



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. Further, Omkara Assets Reconstruction Pvt Ltd (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 handover of 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 10.01.2025 (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. Sameera Enterprises (Borrower), Late Mr. Rashid Ali Khan (Through its known legal heirs: i) Mrs. Fahmida Rashid Khan, ii) Sameera Rashid	All that piece and parcel of Flat No.6, admeasuring area 559 sq. ft i.e. 51.95 sq. mtrs. (Carpet Area), Second Floor, Kunal Heights, Sr No.30, Hissa No.4, Narhe, Pune - 411041 On the East - Property of Mr. Jagtap	Late Mr. Rashid Ali Khan through its legal heirs: i) Mrs. Fahmida Rashid Khan, ii) Sameera	Rs.16,23,595.35 (Rupees Sixteen Lakhs Twenty-Three Thousand Five	18.04.2022	23.10.2024	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)	27.01.2025 12:30 pm to 1:30 pm



Khan, iii) Rehan Rashid Khan, iv) Farhan Rashid Khan & all unknown legal heirs) (Co- Borrower/Mortgag or) & Mrs. Fahmida Rashid Khan (Co- Borrower)	On the West: - Sr No.28 On the North: - Sr.No.30/2 On the South: - 15 Feet Wide Road	Rashid Khan, iii) Rehan Rashid Khan, iv) Farhan Rashid Khan & all unknown legal heirs)	Hundred Ninety Five and Paisa Thirty Five Only)				
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	18.02.2025 till 6:00 pm
Date of E-Auction & Time	20.02.2025 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 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 & Enforcement 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: Pune

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

