

Omkara Assets Reconstruction Private Limited Corporate
Office: 47th Floor, Kohinoor Square, NC Kelkar Marg, Dadar
Mumbai 400028.
Tel.: 022-26544000



[Appendix - IV-A]

[See proviso to rule 8 (6) read with rule 9(1)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) r/w rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower **Meenal Trading Private Limited** and Guarantors, 1. Smt. Sheetal Patel 2. Smt. Kokilaben Mohanlal Patel 3. Shri. Pankaj Mohanlal Patel 4. Shri. Romen Mohanlal Patel and Corporate Guarantor, M/s Mocha Trading Pvt Ltd that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited Secured Creditor on 15-05-2022, will be sold on "As is where is", "As is what is", and "Whatever there is" and "without recourse" basis on 21-11-2023 between 11.00 AM to 12.00 Noon (last date and time for submission of bids along with EMD amount is 20-11-2023 by 05:00 PM), for recovery of Rs.48,09,71,023/- (Rupees Forty Eight Crores Nine Lakhs Seventy One Thousand and Twenty Three Only) as on 31.12.2022 together with further interest and expenses from 01.01.2023 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and Guarantors.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 25/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 20-03-2021 along with underlying security from Bank of Baroda.

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

DESCRIPTION OF THE PROPERTY	Possession	Reserve Price	EMD
Unit No. 02 (418 sq. ft.) & Unit No. 03 (370 sq. ft.,) Fifth Floor, Sugar House Premises Coop Society Ltd., 93/95, Kazi Sayed Street, Khand Bazar, Masjid (West), Mumbai – 400003 with an area of 788 sq. ft. in the name of Late Mr. Mohanlal M. Patel	Physical	Rs. 91,65,000/-	Rs. 9,16,500/-

Date of E- Auction	21.11.2023 (11 AM to 12 Noon)		
Minimum Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand Only)		
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	20.11.2023 by 5 PM		
Date of Inspection	Date	Time	
	17.11.2023	12.00 Noon to 1.00 PM	

Known Liabilities/Encumbrances	Not Known
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This Publication is also a 'Fifteen days' notice to the borrowers/co-borrower under Rule 8(6) r/w rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. 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, or Mr. Bhavik Pandya, Mobile : 88666 82937 E mail - maharashtra@c1india.com. The intending bidders shall comply and give declaration u/s 29A of Insolvency And Bankruptcy Code 2016

Date: 01.11.2023

Place: Mumbai

**Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 25/2020-21 Trust)**

TERMS & CONDITIONS:

1. The auction sale will be conducted online on "As is where is", "As is what is" "whatever there is" and "Without Recourse Basis" on 21/11/2023 at 11.00 am to 12.00 noon.
2. The auction will be conducted online through Omkara ARCs approved the auctioneer portal M/s.C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26.)
3. Intended bidders have to submit the Bid for the property mentioned above.
4. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increment Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes each with unlimited extension.
5. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at 47th Floor Kohinoor Square, Dadar NC Kelkar Marg Mumbai 400028 is 20/11/2023 up to 5:00 PM.
6. The immovable property will not be sold below the Reserve Price as mentioned in the auction notice. And all other statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
7. To the best of knowledge and information available on record, there is no known encumbrance on any property except mentioned in the published auction notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, effecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Omkara Assets Reconstruction Private Limited. The property is being sold with all the existing and future unknown encumbrances to the Omkara ARC.
8. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. The Omkara ARC however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any except mentioned in published notice
9. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation, labor/ EPFO / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately except mentioned in published notice.
10. The successful bidder shall deposit 25% of the bid amount (after adjusting respective EMDs) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension

of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.

11. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited, and the properties shall be put to re - auction and the defaulting bidder shall have no claim/right in respect of properties/amount. The interested bidders shall submit their EMD details and documents through Web Portal: bankeauctions.com through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS** payable at Mumbai in favor "**Omkaara PS 25/2020-21 Trust**" which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS** payable at Mumbai in the following **Account: 344905000973, Name of the Beneficiary: Omkaara PS 25/2020-21 Trust, Bank Name: ICICI Bank, Branch: BKC, Mumbai, IFSC Code: ICIC0003449**. Please note that the Cheques shall not be accepted as EMD amount.
12. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
13. 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, or Mr. Bhavik Pandya, Mobile : 88666 82937 E mail - maharashtra@c1india.com.
14. The bidders must hold valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Omkaara ARC/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
15. On the day and time of e-auction, all the intended purchasers/bidders must log-in the system for submitting their bids. If for any reason what-so-ever, any intended bidder fails to log-in into the system and do not submit its bid offer amount, authorized officer reserves its right to forfeit the amount of EMD as deposited by the respective bidders.
16. Bids below reserve price or without EMD amount shall not be accepted. The bid shall be subject to approval & confirmation of Omkaara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
17. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
18. The Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale or to cancel the complete auction process at any time, before confirmation of sale, without assigning any reason whatsoever thereof.
19. Interested parties are advised to independently verify the title, area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law
20. . For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer Mr. Sandeep Goyal, Mobile: +91- 9594407347, E-Mail: sandeep.goyal@omkaaraarc.com and Mr. Ritesh Sawant, Mobile: +91-9967927525, E-Mail: ritesh.sawant@omkaaraarc.com or at address as mentioned above in office hours during the working days.
21. OARPL reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
22. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale
23. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only
24. If the dues of the OARPL and other Secured Creditors/ Financial Creditors secured by the assets put up for sale together with all costs, charges and expenses incurred by the OARPL/ Secured Creditors

- are tendered to their satisfaction by or on behalf of the Borrower at any time before the date fixed for sale or transfer of the Secured Assets, the assets in question shall not be sold or transferred.
25. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
 26. At the time submission of the bid, bidder should submit affidavit/undertaking in the spirit of the Section 29 A of IBC.
 27. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) READ ALONGWITH 9(1) OF
STATUTORY INTEREST (ENFORCEMENT) RULES ,2002.**

This notice is also a Fifteen days' notice to the aforementioned borrowers/co borrower 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 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: 01.11.2023
Place: Mumbai**

**Sd/-
Authorized Officer
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 25/2020-21 Trust)**