

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100TZ2014PTC020363
Corporate Office: Kohnoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
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Authorised Officer M no.: +918657969231 / +918657969233

[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 Utopia Distribution and Sales Private Limited 2. Prabhath Ranjan 3. Priya Ranjan 4. Sushila Mishra	<u>Property 1:</u> A Pucca constructed office having an Area of 642.25 Sq. Ft. at Fourth Floor of the Building known as N.P. Centre situated at Mohalla Dak Bunglow Road, P.O. G.P.O. - Patna, P.S. Kotwali, District - Patna, comprised in Thana No. 137, Municipal Survey Plot No. 137, Municipal Survey No. 18, Holding No. 910, Circle No. 6,	<u>Property 1:</u> Prabhath Ranjan <u>Property 2:</u> Priya Ranjan	Rs. 2,46,94,384.44 (Rupees Two Crores Forty Six Lakhs Ninety Four Thousand Three Hundred Eighty Four and Paise Forty Four only)	08.06.2021	<u>Property 1:</u> 18.09.2023 <u>Property 2:</u> 18.09.2023	<u>Property 1:</u> Rs. 77,50,000.00 (Rupees Seventy Seven Lakhs Fifty Thousand Only) <u>Property 2:</u> Rs. 58,50,000.00 (Rupees Fifty Eight Lakhs Five Thousand Only)	<u>Property 1:</u> Rs. 25,000/- <u>Property 2:</u> Rs. 25,000/-	<u>Property 1:</u> Rs. 7,75,000.00 (Rupees Seven Lakhs Seventy Five Thousand Only) <u>Property 2:</u> Rs. 5,85,000.00 (Rupees Five Lakhs Eighty Five Thousand Only)	19.06.2024 11.00 A.M. to 01.00 P.M. (for both Property 1 and Property 2)



5. Rajani Ranjan	<p>bearing Office No. 410 for the sake of easy identification and bounded as follows: - On the North: Dead End of the building On the South: Corridor On the East: Office no. 408 On the West: Corridor</p> <p>**** The details of the property are more specifically described in the Deed No. 9373 dated 18.05.2007 in the name of Mr. Prabhat Ranjan.</p> <p>Property 2: A Shop having an Area of 300 Sq. Ft. in the Basement of the Building known as N.P. Centre situated at Mohalla Dak Bungalow Road, P.O. G.P.O. - Patna, P.S. Kotwali, District - Patna, comprised in Thana No. 137, Municipal Survey Plot No. 100 (part), Ward No. 02, Circle No. 6, bearing Office No. L.G./5B for the sake of easy identification and bounded as follows:- On the North: Dead End of the building On the South: Corridor On the East: Shop No. L.C./5/A On the West: Shop No. L.C. / 6</p> <p>****The details of the property are more specifically described in the Deed No. 3900 dated 08.07.1996 in the name of Mr. Priya Ranjan</p>						Fifty Eight Lakhs Fifty Thousand Only)		Thousand Only)	
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Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC000555



Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	05.07.2024 till 5:30 pm (for both Property 1 and Property 2)
Date of E-Auction & Time	08.07.2024 12:00 pm to 02:00 pm (for Property 1); 08.07.2024 03:00 pm to 05:00 pm (for Property 2)

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.bankenauction.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: 31.05.2024

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)

