

न्यायालय अतिरिक्त जिला दण्डाधिकारी, जिला देवास (म.प्र.)

क्रमांक-3323/रीडर/22 देवास दिनांक 10/10/2022
प्रकरण क्रमांक 300/अन्यविधि/2022

// कारण बताओ सूचना पत्र //

प्रति,

- 1 - श्री गोविंदसिंह पिता हरिसिंह राजपूत,
- 2 - श्रीमती पेपकुंवरबाई पति गोविंदसिंह राजपूत,
- निवासीगण- 171, वार्ड नंबर 8, ग्राम निपानिया हुरहुर तहसील सोनकच्छ
- 3 - श्री अम्बाराम पिता प्यारेजी मालवीय
- निवासी-मकान नं. 114, वार्ड नं. 8, ग्राम निपानिया हुरहुर, तहसील सोनकच्छ

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एतद् द्वारा सूचित किया जाता है, कि प्राधिकृत अधिकारी, एडलवाईज एसेस्ट रिकंस्ट्रक्शन कम्पनी लिमिटेड, रिटेल सेंटर ऑफिस प्रथम मंजिल, एडलवाईज हाउस, ऑफ सी.एस.टी. रोड कलीना, मुम्बई द्वारा सरफासी एक्ट, 2002 की धारा 14 के तहत आपकी रहन सम्पत्ति मकान नंबर 171, वार्ड नंबर 8, पटवारी हल्का नंबर 7, खसरा नंबर 944, ग्राम निपानिया हुरहुर तहसील सोनकच्छ कुल क्षेत्रफल 1120 वर्गफीट का वास्तविक कब्जा दिलाये जाने हेतु आवेदन पत्र प्रस्तुत किया है।

अतः आप पक्ष समर्थन हेतु इस न्यायालय में नियत पेशी दिनांक 31.10.2022 को दोपहर पश्चात 03.00 बजे उपस्थित रहे।

अतिरिक्त जिला दण्डाधिकारी
जिला-देवास (म.प्र.)

Fullerton India Credit Company Limited
Corporate Office: Supreme Business Park, Floors 5 & 6, B Wing, Powai, Mumbai 400 076
POSSESSION NOTICE (For Immovable Property)
(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)
Whereas the undersigned being the authorized officer of Fullerton India Credit Company Limited, Having its registered office at Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Road Maduravayal, Chennai, Tamil Nadu-600095 and corporate office at Floor 5 & 6, B Wing, Supreme IT Park, Supreme City, Behind Lake Castle, Powai, Mumbai 400 076, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 21-05-2022 calling upon the borrower(s) 1) HARSH RAWAT 2) ANKIT RAWAT 3) ANIL RAWAT 4) MEENA RAWAT 5) VIBHA RAWAT 6) SHREE PARSWA MARKETING PVT. LTD. under loan account numbers 17372570000160 to repay the amount mentioned in the notice being Rs. 47,71,886/- (Rupees Forty Seven Lakh Seventy One Thousand Eight Hundred Eighty Six Only) within 60 days from the date of receipt of the said notice.
The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 10 Day of OCT in the year 2022.
The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Fullerton India Credit Company Limited for an amount of Rs. 47,71,886/- (Rupees Forty Seven Lakh Seventy One Thousand Eight Hundred Eighty Six Only) and interest thereon.
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.
Description Of Immovable Property: PROPERTY NO. 1 COMMERCIAL UNIT NO. LG-6 ON LOWER GROUND FLOOR OF B.C.M. CITY AT S. NO. 46 PART. 46/3, 46/3/2 PART 51, 51/1 AT VILLAGE CHITAWAD TEHSIL AND DISTRICT INDORE; BOUNDED BY:- EAST:- UNIT NO. LG - 5; WEST:- UNIT NO. LG - 7; NORTH:- PASSAGE AND MOS; SOUTH :- OPEN THE AREA OF THIS UNIT IS 903 SQ. FEET BUILD-UP PROPERTY NO. 2 COMMERCIAL UNIT NO. LG-7 ON LOWER GROUND FLOOR OF B.C.M. CITY AT S. NO. 46 PART. 46/3, 46/3/2 PART 51, 51/1 AT VILLAGE CHITAWAD TEHSIL AND DISTRICT INDORE; BOUNDED BY:- EAST:- UNIT NO. LG - 6; WEST:- OPEN; NORTH:- PASSAGE AND MOS; SOUTH:- OPEN
Place: Indore SD/- Authorised Officer.
Date: 14.10.2022 Fullerton India Credit Company Limited

