

[Appendix - IV-A]

[See proviso to rule 8(6) & 9 (1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: December 30, 2025

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) & 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) / Guarantor (s)/ Mortgagor (s) that the below described immovable property {Secured asset (s)} mortgaged/ charged to the Secured Creditor i.e. Omkara Assets Reconstruction Pvt Ltd. (OARPL) which is a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as Trustee of Omkara PS-26/2021-22 Trust. It has acquired all rights, titles & interest of the entire outstanding of Borrower(s)/Co-borrower(s)/ Mortgagor(s) along with the underlying securities from Poonawalla Housing Finance Ltd., (PHFL) (formerly known as Magma Housing Finance Ltd.) under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30-09-2021.

Further, the physical possession of the secured asset (s) has been taken by the Authorised Officer of Secured Creditor and the said asset (s) will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgagor(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below.

Name of Borrower and Co-borrower	Outstanding Dues in Rs.	Date of Demand Notice	Date of Physical Possession
1. SK BAKI BILLAH (Borrower) (Borrower/Mortgagor) 2. SK Bebeke Begam (Co-Borrower)	Rs.44,82,690- (Rupees Forty Four Lakhs Eighty Two Thousand Six Hundred and Ninety Only) as on 31.12.2024. (Rs.28,78,629/- total dues with further contractual interest and penal other charges Rs.16,04,061/- as on 31.12.2024.	16.04.2021	23.09.2024
Description of the property		Reserve Price	EMD
Akash Tina Apartment, Flat No 2 C, North Side, 2nd Floor, LR DAG No 876, 894, LR KH No. 1087 & 534, Holding No 64, Uttar Jagacha, 1st Bye Lane, PS Jagacha, Ward No 47, Under Howrah Municipal Corporate, Howrah- 711112. Area of Residential Unit : 731 Sq.ft (Super Built up area)		16,20,000/-	1,62,000/-
Inspection Date and Time		Date: 28-01-2025, Time: 1:00 P.M – 4:00 P.M.	
Auction Date and Time		Date: 30-01-2025, Time: 3:00 P.M – 05:00 P.M.	
Last Date for payment of EMD & Submission of Bid Form		Date: 29-01-2025, up to 06:00 P.M	
Incremental value		Rs. 20,000/-	

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

1. 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 or Mr. Bhavik Pandya, Mobile : 88666 82937 E mail – maharashtra@c1india.com.
2. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer – Ashish Nangia (Mobile -9323642445), E-Mail: ashish.nangia@omkaraarc.com or at address as mentioned above in office hours during the working days.

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

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

This notice is also a mandatory Notice of Fifteen days (15) days to the Borrower (s) /Co-Borrower (s)/ Mortgagor(s) of the above loan account under Rule 8 (6) & 9(1) 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 sale through Public 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 any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of **Omkara PS26/2021-22** Trust)

Date: January 10, 2025

Place: Mumbai