

[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, physical 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 13 (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 31.03.2024 (IN INR)	Demand Notice Date	Physical possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	1. M/S Sri Sai Patliputra Infra Private Limited (Borrower) 2. Bikramaditya Pandey (Director/ Guara ntor) 3. Santosh Singh (Director/ Guara ntor)	All That piece and parcel of property being Residential Flat No. 302 on the Third Floor in the building known as Sai Prakash Enclave having a Super Built Up Area of approximate 975 Sq Ft with One Reserved Car Parking Space for Flat No. 302 On Ground Floor (Together with The Proportionate Share in The Land) built and constructed upon land situated at Mouza- Mainpura, Mohalla - Patel	Manita Kumari	Rs. 1,93,91,530 (Rupees One Crore Ninety Three Lakhs Ninety Thousand Five Hundred Thirty Only)	21.11.2019	27.11.2023	Rs. 51,75,000.00 (Rupees Fifty One Lakhs Seventy Five Thousand Only)	Rs. 25,000/-	Rs. 5,17,500.00 (Rupees Five Lakhs Seventeen Thousand Five Hundred Only)	14.06.2024 From 03.00 P.M. to 4:00 P.M.



<p>4. Pankaj Kumar (Director/Guarantor)</p> <p>5. Manita Kumari (Guarantor)</p>	<p>Nagar, Sahdeo Path, Bearing P.S. Shahstri Nagar, Thana No. 02, C.S. Plot No. 1300 & 1301, Khata Nos. 708 And 718, Tauzi No. 5563, Ward No. 34/4/8, Circle No. 267, Holding No. 141A/302, Sub Registry- Patna Sadar, District Patna, And Butted and Bounded by</p> <p>In The North: Side Set Area of the Apartment,</p> <p>In The South: Flat No. 303 Of Sai Prakash Apartment,</p> <p>In The East: Side Set Area of the Apartment, thereafter Branch Road,</p> <p>In The West: Stairs</p> <p>****The Details of the Property are more specifically described in Deed No. 28838 of the year 2012 in the name of Manita Kumari.</p>	<p>Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555</p>
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Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	28.06.2024 till 5:30 pm
Date of E-Auction & Time	01.07.2024 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 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: 24.05.2024
Place: Patna, Bihar



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