

Omkara Assets Reconstruction Private Limited

Registered Office: No. 9, M. P. Nagar, First Street, Kongu Nagar Extension, Tirupur - 641607

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No- 022-6923 1111/9773406175.



[Appendix - IV-A]

[See proviso to rule 8 (6) R/w Rule 9(1)]

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) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **1.Vijay Ranvir Mehra(Borrower)2.Monica Khurana(Co-Borrower) 3.M/S.Aurangabad Emporium(Co-Borrower)** that the below described immovable property mortgaged/ charged to the Secured Creditor, we are currently have symbolic possession of the property The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 02.09.2026 at 1.00 pm (last date and time for submission of bids is 01.09.2026 by 6.00 PM), for recovery of **Rs.5,31,28,848/- (Rupees Five Core Fifty One Lakhs Twenty Eight Thousand Eight Hundred Forty Eight Only) as on 19.05.2019**, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Housing Finance Company Limited.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that Piece and Parcel of Flat No. 1702, 17th Floor, Maimoon Tower, 2nd Sant Savata Mali Marg, Opp. Masina Hospital, Byculla, Mumbai – 400027.	Rs.1,95,00,000/-	Rs.19,50,000/-
Boundaries :		
East: Humboldt Penguins		
West: Sant Savata Mali Marg		
North: Byculla Zoo		
South: CNG Gas Pump		

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Date of E- Auction	02.09.2026 at 01.00 P.M to 2.00 P.M
Minimum Bid Increment Amount	Rs. 1,00,000/- (One lakh)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	01.09.2026 by 6:00 pm
Date of Inspection	25.08.2026 between 12.00 pm to 01.00 pm (only on prior confirmation)
Known Liabilities	Not Known

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 **01.09.2026 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, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com and for any property related query contact the Authorized Officer: Tanaji Mandavkar , Mobile: +91 9769170774 Mail: tanaji@omkaraarc.com .At the time submission of the bid , bidder should submit affidavit in the spirit of section 29(A) of insolvency and bank corruptly code 2016.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) R/w Rule 9(1) OF SECURITY 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) Read with Rule 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 together with further interest and all costs charges and expenses any time before the closure of the Sale. 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: 08.08.2026

Place: Mumbai

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)