

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

**Corporate Office:** Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 |**Email:** mumbai@omkaraarc.com | **Mob.:** +91 8976870980**[Appendix - IV-A]****[See proviso to rule 8 (6)]****PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Immovable Asset 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 Co-Borrower(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, symbolic possession of which has been taken by the Authorised Officer of SBFC Finance Limited. Further, Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 26/2024-25 Trust) has acquired entire outstanding debts of the below accounts vide **Assignment Agreement dated 27.03.2025** from SBFC Finance Limited (Assignor) along with underlying security from assignor. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. 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, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

<b>Name of Borrower(s)/ Guarantors/ Mortgagors</b>	<b>Details of the Secured Asset</b>	<b>Owner of the property</b>	<b>Demand Notice Date and Amount</b>	<b>Reserve Price</b>	<b>Bid Increment Amount</b>	<b>EMD</b>	<b>Date &amp; Time of Inspection</b>
Jai Mahalaxmi Industries (borrower)  1. Naveen Sehgal (co-borrower) 2. Rajni Sehgal	Property No. 417 (as per Patwari Letter) Land area measuring 60 sq. yds., out of Khewat/Khasra No. 8/45/25,, Saran, Faridabad, Haryana-121001	Naveen Sehgal	Rs. 23,77,979/- (Rupees Twenty-Three Lakh Seventy Seven Thousand Nine Hundred And Seventy	Rs.20,08,000/-	Rs.20,000/-	Rs.2,00,800/-	Date: 20.08.2025 Time: 1 PM to 3 PM (Noon)

(co-borrower) 3. Laxman Prasad Sehgal(co- borrower)			Nine Only) due and payable as on 14 th March 2024				
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Date of E- Auction & Time	26.08.2025 at 1:00 pm to 2:00 pm (noon)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	25.08.2025 up to 6:00 pm

**TERMS & CONDITION OF THE AUCTION:** For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>.

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is **25.08.2025** by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider “M/s. C1 India Pvt. Ltd”, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com), and for any property related query contact the Authorized Officer, Mr. Swapnil Pradhan, Mobile: +91 8976870980 Mail: [swapnil.pradhan@omkaraarc.com](mailto:swapnil.pradhan@omkaraarc.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) and Co-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 de sired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and 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: 23/07/2025

Place: Faridabad

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 26/2024-25 Trust)