

[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) 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/Guarantor 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 **15.11.2022 at 11.00 am** (last date and time for submission of bids is **14.11.2022 by 4.00 PM**), for recovery below mentioned dues to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantor.

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

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: By 44' Internal Road On or towards the South: By CTS Nos. 626/23, P.G., 626/24B P.G., CTS 626/46


Reserve Price : Rs.3,35,00,000/-	EMD :Rs.33,50,000/-
Date and time of Inspection	11.11.2022 between 3.30 pm to 4.30 pm
Minimum Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lakh only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	14.11.2022 by 4:00 pm
Date of E- Auction	15.11.2022 at 11.00 am
Known Liabilities/encumbrances	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: 9594597555 E mail hareesh.gowda@c1india.com.

Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
Date: 27.10.2022
Place: Mumbai

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

मुंबई, शुक्रवार, २८ ऑक्टोबर २०२२ | नव  शक्ति ३३



OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

कार्पोरेट कार्यालय: सी/५१५, कनकिया झिलिऑन, एलबीएस रोड आणि सीएसटी रोडचे जंक्शन, बीकेसी अनेकस, इकिनाक्स जवळ, कुर्ला (पश्चिम), मुंबई ४०००७०. फोन: ०२२-२६५४४०००/८०९७९९८५९६

(जोडपत्र-IV-ए)

(नियम ८(६) साठी परंतुके पहा)

स्थावरच्या मिळकतीकरिता विक्री सूचना

सिक्कुरिटीयेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अँक्ट, २००२ सहवाचता सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) साठी परंतुकान्वये

स्थावर मत्तेच्या विक्रीकरिता ई-लिवाव विक्री सूचना.

सर्वसामान्य जनता आणि विशेषतः खालील नमुद कर्जदार/सह-कर्जदार/हमीदार यांना सूचना याद्वारे देण्यात येते की, खालील वर्णिलेल्या तारण मिळकती या तारण धनकॉकडे गृहाण/प्रभारित आहेत, दि ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, तारण धनकॉक्या प्राधिकृत अधिकार्यांनी प्रत्यक्ष कच्चा घेतला त्या वरील उल्लेखित कर्जदार/सह-कर्जदार कडून दि ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, तारण धनकॉ बांध्याकडून खालील उल्लेखित धकीत वसुलीकरिता "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तत्त्वाने आणि "कोणत्याही मदतीशिवाय तत्त्वाने" १५.११.२०२२ रोजी स. ११.०० (बोली सादरीकरणाची अंतिम तारीख आणि वेळ १४.११.२०२२ रोजी दु. ४.०० वा.) रोजीस विक्री करण्यात येईल.

अ. क्र.	कर्जदार	संपुक्त/सह-कर्जदार	सरफेसी अँक्ट, २००२ च्या कलम १३(२) अन्वये सूचनेची तारीख	सरफेसी अँक्ट, २००२ च्या कलम १३(२) अन्वये सूचनेनुसार धकीत
१	श्री. अमित अशोक कानुंगो	सी. उषा अशोक कानुंगो	२४.०४.२०१९	०८.०४.२०१९ रोजीस रु. ६५,७२,८७५/- सह पुढील धकीत व्याज, प्रभार, परिचय्य इ.
२	मे. व्यावा अपिअलस (इंडिया) प्रायव्हेट लिमिटेड	श्री. अमित अशोक कानुंगो	२४.०४.२०१९	१५.०४.२०१९ रोजीस रु. ३६,८३,०४,३५३/- सह पुढील धकीत व्याज, प्रभार, परिचय्य इ.

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

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

मिळकतीचे वर्णन	राखीव किंमत	इअर
प्लॉट क्र. ए-२४, शास्त्री नगर, सुंदरवन कॉम्प्लेक्स, अंधेरी (पश्चिम), मुंबई ४०००५३, मुंबई शहर आणि मुंबई उपनगरच्या मुंबई आणि उपजिल्हाच्या मॉंदणीकृत जिल्हामध्ये गाव ओशिवाराचा जमीन धारक सी.टी.एस. क्र. ६२६/ए च्या भाग आणि विभागावर बांधलेली शिवशक्ती अपार्टमेंट को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि. १३ व्या मजल्यावर स्थित प्लॉट क्र. १३०२, मोझमापित १०५१.४३ चौ.फू. चटई क्षेत्र आणि सीमाबद्ध: पूर्वेला किंवा त्यादिशेने: सीटीएस क्र. ६२६/२५, पश्चिमेला किंवा त्यादिशेने: ४४ आलील रोड, उत्तरेला किंवा त्यादिशेने: ग्हाव ४४ आलील रोड, दक्षिणेला किंवा त्यादिशेने: सीटीएस क्र. ६२६/२३.पी.जी. ६२६/२४.पी.जी. सीटीएस ६२६/४६	रु. ३,३५,००,०००/-	रु. ३३,५०,०००/-

राखीव किंमत : रु. ३,३५,००,०००/-	इअर : रु. ३३,५०,०००/-
ई-लिवावाची तारीख	११.११.२०२२ रोजी दु. ३.३० वा. ते दु. ४.३०
किमान बोली वाढ रक्कम	रु. १,००,००० (एक लाख मात्र)
सहभागी होण्याचे बोली पत्र/केवायसी दस्तावेज/इअरचा पुरावा सादर करण्याची अंतिम तारीख आणि वेळ	१४.११.२०२२ सायं ४.०० पर्यंत
निरीक्षणाची तारीख	१५.११.२०२२ स.११.०० दरम्यान
ज्ञात दायित्व	ज्ञात नाही

सदर प्रकाशन हे सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) सहवाचता नियम ९(१) अन्वये कर्जदार/हमीदार यांना सुध्दा पंधरा दिवसांची सूचना आहे.

विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता कृपया तारण धनकॉची वेबसाईट म्हणजेच <https://omkaraarc.com/auction.php> मध्ये दिलेल्या लिंकचा संदर्भ घ्यावा. बोलीदार वेबसाईट <https://www.bankeauction.com> ला सुध्दा भेट देवू शकतात किंवा सेवा पुरवठादार मे. सी१ इंडिया प्रा.लि., फोन हेल्ललाईन: +९१-७२९९९८११२४/२५/२६, हेल्ललाईन ईमेल आयडी support@bankeauction.com, किंवा श्री. हरीष गोवडा, मोबाईल: ९५९४५७५५५, ईमेल hareesh.gowda@bankeauction.com यांना संपर्क करावा.

ठिकाण : मुंबई

दिनांक : ०९.०९.२०२२

सही/- प्राधिकृत अधिकारी, ओमकारा असेटस् रिकन्स्ट्रक्शन प्रा. लि. (ओमकारा पीएस ०९/२०१९-२० ट्रस्टचे ट्रस्टी म्हणून 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 15.11.2022 at 11.00 am.
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 14.11.2022 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 successful 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 purchase the property for 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: BCBM00000014**. 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. Jay Singh, Mobile: 77388 66326, E Mail – jay.singh@c1india.com, or 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. 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.
16. 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.
17. Interested parties are advised to independently verify the 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.
18. 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.
19. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
20. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
21. 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.
22. 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.
23. At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016
24. 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 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 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: 27.10.2022

Place: Mumbai

Sd/-

Authorized Officer

Omkara Assets Reconstruction Pvt Ltd.

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