



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg,

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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 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 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 property 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 11.09.2024 (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. S G Electricals and Instruments Pvt. Ltd. (Borrower), Sunny Joseph (Mortgagor & Guarantor) and Mejo Sunny | All that piece and parcel of Flat No.4 admeasuring 777 square feet carpet area including the area of Balcony & flowerbed chargeable area and statutory chargeable area and also the undivided interest in the | Sunny Joseph | Rs. 87,71,735.46 (Rupees Eighty Seven Lakhs Seventy | 09.08.2022 | 03.01.2024 (Physical Possession) | Rs.75,85,000/- (Rupees Seventy Five Lakhs Eighty Five Thousand Only) | Rs.25,000/- | Rs.7,58,500/- (Rupees Seven Lakhs Fifty Eight Thousand Five | 03.10.2024 3.00 P.M. to 4:00 PM (as per prior appointment) |



| | | | | | | |
|--|--|--|--|--|--|---------------|
| (Mortgagor & Guarantor) | common area aggregating to 925 square feet of super cover area in the building known as "Crib Villa" lying, being and situate at all that piece and parcel of land bearing Plot No.22, Road No.12 & Sector No.11 at New Panvel (East), Navi Mumbai | One Thousand Seven Hundred Thirty Five and Paise Forty Six Only) | | | | Hundred Only) |
| Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449 | | | | | | |

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|--|--------------------------------|
| Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD | 22.10.2024 till 6:00 pm |
| Date of E-Auction & Time | 24.10.2024 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 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 & Reconsruction 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: 13.09.2024

Place: Panvel, Navi Mumbai



Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)