

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 below mentioned Borrowers (s) and Guarantor (s) named hereinafter that the below described immovable properties mortgaged/charged to the Secured Creditor. The Authorized Officer of Edelweiss Housing Finance Limited in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice u/s 13(2) on 25.10.2017 thereby calling upon the borrower i.e. **Manish Kumar Ramesdhrasad Shukla (Borrower) (1) Sumeet Rameshprasad Shukla (Co-borrower and Guarantors)** for repayment of outstanding amount aggregating to **Rs. 63,74,977.58 /-(Rupees Sixty-Three Lakhs Seventy-Four Thousand and Nine Hundred and Seventy-seven Paise Fifty-Eight only) as on 30.11.2024** within a period of 60 (sixty) days from the date of the said demand notice. The Borrower/Co-Borrower/Guarantors failed to repay the entire dues as per said Demand Notice within 60 days, the Authorized Officer of Edelweiss Housing Finance Limited took physical possession of the below mentioned secured property.

Further, Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts lying against the above-mentioned borrower/co-borrower/mortgagors vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor. Accordingly, OARPL has stepped into the shoes of assignors and is empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took physical possession of the below-mentioned property on 15.09.2024.

NOW THEREFORE the Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues. The property 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). The description of the immovable property along with details of reserve price and earnest money deposit (EMD) is as mentioned below :

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
1BHK Flat No. I-31/14(1st floor), Carpet Area 32.70 Sq. Mtrs (or 351.98Sq.Fts) Unit Area 46.82Sq. Mtrs (or 503.97 Sq. Fts) Mouza Kotewada, Situate at Village- Kotewada, Grampanchayat- Kotewada Tahsil- Highna and District - Nagpur.	Rs. 8,87,000/-	Rs. 88,700/-
1BHK Flat No. I-31/13 (1st floor), Carpet Area 32.70 Sq. Mtrs (or 351.98 Sq. Fts) Unit Area 46.82Sq. Mtrs (or 503.97 Sq. Fts) Mouza Kotewada, P.S.K 72, Situate at Village- Kotewada, within the limits of Grampanchayat-Kotewada in Tahsil- Highna and Distict -Nagpur.	Rs. 8,87,000/-	Rs. 88,700/-
Date of E- Auction & Time	30.03.2026 at 11:00 am	
Minimum Bid Increment Amount	Rs. 10000/- (Rupees Ten Thousand only) for Flat No. I-31/14 Rs. 10000/- (Rupees Ten Thousand only) for Flat No. I-31/13	
Inspection of the property	Date: 20.03.2026, Time: 11 AM to 12 PM	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	27.03.2026 by 6:00 pm	

For detailed terms and conditions of the sale please refer to the link provided on secured creditor website i.e., <http://omkaraarc.com/auction.php>. and the contact details of authorised officer Pratiksha Patel (Contact No. 9773406175 Email- pratiksha.patel@omkararc.com Bidder may also visit the website <http://www.bankeauction.com> or contact service provider M/s. C1 India Pvt. Ltd*, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 E mail - Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) r/w 9(1) OF STATUTORY 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 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.

Date : 13.03.2026
Place : Nagpur

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)