Phoenix ARC Private Limited SALE OF ASSET- PRIVATE TREATY
Regd. Office: Dani Corporate Park, 5th Floor, 15B, C.S.T. Road, Kalina, Santacruz (E), Mumbai -400098. Tel: 022-6741 2314, Fax: 022-6741 2313 CIN: U67190MH2007PTC168303
Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in
Sale Notice For Sale of Immovable Properties
E-auction Sale Notice For Sale Of Immovable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(5) Read With Proviso To Rule 9(1) Of The Security Interest (enforcement) Rule, 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 Phoenix ARC Private Limited (acting as a trustee of Phoenix Trust - FY 18-1 SCHEME B) (Phoenix) The secured creditor, The Physical Possession of which has been taken by The Authorized Officer of Phoenix On 26.07.2019, pursuant to the assignment of debt in its favour by BAJAJ FINANCE LTD., will be sold on "As is Where is", "As is What is", And "Whatever There is" basis On 31.10.2022 Between 12:00 am to 01:00 pm with unlimited extension of 5 minutes. For Recovery Of Rs. 2,95,77,434/- (Rupees Two Crore Ninety Five Lakh Seventy Seven Thousand Four Hundred And Thirty Four Only) Outstanding As On 10.10.2022 with further interest from 11.10.2022 along with all cost, charges & expense until payment in full, under the Loan Account 425LAP02218895, due to Phoenix, secured creditor from Mr. Abhimanyu Sharma, Mr. Narendra Kumar Sharma, Ms. Anjali Shrivastava, Ms. Sheela Sharma. The Reserve price will be THE RESERVE PRICE OF PROPERTY NO.1 RS. 31,50,000/- (RUPEES THIRTY ONE LAKHS FIFTY THOUSAND ONLY) and the earnest money deposit will be Rs. 3,15,000/- (Rupees Three Lakh Fifteen Thousand Only) AND THE RESERVE PRICE OF PROPERTY NO.2 RS. 24,30,000/- (RUPEES TWENTY FOUR LAKH THIRTY THOUSAND ONLY) and the earnest money deposit will be Rs. 2,43,000/- (Rupees Two Lakh Forty Three Thousand Only) Last Date Of Submission Of EMD With KYC IS 28.10.2022 Up To 6:00 P.M. (IST).
Property Description:- All That Piece And Parcel Of Property No. 1 Flat No. 101, 1st Floor Of Swastik Heritage, Plot No. 28-30, Godha Colony Indore-452001, Property No.2 Flat No. 103, 1st Floor Of Swastik Heritage, Plot No. 28-30, Godha Colony Indore-452001.
The Borrower's Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The SARFAESI Act, In Respect Of The Time Available, To Redeem The Secured Asset. Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty.
In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact Mr. Akshat Solanki (+91 9334015464), Mr. Dhirendra Verma (+91 9522571433) & Mr. Gobinda Podder (+91 9073697729) Or Ms. Anisha Shinde (022-67410442), Mr. Rajender Dahiya (+91 8448264515). For detailed terms and conditions of the sale, please refer to the link <https://phoenixarc.co.in/p=2524> provided in parc's website i.e. www.phoenixarc.co.in and/or on <https://bankauctions.in>
PLACE: INDORE AUTHORIZED OFFICER, PHOENIX ARC PRIVATE LIMITED
DATE: 14.10.2022 (ACTING AS A TRUSTEE OF PHOENIX TRUST FY18-1 SCHEME B)

