



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 properties 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 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25/06/2021 from Industind Bank Ltd (Assignor Bank) along with underlying securities from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the securities. The Authorized Officer of OARPL took handover of 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 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:

St. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 12.06.2023 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
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1.	Shivani Food Products (Borrower), Ghanshyam Jariya (Proprietor, Guarantor & Mortgagor), Baby Jariya (Guarantor)	<u>LOT No.-I:</u> Diverted land at patwari Halka No 21, Revenue Circle No 2, Survey No. 26/4 parts, Rakba 0.522 Hect, village Chordiya, Tehsil Mhow, District Indore (M.P) and construction thereon existing and future and bounded as under: On the East: Open Land On the West: Open Land On the North: 18 Meter Wide Road On the South: Open Land	Mr. Ghanshyam Jariya	Rs. 5,85,72,924.46	31.05.2021	25.05.2023 (Physical)	Rs. 3,87,65,000/-	Rs. 50,000/-	Rs. 38,76,500/-	14/09/2023 from 11 am to 12 pm
	<u>LOT No.- II:</u> Diverted land at patwari Halka No 23, Revenue Circle No 2, Survey No 413/1 parts, Rakba 0.137 Hect, village Nevguradiya, Tehsil Mhow, District Indore (M.P) and construction thereon existing and future and bounded as under: On the East: Open Land On the West: Open Land On the North: Open Land On the South: 18 Metre Wide Road						Rs. 67,35,000/-	Rs. 50,000/-	Rs. 6,73,500/-	14/09/2023 from 2 pm to 3 pm

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449



Date of E-Auction & Time for Lot No. I- 29/09/2023 12:00 to 02.00 pm	Date of E-Auction & Time for Lot No. II- 29/09/2023 03:00 pm to 05.00 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD for Lot No. I & II : 27/09/2023 till 5:30 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) <http://omkaraarc.com/auction.php> or website of service provider i.e. <https://www.bankenauctions.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 with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 13/06/2023 and all costs charges and expenses any time before the closure of the Sale. 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) Rule, 2002.

Date: 07/09/2023

Place: Indore

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

