

[Appendix - IV-A]

[See proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPOERTY**

**DATE OF E-AUCTION: 16<sup>th</sup> August 2022**

**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 provision 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 (s) and Guarantor (s) named hereinafter that the below described immovable properties mortgaged/charged to the Secured Creditor, the **constructive possession** of which has been taken by the Authorised Officer of State Bank of India and by Assignment Agreement dated 04<sup>th</sup> June 2019, State Bank of India has absolutely assigned & transferred his all rights in toto in favor of M/s Omkara Assets Reconstruction Private Limited (OARPL), in the capacity of Trustee of Omkara PS 04/2019-20 Trust related to the credit facility provided to Borrower/ Guarantors.

Accordingly, OARPL is entitled to recover the dues and enforce the securities. It will 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" through e-auction scheduled on **16<sup>th</sup> August 2022 at 1.00 PM (last date and time for submission of bids is 10.08.2022 before 4.00 PM)**, for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Guarantors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column.

The description of Borrower & Guarantors with description of the immovable property and known encumbrances (if any) are as under: -

Name of Borrower and Guarantors	Date of Demand Notice	Description of immovable property	Reserve Price	Inspection Date and Time	Outstanding Dues in Rs.
			EMD		
<b>Borrower</b> 1. M/s Shanti Modern Rice Mills Pvt Ltd.	13.05.2016	All that Piece and Parcel of the Land at, Survey Plot No 246/1688 MS, Plot No 165 (Old), Survey Khata No 17/19 MS, Khata No 09 (Old), Ward No 06/A (Old) 34 (New), Thana No 139, Mirjapur, Thana Sasaram, Sub-Sadar Registry Office Sasaram, Dist Rohtas owned and mortgaged by Mr. Anil Kumar Pandey.	Reserve Price Rs. 12.00 lacs	Date: 10.08.2022  Time: 10 AM to 4 PM	Rs.5,26,80,767.41 /- (Rupees Five Crore Twenty-Six Lacs Eighty Thousand Seven Hundred Sixty-Seven and Forty-One Paise Only) as on 30.04.2016 plus future interest and other charges after reducing the amount, if any recovered till realization of entire dues.
<b>Guarantors</b> 1. Mr. Sunil Kumar Pandey 2. Anil Kumar Pandey 3. Chandradeo Pandey 4. Alka Pandey 5. Tanu Pandey	<b>Date of Constructive Possession</b> 22.09.2016		<b>EMD</b> Rs. 1.20 Lacs		
Minimum Bid increment amount			Rs. 10,000/- (Ten Thousand Rupees Only)		

## **TERMS & CONDITIONS:**

1. The auction sale will be conducted online through the auctioneer portal [www.bankeauctions.com](http://www.bankeauctions.com) on “As is where is”, “As is what is” “whatever there is” and “Without Recourse Basis”.
2. The secured assets will not be sold below Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes, Municipal dues etc. shall have to be borne by the successful bidder.
3. The last date for payment of EMD, and submission of Bid Form & Documents to Authorised Officer is 10.08.2022 up to 4.00 PM at C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai or at email id [sarthak.jindal@omkaraarc.com](mailto:sarthak.jindal@omkaraarc.com).
4. To the best of our knowledge and information available on record with us, there is no encumbrance on the property. However, the intending bidders should make their own independent due diligence and inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL.
5. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc, labor/ EPFO / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
6. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.
7. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorised Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
8. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
9. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
10. The interested bidders shall submit their EMD details and documents through Web Portal: [bankauctions.com](http://bankauctions.com) through Login Id & Password. The EMD amount should be paid by way of NEFT / RTGS payable at Mumbai in favour of “**Omara PS 04/2019-20 Trust**” which is refundable without interest to the unsuccessful bidders. The bank account details to pay EMD through RTGS/NEFT are as under

**Account: 50487761785, Name of the Beneficiary: Omkara PS 04/2019-20 Trust, Bank Name: Indian Bank, Branch Name: BKC Branch, Mumbai, IFSC Code: IDIB000B845.** Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.

11. The intended bidders who have deposited the EMD and require assistance in creating Login ID & 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](mailto:support@bankeauctions.com), Mr. Haresh Gowda, Mobile : 95945 97555 E mail – [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com), and for any property related query may contact the concerned Authorised Officer Sarthak Jindal (Mobile – 9520222227), E-Mail : [sarthak.jindal@omkaraarc.com](mailto:sarthak.jindal@omkaraarc.com) at address as mentioned above in office hours during the working days.
12. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
13. The bidders must hold valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. OARPL/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
14. OARPL reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
15. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
16. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
17. At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016
18. All bidders are advised to visit on [www.omkaraarc.com](http://www.omkaraarc.com) / <http://omkaraarc.com/auction.php> or [www.bankeauctions.com](http://www.bankeauctions.com) for detailed terms and conditions of E-Auction.

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) / Rule 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002**

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower & Co-borrowers of the above loan account under Rule 8 (6) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & 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 with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through e-auction as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 28.07.2022  
Place: Delhi

Sd/-  
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 04/2019-20 Trust)