Encore Asset Reconstruction Company Private Limited (Encore ARC)
5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM – 122 002, HARYANA
E-AUCTION SALE NOTICE
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 proviso to Rule 6 & Rule 8 (6) 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 Allahabad Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC-EOT-001-Trust ("Secured Creditor"), the Symbolic possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is", and "whatever there is" basis on 31.10.2022 for recovery of Rs. 3,02,00,000/- (Rupees Three Crores Two Lakhs Only) as on 30.09.2020 due to the Secured Creditor from M/s Shaurya Enterprises, Mr. Jitendra Singh Gautam, Proprietor Shaurya Enterprises and Mrs. Purnima Singh W/o Jitendra Singh together with further interest from 01.07.2020 at Contractual rate, after adjusting amount already received (if any), till date of recovery and other applicable costs and charges. The reserve price and EMD details are as under

Description of the Immovable Secured Asset	Reserve Price	Earnest Money Deposit (EMD)
Industrial Land at plot no. 112, admeasuring 15000 sq. ft. New Industrial Area-II, at Mandideep Tehsil Goharganj & District Raisen M.P. together with structure constructed thereon Boundaries North: Plot No.116, South: Road, East: Plot No.114, West: Road	34,00,000/-	3,40,000/-

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>
For any clarification/information, interested parties may contact on mobile no. 9993021940/ or email at soumitra.acharya@encorearc.com or propertyforsale@encorearc.com
Date: 13.10.2022 Sd/- Authorised Officer
Place: Gurgaon Encore Asset Reconstruction Company Pvt. Ltd.

Fullerton India Credit Company Limited
Corporate Office: Supreme Business Park, Floors 5 & 6, B Wing, Powai, Mumbai 400 076
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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, the Possession (Physical) of which has been taken by the Authorised Officer of Fullerton India Credit Company Limited/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 04.11.2022 at 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each), for recovery of Rupees 66,23,016/- (Rupees Sixty Six Lakh Twenty Three Thousand And Sixteen Only) as on 02.07.2021 and further interest and other expenses thereon till the date of realization, due to Fullerton India Credit Company Limited/Secured Creditor from the Borrowers and Guarantor(s) namely 1) M/s SATGURU COLOUR LABS PRIVATE LTD 2) YOGESH KISHMI 3) HARSHA KISHMI 4) OMPRAKASH KISHMI 5) JYOTI KISHMI under loan account numbers 173701310202250 And 173703910202278
The reserve price for the respective properties and the earnest money deposit will be for the same as mentioned below and the last date of EMD deposit is 03.11.2022.

Description of Immovable Property	Reserve Price	EMD
Secured Asset No. 1 ALL THAT PART AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PRIVATE PART NO. 101 ON FIRST FLOOR OF A BUILDING CONSTRUCTION AT P. NOS. 74.75,76, B.K. SINDHI COLONY INDORE (M.P.) THE AREA OF THIS PRIVATE PART IS 725 SQ. FEET BUILT-UP BOUNDED ON THE EAST:- COMMON PASSAGE; WEST:- MAIN ROAD; NORTH:- PRIVATE PART NO.102; SOUTH:- PLOT NO. 77	Rs. 19,60,000/-	Rs. 1,96,000/-
Secured Asset No. 2 ALL THAT PART AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PRIVATE PART NO. 102 ON FIRST FLOOR OF A BUILDING CONSTRUCTION AT P. NOS. 74.75,76, B.K. SINDHI COLONY INDORE (M.P.) THE AREA OF THIS PRIVATE PART IS 840 SQ. FEET BUILT-UP BOUNDED ON THE EAST:- COMMON PASSAGE; WEST:- MAIN ROAD; NORTH:- PLOT NO. 73; SOUTH:- PRIVATE PART NO. 101	Rs. 22,70,000/-	Rs. 2,27,000/-

