

[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 14.03.2019 thereby calling upon the borrower i.e. 1). Pooja A Ganatra (Borrower) 2). Anil K. Ganatra (Co-Borrower) for repayment of outstanding amount aggregating to Rs. 1,77,32,000/- /- (Rupees One Crore Seventy-Seven Lacs Thirty-Two Thousand Only) as on 28.02.2021 within a period of 60 (sixty) days from the date of the said demand notice. The Borrower/Co-Borrower 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.

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 Physical Possession of which has been taken by the Authorised Officer of Edelweiss Housing Finance Limited (EHFL), and by Assignment Agreement dated 30th March 2021 Edelweiss Housing Finance Limited (EHFL), has absolutely assigned & transferred his all rights in to in favour of Omkara Assets reconstruction private limited (OMKARA) in the capacity of Trustee of Omkara PS 33/2020-21 Trust.

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/ Bid Increment Amount
Apartment No.402, om the Fourth Floor of the building known as "ACHARAJ RETREAT "Corporation House No.747/2, City Survey No.2071, street No.38, Ward No.60, Mouza-Jaripatka, Near Nelson square, Raj Nagar, Nagpur - 440013.	Rs. 62,01,000/-	Rs. 06,21,000/-
Date of E- Auction & Time	30.10.2025 at 11:00 am	
Minimum Bid Increment Amount	Rs. 50000/- (Rupees Fifty Thousand only)	
Inspection of the property	Date : 18.10.2025, Time: 11 AM to 12 PM	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	29.10.2025 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://omkararc.com/auction.php> and the contact details of authorized 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 : 11.10.2025

Place : Mumbai

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