungalow on	15.04.2023 11.00 am to 12.00 pm	54,60,000	5,46,000	3,00,000

	Mr. Prakash Motilal Runwal (Guarantor)		<p>which the said bungalow is constructed, in the project called 'SHAMIT OCTOZONE' situated on Land Gut No.45, Nakshtrawadi, Tq. & Dist. Aurangabad, which is bounded as follows :</p> <p>North - Bungalow No. 88</p> <p>South - Bungalow No. 86</p> <p>East - Bungalow NO. 96</p> <p>West - 7.5 mtr pathway</p> <p>Known Encumbrance - Nil</p>				
2.	<p>Mrs. Sadhana Suresh Runwal (Borrower & Mortgagor)</p> <p>Mr. Suresh Banechand Runwal (Guarantor)</p> <p>Mr. Prakash Motilal Runwal (Guarantor)</p>	87,86,130	<p>Bungalow No. ' 88' adm about 180.91 Sq.mtr FSI/Built up area along with the exclusive rights of Plot size 2421.90 Sq. Feet limited up to the respective compound wall of the Bungalow on which the said bungalow is constructed, in the project called 'SHAMIT OCTOZONE' situated on Land Gut No.45, Nakshtrawadi, Tq. & Dist. Aurangabad, which is bounded as follows :</p> <p>North - Bungalow No. 89</p> <p>South - Bungalow No. 87</p>	15.04.2023 11.00 am to 12.00 pm	54,60,000	5,46,000	3,00,000

			<p>East - Bungalow NO. 95</p> <p>West - 7.5 mtr pathway</p> <p>Known Encumbrance - Nil</p>				
3.	<p>Mr. Suyog Suresh Runwal (Borrower & Mortgagor)</p> <p>Mr. Suresh Banechand Runwal (Guarantor)</p> <p>Mr. Prakash Motilal Runwal (Guarantor)</p>	1,08,38,026	<p>Bungalow No. ' 89' adm about 180.91 Sq.mtr FSI/Built up area along with the exclusive rights of Plot size 2421.90 Sq. Feet limited up to the respective compound wall of the Bungalow on which the said bungalow is constructed, in the project called 'SHAMIT OCTOZONE' situated on Land Gut No.45, Nakshtrawadi, Tq. & Dist. Aurangabad, which is bounded as follows :</p> <p>North - Bungalow No.90</p> <p>South - Bungalow No. 88</p> <p>East - Bungalow No. 94</p> <p>West - 7.5 mtr pathway</p> <p>Known Encumbrance - Nil</p>	15.04.2023 11.00 am to 12.00 pm	54,60,000	5,46,000	3,00,000
4.	<p>Mrs. Shreeniti Suyog Runwal (Borrower & Mortgagor)</p> <p>Mr. Suyog Suresh Runwal (Borrower & Mortgagor)</p>	1,08,17,978	<p>Bungalow No. ' 90' adm about 180.91 Sq.mtr FSI/Built up area along with the exclusive rights of Plot size 2421.90 Sq. Feet limited up to the respective compound wall of the Bungalow on which the said bungalow is</p>	15.04.2023 11.00 am to 12.00 pm	54,60,000	5,46,000	3,00,000

<p>Mr. Prakash Motilal Runwal (Guarantor)</p> <p>Mr. Suresh Banechand Runwal (Guarantor)</p>			<p>constructed, in the project called 'SHAMIT OCTOZONE' situated on Land Gut No.45, Nakshtrawadi, Tq. & Dist. Aurangabad, which is bounded as follows :</p> <p>North - Bungalow No. 91</p> <p>South - Bungalow No. 89</p> <p>East - Bungalow No. 93</p> <p>West - 7.5 mtr pathway</p> <p>Known Encumbrance - Nil</p>				
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For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankeauction.com> or contact service provider M/s. C1 India Pvt. Ltd”, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937 E mail - maharashtra@c1india.com. At the time submission of the bid, bidder should submit affidavit in the spirit of the Section 29 A of Insolvency and Bankruptcy Code 2016.

The intended bidders who have deposited the EMD and require assistance in creating Login ID and 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, **Mr. Bhavik Pandya, Mobile : 8866682937 E mail - maharashtra@c1india.com.** and for any property related query contact the Authorised Officer Ms.Neelam Patel - 9819963344 Email - neelam.patel@omkaraarc.com. or Mr.Akshay Shah, Mobile: 9833505891 Email - akshay.shah@omkaraarc.com.

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

This notice is also a mandatory Notice of Thirty (30) days to the Borrower/Guarantors of the above loan account under Rule 8(6) 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 further interest, cost & expenses till the date of payment. 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) Rules, 2002.

Date: 22.03.2024
Place: Mumbai

Sd/-
Neelam Patel
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)