



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Regd. Office : 9, M.P. Nagar, 1st Street, Kongu Nagar Extn., Tirupur - 641607. Ph No. : 04212221144
Corporate Office : C/5/15, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox,
Kurla (West), Mumbai - 400070. Tel. : 022-26521804

E-AUCTION SALE NOTICE

SALE NOTICE 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 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 below mentioned Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.03.2020**, for recovery as below mentioned due to Omikara Assets Reconstruction Pvt Ltd as Secured Creditor for realization of our dues plus interest till realization, from Borrower & Guarantors.

NAME OF BORROWER AND GUARANTORS		DATE OF DEMAND NOTICE & O/S. DUES	
M/s. Kleanzone System India Pvt. Ltd., Mr. Pattarikunnath Moideen Kunjumon, Mrs. Beena Pattarikunnath Kunjumon, Mr. Rahul Roshan Kunjumon, M/s. Kriiish Life Science Pvt. Ltd.		15.11.2016 & Rs. 2,95,57,801.71	
DESCRIPTION OF IMMOVABLE PROPERTY		RESERVE PRICE	
Flat No. 484, Ground Floor, Building No. 25, Poisar Vishwa Darshan Co-Op. Hsg. Soc. Ltd., Samata Nagar, Thakur Village, Kandivali-East, Mumbai - 400101. Owned by Mrs. Beena Kunjumon. CA : 636 Sq. Ft. BA : 763 Sq. Ft.		Rs. 135/- Lacs	Rs. 13.50 Lacs
Minimum Bid Increment Amount : Rs. 10,000/-			

❖ **20.03.2020, 3.00 P.M. TO 4.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH)**
❖ **INSPECTION DATE & TIME : 18TH MARCH 2020, 11.00 A.M. TO 02.00 P.M.**

TERMS & CONDITIONS:

- The last date for payment of EMD, and submission of Bid form & Documents to **Authorised Officer at C/5/15, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai on 19th March, 2020 up to 5.00 PM.**
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the OMKARA ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to the OMKARA ARC. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OMKARA ARC however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies to inspect & satisfy themselves. Properties can be inspected strictly on the above-mentioned dates and time.
- The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately upon the same day or 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.
- The interested bidders shall submit their EMD details and documents through Web Portal : <http://www.omkaraarc.com> (the user ID & Password can be obtained free of cost by registering name with <http://www.omkaraarc.com>) through Login ID & Password.
- The EMD shall be payable EITHER through NEFT / RTGS in the following Account : 50433307034, Name of the Beneficiary : OMKARA PS 14/2017-18 Trust, Bank Name : Allahabad Bank, Branch : BKC Mumbai, IFSC Code : ALLA0212755. Please note that the Cheques/Demand Drafts shall not be accepted as EMD amount.**
- 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 **Mr. Jay Singh, Mobile : 7738866326, Email : jay.singh@ctindia.com or Mr. Hareesh Gowda, Mobile : 09594597555, Email : hareesh.gowda@ctindia.com** and for any property related query may contact the concerned **Authorised Officer : Pratiksha Patel (Mobile - 9004460320), Email : pratiksha.patel@omkaraarc.com** at address as mentioned above in office hours during the working days.
- The highest bid shall be subject to approval of Omikara Assets Reconstruction Pvt. Ltd., Authorised Officer reserves the right to accept/reject all or any of the offers/bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
- All bidders are advised to visit on www.omkaraarc.com for details terms and conditions of E-Auction.

STATUTORY SALE NOTICE UNDER PROVISION OF THE SARFAESI ACT 2002

The borrower/guarantors in account of M/s. Kleanzone System India Pvt. Ltd. and its Guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 20.02.2020, Place : Mumbai

Sd/-
Authorized Officer, Omikara Assets Reconstruction Pvt. Ltd.