For detailed of the sale, please contact Ashok Kumar Manda 9892294841, Ankit Rathore 9711922779, Pratik Dubey 9826636599 Mujahid Kadri 7841946611 and also for the detailed terms and conditions of the sale refer to the link provided in Fullerton India Credit Company Limited/Secured Creditor's website i.e. www.fullertonindia.com
Place: Indore SD/-, Authorised Officer.
Date: 14.10.2022 Fullerton India Credit Company Limited

PUBLIC NOTICE
This is to inform public in general that Kotak Mahindra Bank Ltd has organized an auction in below mention respect of vehicles
1)AL 3118 COWL CHASSIS GOODS RJ11GB3918
YOM - 2018
Minium Reserve Price - 942067/-
2)BHARATBENZ_3723R RJ11GB1978
YOM - 2018
Minium Reserve Price- 1130000/-
3)MGM_ BOLERO CAMPER MP33G1738
YOM - 2018
Minium Reserve Price- 355841/-
Under Hypothecation with M/s Kotak Mahindra Bank Ltd. is under sale is this "AS IS WHERE IS CONDITION". Interested parties can give their Quotation (online/offline) within 15 days from this paper publication i.e. on or before 28.10.2022
BRANCH ADDRESS :
KOTAK MAHINDRA BANK LTD
2nd Floor Athena Tower Behind S.P office Patel Nagar City Centre, Gwalior - 474011 or
Contact : Sachin Saxena, Mo. 9009661600, Email- sachin.saxena1@kotak.com

MAHINDRA RURAL HOUSING FINANCE LTD.
Corporate Off.: Sadhana House, 2nd Floor, 570, PB Marg, Worli, Mumbai 400 018, India. Tel: 22 66523500, Fax: 9122 24972741, CIN - U65922MH2007PLC169791
Reg.Off.: A Patil Complex, 1st Floor, Near Main S.T. Bus Stand, Ganeshpeth, Nagpur-440009
POSSESSION NOTICE
Whereas, the undersigned being the Authorised officer of Mahindra Rural Housing Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002 Demand Notice(s) were issued by the Authorised Officer of the company to the Borrowers and Mortgagee/s respectively mentioned below called up on to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice. The mentioned borrowers and mortgagee/s having failed to repay the amount. Notice is hereby given to the below mentioned borrowers in particular and to the public at large that undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 & 9 of the said rules. The borrowers in particular and the public in general are hereby cautioned not to deal with the properties (Secured Asset) mentioned herein and any dealings with the such properties will be subject to the charge of Mahindra Rural Housing Finance Limited for an amount as mentioned herein under with interest thereon. The details are as under:-

Borrower / Co borrower & Guarantor Name and address	Property Address
309030 - XSEWMSM00283043-Washim Santosh Kisan Nikam, Dwarka Santosh Nikam at Turkey Complex, behind Punjab National Bank, Pusad Naka, Kajdamba, Taluka & Dist. Washim & also at House No.129, at Kharola, Post Kajdamba, Dist. Washim Total built up area 1813.06 sq. ft. four boundaries as follows East-Nikhantha Thakre West- Road North-House of Mahdev Nikam South- House of Manik Thakre	All that part and parcel of complete property with construction thereon House No.129, at Kharola, Post Kajdamba, Dist. Washim Total built up area 1813.06 sq. ft. four boundaries as follows East-Nikhantha Thakre West- Road North-House of Mahdev Nikam South-House of Manik Thakre
Date & Amount of 13(2) Demand Notice: 22-09-2021 - Rs. 6,43,479	
Symbolic Possession Date : 10.02.2022	
Date and Type of Possession: 12.10.2022 - Physical Possession	
Place: Washim Date : 12-10-2022	Sd/- Authorised Officer Mahindra Rural Housing Finance Ltd.

