

**[Appendix - IV-A [See proviso to rule 8 (6) read with Rule 9(1)]
 SALE NOTICE FOR SALE OF IMMOVABLE PROPER**

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) read with 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/Co-borrower/Guarantors mentioned below that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of the Omkara Assets Reconstruction Private Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "without recourse" basis on 29.09.2022 at 11.00 am (last date and time for submission of bids is 28.09.2022 by 4.00 PM), for recovery below mentioned due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower.

Sr. No.	Borrower	Joint/Co-borrower	Date of Notice U/s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s. 13(2) of SARFAESI Act, 2002
1	Mr. Amit Ashok Kanungo	Mrs. Usha Ashok Kanungo	24.04.2019	Rs.65,72,875/- as on 08.04.2019 alongwith further dues interest, charges, cost etc.
2	M/s. Vyva Apparels (India) Private Limited	1. Mr. Amit Ashok Kanungo 2. Mrs. Usha Ashok Kanungo	24.04.2019	Rs.36,83,04,353/- as on 15.04.2019 alongwith further dues interest, charges, cost etc.

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 09/2019-20 Trust) has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 14.08.2019 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited.

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	Reserve Price	EMD
Flat No. 1302, admeasuring 1051.43 sq.ft. carpet area, situated on the 13th Floor, Shivshakti Apartment Co-operative Housing Society Ltd., constructed on piece and parcel of land bearing C.T.S. No.626/A of Village Oshiwara in the Registration District of Mumbai and Sub District of Mumbai City and Mumbai Suburban, Plot No. A-24, Shastri Nagar, Sundervan Complex, Lokhandwala Complex, Andheri (West), Mumbai-400053 and bounded by: On or towards the East: By CTS No. 625/25, On or towards the west: By 44' Internal Road, On or towards the North: y 44' Internal Road, On or towards the South: By CTS Nos. 626/23. P.G., 626/24B P.G., CTS 626/46	Rs. 3,42,00,000/-	Rs. 34,20,000/-
Date of E- Auction	29.09.2022 at 11.00 am to 12.00 pm	
Minimum Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lakhs only)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	28.09.2022 by 4:00 pm	
Date of Inspection	16.09.2022 Between 3.00 pm to 4.00 pm	
Known Liabilities	Not Known	

This Publication is also a Fifteen Days' notice to the Borrowers/Co-borrower/Guarantors under Rule 8(6) read with 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, Mr. Haresh Gowda, Mobile : 95945 97555 E mail hareesh.gowda@c1india.com.

Place: Mumbai
 Date: 09.09.2022

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd
 (Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)



नवशक्ति। मुंबई, शुक्रवार, ९ सप्टेंबर २०२२



(जोडपत्र-IV-ए) (नियम ८(६) साठी परंतुके पहा)

स्थावरच्या मिळकतीकरिता विक्री सूचना

सिक्कुरिटीग्रेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंस्टीट्यूट अँड,
२००२ सहवाचता सिक्कुरिटी इंस्टीट्यूट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) साठी परंतुकाव्ये
स्थावर मत्तेच्या विक्रीकरिता ई-लिलाव विक्री सूचना.

सर्वसामान्य जनता आणि विशेषत: खालील नमुद कर्जदार/सह-कर्जदार/हमीदार यांना सूचना बादो देण्यात येते की, खालील वर्णिलेल्या तारण मिळकती या तारण धनकोकडे गहाण/प्रभारित आहेत, दि ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, तारण धनकोच्या प्राधिकृत अधिकाऱ्यांनी प्रत्यक्ष कब्जा घेतला त्या वरील उद्देखित कर्जदार/सह-कर्जदार कडून दि ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, तारण धनको यांच्याकडून खालील उद्देखित थकीत वसुलीकरिता "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तत्वांने आणि "कोणत्याही मर्यादीत शिवाय तत्वांने" २९.०९.२०२२ रोजी स. ११.०० (बोली सादरीकरणाची अंतिम तारीख आणि वेळ २८.०९.२०२२ रोजी दु. ४.०० वा.) रोजीस विक्री करण्यात येईल.

अनु क्र.	कर्जदार	संयुक्त/सह-कर्जदार	सर्फेसी अँड, २००२ च्या कलम १३(२) अन्वये सूचनेची तारीख	सर्फेसी अँड, २००२ च्या कलम १३(२) अन्वये सूचनेनुसार थकीत
१.	श्री. अमित अशोक कानुंगे	सी. उषा अशोक कानुंगे	२४.०४.२०१९	०८.०४.२०१९ रोजीस रु. ६५,७२,८७५/- सह पुढील थकीत व्याज, प्रभार, परिध्वय इ.
२.	मे. व्यावा अपिअरल्स (इंडिया) प्रायव्हेट लिमिटेड	श्री. अमित अशोक कानुंगे	२४.०४.२०१९	१५.०४.२०१९ रोजीस रु. ३६,८३,०४,३५३/- सह पुढील थकीत व्याज, प्रभार, परिध्वय इ.

दि ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ओमकारा पीएस ०९/२०१९-२० ट्रस्टच्या क्षमतेत कार्यरत) यांनी वरील उद्देखित कर्जदार/सह-कर्जदार/हमीदार विकट असलेली कर्जाची संपूर्ण थकबाकी भारत को-ऑपरेटिव्ह बँक (मुंबई) लिमिटेडकडून खालील उद्देखित तारणां १४.०८.२०१९ दिनांकीत अभिहस्तांकन करार द्वारे संपादन केले.

