



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kellkar Marg, R.G. Gadkari Chowk, Dadar (West),
Mumbai - 400028 Email: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com
Tel.: +91 2269231111 | Authorised Officer M no.: +918657969231/+91 86556 68565

[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 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 (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 07.01.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount(IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr. Jafeth Samson Bhastekar and Mrs. Sheron Jafeth Bhastekar, (LAN: MPM00841N, MPM00897N)	All that piece and parcel of property bearing Showroom No. 2, Ground Floor, admeasuring 925 Sq. Ft. Carpet Area, in the commercial + Residential building namely "SPARKLE AVENUE" (Hereinafter referred to as said Showroom property) constructed on the land described in schedule - I of village Katraj, Taluka Haveli, District Pune, and bounded as follows: On or towards the East: Nala, On or towards the West: Satara Road On or towards the South: Property of Shylal On or towards the East: Property of Jadhav	Mr. Jafeth Samson Bhastekar	Rs. 2,18,84,100.12 (Rupees Two Crores Eighteen Lakhs Eighty Four Thousand One Hundred and Paise Twelve Only)	25.07.2021	23.10.2024	Rs. 2,22,00,000/- (Rupees Two Crores Twenty Two Lakhs Only)	Rs. 1,00,000/- (Rupees One Lakh Only)	Rs. 22,20,000/- (Rupees Twenty Two Lakhs Twenty Thousand Only)	27.01.2025 11:00 am to 12:00 pm

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

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- 18.02.2025 till 6:00 pm

Date of E-Auction & Time:- 20.02.2025 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 web-site of service provider i.e. <http://www.bankeauction.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: 09.01.2025

Place: Pune

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