न्यायालय अतिरिक्त जिला दण्डाधिकारी, जिला देवास (म.प्र.)
क्रमांक-3317/रीडर/22 देवास दिनांक 10/10/2022
प्रकरण क्रमांक 297/अन्यविधि/2022
// कारण बताओ सूचना पत्र //
प्रति,
1 - श्री धर्मेन्द्र पिता महेश गुर्जर,
2 - श्रीमती राधाबाई पति महेश गुर्जर,
3 - श्री महेश पिता अनारसिंह गुर्जर,
4 - श्री नितिन पिता मांगीलाल गुर्जर,
निवासीगण- मकान नं 34, वार्ड नंबर 18, ग्राम नबीपुर तहसील देवास
5 - श्री विनोद पिता कैलाश कटारिया
निवासीगण- मकान नं 96, वार्ड नंबर 18, ग्राम नबीपुर तहसील देवास
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एतद् द्वारा सूचित किया जाता है, कि प्राधिकृत अधिकारी, एडलवाईज एसेस्ट रिकंस्ट्रक्शन कम्पनी लिमिटेड, रिटेल सेंटर ऑफिस प्रथम मंजिल, एडलवाईज हाउस, ऑफ सी.एस.टी. रोड कलीना, मुम्बई द्वारा सरफासी एक्ट, 2002 की धारा 14 के तहत आपकी रहन सम्पत्ति मकान नं 34, वार्ड नंबर 18, पटवारी हल्का नंबर 80, ग्राम नबीपुर ग्राम पंचायत खतेडिया तहसील व जिला देवास कुल क्षेत्रफल 2800 वर्गफीट का वास्तविक कब्जा दिलाये जाने हेतु आवेदन पत्र प्रस्तुत किया है।
अतः आप पक्ष समर्थन हेतु इस न्यायालय में नियत पेशी दिनांक 31.10.2022 को दोपहर पश्चात 03.00 बजे उपस्थित रहे।
अतिरिक्त जिला दण्डाधिकारी
जिला-देवास (म.प्र.)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100T22014PTC023063
Corporate Office: C-515, Kanakia Zillion, Junction of L.B.S. Road and C.S.T. Road, B.K.C. Annexe, Kurla (West), Mumbai 400 070
Email: shreyans.chandaliya@omkaraarc.com / rajesh.jumani@omkaraarc.com, Tel.: 022-26544000 |
Authorised Officer M no.: +91 86579 69231 / +91 86579 69233
[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, possession of which has been taken by the Authorised Officer of Indust Bank Ltd. (IBL), 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 Indust 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 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:-

Sr. No.	Name of Borrower(s)/ Guarantor(s)/ Mortgagee(s)	Details of the Secured Asset	Outstanding Dues as on 18.11.2019	Demand Notice Date Possession Date	Reserve Price (Rs. In Lacs) Bid Increment Amt. EMD	Date & Time of Inspection
1.	M/s Vinay Industries (Borrower), Mr. Sumit Khandelwal (Guarantor), Mrs. Rachna Khandelwal (Guarantor), Mr. Manoharlal Khandelwal (Mortgagor/Guarantor)	House on Plot No. 40, Mahesh Nagar, Ankpath Marg, Ujjain Madhya Pradesh and bounded as follows: On or towards East: Plot No. 39, On or towards West: Plot No. 41, On or towards North: Plot No. 48, On or towards South: Road Owner of the Property : Mr. Manoharlal Khandelwal	Rs. 1,21,33,670.04 (Rupees One Crore Twenty One Lakhs Thirty Three Thousand Six Hundred Seventy and Paise Four only)	19.11.2019 19.03.2021	Rs. 60.75 Rs. 50,000/- Rs. 6,07,500/-	18.10.2022 (02:00 pm to 03:00 pm)

Account No.: 05550510221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0000555
Date of E-Auction & Time 03.11.2022 at 11:30 am to 12:30 pm (noon)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 02.11.2022 by 05:00 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. <https://www.bankauctions.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 19.11.2019 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: 14.10.2022 Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt. Ltd.
Place : Mumbai (acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

