



OMKARA

ASSETS RECONSTRUCTION PRIVATE LIMITED

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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@omkara.com / rajesh.jumani@omkara.com

Tel.: 022-26544000 | Authorised Officer M no.: +91 86579 69231 / +91 86579 69233

[Appendix - IV-A]

[See proviso to rule 8(6)]

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) 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 IndusInd 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 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 assignor. 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, Securies, 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)/ Mortgagor(s) | Details of the Secured Asset | Owner of the property | Outstanding Dues as on 18.11.2019 | Demand Notice Date | Possession Date | Reserve Price (Rs. In Lacs) | Bid Increment Amount | 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 | Mr. Manoharlal Khandelwal | Rs. 1,21,33,670.04 (Rupees One Crore Twenty One Lakhs Thirty Three Thousand Six Hundred Seventy | 19.11.2019 | 19.03.2021 | 67.50 | Rs. 50,000/- | Rs. 6,75,000/- | 24.08.2022 (11:00 am to 12:30 pm) |



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| | | | and Paise Four only) | | | | | | |
|--|--|--|-------------------------|--|--|--|--|--|--|

Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0000555

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| Date of E-Auction & Time | 06.09.2022 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 | 05.09.2022 by 05:00 pm (evening) |

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://omkaraar.com/auction.php> or website of service provider i.e. <https://www.bankenauctions.com>

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) 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) 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 01.09.2021 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: 04.08.2022

Place: Ujjain, Madhya Pradesh



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