स्थावर मिळकत, राखीव किंमत आणि इसार अनामत रकम आणि ज्ञात भार (काही असल्यास) चे तपशिल खालीलप्रमाणे:

मिळकतीचे वर्णन	राखीव किंमत	इसार
प्लॉट क्र. ए-२४, शास्त्री नगर, सुंदरवन कॉम्प्लेक्स, अंधेरी (पश्चिम), मुंबई ४०००५३, मुंबई शहर आणि मुंबई उपनगरच्या मुंबई आणि उपजिल्हाच्या नोंदणीकृत जिल्हामध्ये गाव ओशिवाराचा जमीन धारक सी.टी.एस. क्र. ६२६/९ च्या भाग आणि विभागावर बांधलेली शिवाजी अपार्टमेंट को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि. १३ व्या मजल्यावर स्थित प्लॉट क्र. १३०२, मोरमापित १०५१.४३ चौ.फू. चर्टई क्षेत्र आणि सीमाबद्ध: पूर्वेला किंवा त्यादिशेने: सीटीएस क्र. ६२५/२५, पश्चिमेला किंवा त्यादिशेने: ४४ आतील रोड, उत्तरेला किंवा त्यादिशेने: जाय ४४ आतील रोड, दक्षिणेला किंवा त्यादिशेने: सीटीएस क्र. ६२६/२३ पी.जी. ६२६/२४ पी.जी. सीटीएस ६२६/२६	रु. ३,४२,००,०००/-	रु. ३४,२०,०००/-

ई-लिलावाची तारीख	२९.०९.२०२२ रोजी स. ११.०० वा. ते दु. १२.००
किमान बोली वाढ रकम	रु. १,००,००० (रुपये एक लाख मात्र)
सहभागी होण्याचे बोली पत्र/केवायसी दस्तावेज/इसराचा पुरावा सादर करण्याची अंतिम तारीख आणि वेळ	२८.०९.२०२२ सायं ४.०० पर्यंत
निरीक्षणाची तारीख	१६.०९.२०२२ दु. ३.०० ते दु. ४.०० दरम्यान
ज्ञात दाखिल	ज्ञात नाही

सदर प्रकाशन हे सिक्कुरिटी इंस्टीट्यूट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) सहवाचता नियम ९(१) अन्वये कर्जदार/ हमीदार यांना सुध्दा तीस दिवसांची सूचना आहे. विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता कृपया तारण धनकोची वेबसाईट म्हणजेच <https://omkaraarc.com/auktion.php> मध्ये दिलेल्या लिंकचा संदर्भ घ्यावा. बोलीदार वेबसाईट <https://www.bankeauktion.com> ला सुध्दा भेट देत शकतात किंवा सेवा पुरवठादार मे. सी१ इंडिया प्रा.लि., फोन हेल्पलाईन: +९१-७२९९९८११२४/२५/२६, हेल्पलाईन ईमेल आयडी support@bankeauktion.com, किंवा श्री. हरीष गोवडा, मोबाईल: ९५९४५९७५५५, ईमेल hareesh.gowda@bankeauktion.com यांना संपर्क करावा.

ठिकाण : मुंबई
दिनांक : ०९.०९.२०२२
सही/- प्राधिकृत अधिकारी, ओमकारा असेट्स रिकन्स्ट्रक्शन प्रा. लि.
(ओमकारा पीएस ०९/२०१९-२० ट्रस्टचे ट्रस्टी म्हणुन तिच्या क्षमतेत कार्यरत)

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 29.09.2022
2. The auction will be conducted online through Omkara ARC’s 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. The secured assets will not be sold below Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
4. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at C/515, Kanakia Zillion, Junction of LBS Road and CST Road, BKC Annexe, Near Equinox, Kurla (West), Mumbai is 28.09.2022 up to 4:00 PM.
5. The immovable property will be sold for a Reserve Price mentioned in published auction notice. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
6. To the best of knowledge and information available on record, there is no known encumbrance on any property. 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 ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to the OMKARA ARC.
7. 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 the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
8. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc, 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.
9. The highest bidder shall deposit 25% of bid amount (after adjusting EMD) 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.
10. The bid once submitted cannot be withdrawn and the bidder must deposit the balance of the 25% of the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
11. 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 “**Omkara PS 09/2019-20 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:001312100017981, Name of the Beneficiary: Omkara PS 09/2019-20 Trust, Bank Name: Bharat Co-operative Bank (Mumbai) Limited, Branch: Bandra Mumbai, IFSC Code: BCM0000014**. 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, Mr. Hareesh Gowda, Mobile : 95945 97555 E mail – hareesh.gowda@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. Omkara 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 highest bid shall be subject to approval & confirmation of Omkara 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. 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.
18. 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.
19. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer Mr. Abhishek Shelar, Mobile: +91-8097998596, E-Mail: abhishek.shelar@omkaraarc.com or at address as mentioned above in office hours during the working days.
20. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
21. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
22. 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.
23. 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.
24. At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016
25. 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 WITH RULE 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002.

This notice is also a mandatory Notice of 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 The 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: 09.09.2022

Place: Mumbai

Sd/-

Authorized Officer

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)