TATA CAPITAL HOUSING FINANCE LIMITED
Regd. Add.: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.
Branch Address: 49 Zone II, Near Satyavillas Hotel, M.P Nagar Bhopal 462016
NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Physical Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 31-10-2022 on "As is where is" & "As is what is" and "Whatever there is" basis for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E- Auction at 2.00 P.M. on the said 31-10-2022. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 29-10-2022 till 5.00 P.M. at Branch address TATACAPITAL HOUSING FINANCE LIMITED, 49 Zone II, Near Satyavillas Hotel, M.P Nagar Bhopal 462016.
The Sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below :

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/ Legal Representative(s)	Outstanding Dues and Demand Notice U/s. 13(2) date	Reserve Price In Rupees	EMD In Rupees
9169785 & 9219977	Mr. Sanjeev Jain (Borrower), Mrs. Nidhi Singhal, Mrs. Mali Jain (Co-borrower)	Rs. 30,79,875/- (Rupees Thirty Lakh Seventy Nine Thousand Eight Hundred Seventy Five Only) is due and payable under Agreement no. 9219977 and an amount of Rs. 31,75,944/- (Rupees Thirty One Lakh Seventy Five Thousand Nine Hundred Forty Four Only) is due and payable under Agreement no. 9169785 totalling to Rs. 62,55,819/- (Rupees Sixty Two Lakh Fifty Five Thousand Eight Hundred Nineteen Only) 28.09.2019	Property 1:- Rs.19,26,000/- (Rupees Nineteen Lakh Twenty Six Thousand Only) Property No. 2 Rs.19,26,000/- (Rupees Nineteen Lakh Twenty Six Thousand Only)	Property 1:- Rs. 1,92,600/- (Rupees One Lakh Ninety Two Thousand Six Hundred Only) Property No. 2 Rs. 1,92,600/- (Rupees One Lakh Ninety Two Thousand Six Hundred Only)

Description of the Immovable Property: For Property No. 1: All the pieces & parcel of that Immovable Property is bearing a Flat No. 609, Admeasuring Super Built Up area 1573 Sq. Ft. Located At 'Kanha Greens' Kharsa No. 233, 234, 235/1, 235/2, 235/3 Village: Bawadiya Kalan Dist: Bhopal Madhya Pradesh. Bounded as follows: East by : Open, West by: Lobby/Stairs, North by : Flat No. 610, South by: Flat No. 608
For Property No. 2: All the pieces & parcel of that Immovable Property is bearing a Flat No. 209, Admeasuring Super Built Up area 1573 Sq. Ft. Located At 'Kanha Greens' Ward 52, Kharsa No. 233, 234, 235/1, 235/2, 235/3 Village: Bawadiya Kalan Dist: Bhopal Madhya Pradesh. Bounded as follows: East by: Open, West by: Lobby/Stairs, North by: Flat No. 210, South by : Flat No. 208
At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.
No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
The E-auction will take place through portal <https://DisposalHub.com> on 31-10-2022 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.
Terms and Condition:
1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer.
2. The Immovable Property shall not be sold below the Reserve Price.
3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only)
4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer.
5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale.
7. Inspection of the Immovable Property can be done on 20-10-2022 between 11 AM to 5.00 PM with prior appointment.
8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty.
9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day.
10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property.
11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: Nil. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: NIL. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc.
12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s NexXen Solutions Private Limited, Address: #203, 2nd Floor, Shree Shyam Palace, Sector: 485 Crossing, Railway Road, Gurugram 122 006 through its Mobile No. +91 97100 29933, +91 98100 29926, Tel. No. +91 124 4 233 933, E-mail ID: CSD@disposalhub.com or Manish Bansal, Email Id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number 9999078669.
13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company.
14. Please refer to the below link provided in secured creditor's website <https://bit.ly/3SYD83g> for the above details.
Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.
Sd/- Authorized Officer
Place : Bhopal
Date : 14-10-2022 Tata Capital Housing Finance Ltd.