



OMKARA
ASSETS RECONSTRUCTION Pvt. Ltd.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028

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(Acting as a Trustee of India Resurgence ARC Trust II)

[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 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) 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, Religare Finvest Ltd, in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated **27.08.2020** under section 13(2) thereby calling upon borrower(s)/mortgagors/guarantors/corporate guarantors i.e., **(1) Syed Muhammed Oumair, (Borrower), H. No 9-4-86/52/1/A, Salarjung Colony, 2nd Floor, Tolichowki, Hyderabad, Telangana-500028, Also At No. 145-5-38, Begum Bazar, Hyderabad, Telangana- 500012, (2) Faheem Banu (Co-Borrower/Mortgagor) No. 145-5-38, Begum Bazar, Hyderabad, Telangana-500012, Also at H. No 9-4-86/52/1/A, Salarjung Colony, 2nd Floor, Tolichowki, Hyderabad, Telangana-500028, for payment of outstanding amount aggregating to Rs 1,22,66,709.04/- (Rupees One Crore Twenty-Two Lakhs Sixty- Six Thousand Seven Hundred and Nine Paise Four only) as on 18th-Aug-2020** plus accrued interest within 60 days from the date of the said notice. The borrower(s)/mortgagors/guarantors/corporate guarantors having failed to repay the entire dues as per said Demand Notice within 60 days, the Authorized Officer of India Resurgence ARC Private Limited issued a notice under Section 13(4) under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and took Possession of the below mentioned secured property as on **06-01-2021**

Further, previously Religare Finvest Ltd has assigned the debt of **Syed Muhammed Oumair to India Resurgence ARC Private Limited (IRAPL) as on 05.11.2019.** & India Resurgence ARC Private Limited vide Security Receipt Purchase Agreement dated 16.08.2024 has transferred all rights, title, liabilities and obligations in favour of OARPL Acting as a Trustee of India Resurgence ARC Trust II, OARPL Acting as a Trustee of India Resurgence ARC Trust II, has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security.

NOW THEREFORE the Authorized Officer of OARPL acting as a Trustee of India Resurgence ARC Trust II hereby intends to sell the below mentioned secured properties for recovery of dues. 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). The description of the immovable properties along with details of reserve price and earnest money deposit (EMD) and known encumbrances is as mentioned below:

Description Of The Property:-(Details Of Security / Mortgaged Property All that piece and parcel Second Floor of the premises bearing Municipal No 9-4-86/52/1/A, admeasuring 2400 Square Feet, together with undivided share of land to the extent of 66.7 square yards, situated at Salarjung Colony, Tolichowki, Hyderabad Telangana. Bounded By: North: Open To Sky (Towards Road) South: Neighbors Property East: Neighbors Property West: Open To Sky (Towards Road)

Reserve Price : INR 1, 22, 00,000/-

EMD :INR 12, 20, 000/-

Date of E- Auction & Time:-27-05-2025 from 11am to 12pm

Date of Inspection:- 10.05.2025

Minimum Bid Increment Amount:-INR 1,22,000/-

Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD:26.05.2025

The auction shall be conducted online through OAPL. 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 26-05-2025 by 5:00PM. For detailed terms and conditions of the sale, please refer to the link provided in <https://omkaraarc.com/auction.php> and/or <https://www.bankeauctions.com/>. 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, Mr. Bhavik Pandya maharashtra@c1india.com, at 8866682937 and for any property related query contact the Authorised Officer, Mr. Rajesh Jumani(Mo:(9884062068)Mail: rajesh.jumani@omkaraarc.com. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 30 (Thirty) days to the Borrower/Guarantors of the above loan account under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public 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.

Sd/-

Authorized Officer,

Date: 22.04.2025

Place: Mumbai

For Omkara Assets Reconstruction Pvt

(Acting as a Trustee of India Resurgence ARC Trust II)