



**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**  
CIN: U67100TZ2014PTC020363  
Corporate Office: Kohinoor Square, 47<sup>th</sup> Floor, N.C. Kelkar Marg,  
R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028  
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Tel.: 022-69231111 | Authorised Officer M no.: +91 86579 69231

[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 (OARPL). Further, 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 the **physical possession** of the below mentioned secured properties 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 08.07.2026 (IN INR)                                                                   | Demand Notice Date | Possession Date | Reserve Price (IN INR)                                        | Bid Increment Amount (IN INR)             | EMD (IN INR)                                              | Date & Time of Inspection               |
|---------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------|-----------------|---------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------|-----------------------------------------|
| 1.      | Axel Connections Pvt. Ltd (Borrower), Mr. Ravi Batra (Guarantor) Mrs. Meena Batra (Guarantor/Mortgagor) | All the piece or parcel of the land and structure bearing Survey No. 126/2, 133, 134/4C, 134/4A/2, old Flat No. J-081, new Flat No. B3-802, Building No. B3, LA Montana, situated at Village-Wadgaon, Taluka-Maval and District-Pune - 410 506. | Ms. Meena Batra & Dr. Laxman Batra | Rs. 72,52,824.46 (Rupees Seventy-Two Lakh Fifty-Thousand Eight Hundred Twenty-Four and Paise Forty-Six Only) | 03.04.2023         | 10.10.2025      | Rs. 45,20,000/- (Rupees Forty-Five Lakh Twenty Thousand Only) | Rs. 50,000/- (Rupees Fifty Thousand Only) | Rs. 4,52,000/- (Rupees Four Lakh Fifty-Two Thousand Only) | 06.08.2026 From 11.00 A.M. to 12:00 P.M |



