



OMKARA
ASSETS RECONSTRUCTION Pvt. Ltd.

ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

कार्पोरेट कार्यालय: सी/५१५, कनाकिया झिलान, एलबीएस रोड आणि सीटीएस रोडचा जंक्शन, बीकेसी
अनिस, इकिनासजवळ, कुर्ला (पश्चिम), मुंबई-४०००७०. दूर: ०२२-२६५४४०००/८०९७९८५९६

सिक्कुरीटाइजेशन अँड रिकन्स्ट्रक्शन ऑफ फिनाशियल असेटस् अँड एनफोर्समेंट ऑफ सिक्कुरीटी इंटरेस्ट अँड २००२ च्या सहाय्यिता सिक्कुरीटी इंटरेस्ट (एन्फोर्समेंट) अधिनियम २००२ चे नियम ८(६) अन्वये स्थावर मालमत्तेच्या विक्रीकरिता विक्री सूचना.

सर्वसामान्य जनता आणि विशेषत: खाली नमुद करर्जदार आणि जामिनदार यांना येथे सूचना देण्यात येत आहे की, खाली नमुद केलेल्या प्रतिभूत धनकाँकडे तारण/अधिभारी स्थावर मालमत्तेचा ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, प्रतिभूत धनकांचे प्राधिकृत अधिकार्याद्वारे ताबा आहे, ज्याची जसे आहे तेथे आहे, जसे आहे ते आहे या तत्वावर ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, प्रतिभूत धनकां यांना देव रक्कम वसुलीकरिता दिनांक ०४.०८.२०२२ रोजी स.११.००वा. (दिनांक ०३.०८.२०२२ रोजी दु.४.००वा. पर्यंत बोली सादर करण्याची अंतिम तारीख व वेळ आहे) विक्री केली जाईल, स्थावर मालमत्ता, आरक्षित मुल्य व इसारा रक्कम आणि ज्ञात अधिभार वर्णन खालीलप्रमाणे:

अ. क्र.	कर्जदार	संयुक्त/सह-कर्जदार	सफावती कायदा २००२ च्या कलम १३(२) अन्वये सूचना दिनांक	सफावतीची कायदा २००२ च्या कलम १३(२) अन्वये देय रक्कम
१	श्री. अमित अशोक कानुनगो	श्रीमती उषा अशोक कानुनगो	२४.०४.२०१९	०८.०४.२०१९ रोजी देय रक्कम रु.६५,७२,८७५/- अधिक व्याज, खर्च इत्यादीसह.
२	मे. विव्या अप्पारेलस (इंडिया) प्रायव्हेट लिमिटेड	१) श्री. अमित अशोक कानुनगो २) श्रीमती उषा अशोक कानुनगो	२४.०४.२०१९	१५.०४.२०१९ रोजी देय रक्कम रु.३६,८३,०४,३५३/- अधिक व्याज, खर्च इत्यादीसह.

ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ओमकारा पीएस ०९/२०१९-२० ट्रस्टचे विश्वस्त म्हणून त्यांच्या क्षमतेत कार्यरत) यांनी भारत को-ऑपरेटिव्ह बँक (मुंबई) लिमिटेडकडून खालील प्रतिभूती सह दिनांक १४.०८.२०१९ रोजीचे करारनामानुसार सदर कर्जदार/सह-कर्जदार/जामिनदार यांच्या विरोधात संपूर्ण थकबाकी देय प्राप्त केले आहेत.

स्थावर मालमत्ता, आरक्षित मुल्य व इसारा रक्कम वर्णन आणि ज्ञात अधिभार (असल्यास) खालीलप्रमाणे:

मालमत्तेचे वर्णन	आरक्षित मुल्य	इश्टे
प्लॉट क्र.१३०२, क्षेत्रफळ १०५१.४३ चौ.फु. कार्पेट क्षेत्र, १३वा मजला, शिवशक्ती अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, सीटीएस क्र.६२६/ए, गाव ओशिवरा, नोंदणी जिल्हा मुंबई आणि उपजिल्हा मुंबई शहर, मुंबई उपनगर, प्लॉट क्र.ए-२४, शास्त्री नगर, सुंदरवळ कॉम्प्लेक्स, लोखंडवाला कॉम्प्लेक्स, अंधेरी (पश्चिम), मुंबई-४०००५३ येथील मालमत्तेचे सर्व भाग व खंड आणि चतुस्रिमा: पुर्वेस: सीटीएस क्र.६२५/२५; पश्चिमेस: ४४ फुट आतील रस्ता; उत्तरेस: ४४ फुट आतील रस्ता; दक्षिणेस: सीटीएस क्र.६२६/२३, पी.जी. ६२६/२४बी पी.जी., सीटीएस ६२६/४६.	रु. ३,८०,००,०००/-	रु. ३८,००,०००/-

ई-लिलावाची तारीख:	०४.०८.२०२२ रोजी स.११.००वा.
किमान बोली वाढविण्याची रक्कम:	रु.५,००,०००/- (रुपये पाच लाख फक्त)
सहभागी होण्याचे बोली प्रपत्र/केवासी दस्तावेज/इश्टे पुरावा सादर करण्याची अंतिम तारीख व वेळ:	०३.०८.२०२२ रोजी दु.४.००वा.
निरीक्षण तारीख:	२२.०७.२०२२ रोजी दु.३.०० ते दु.४.००वा.
ज्ञात दायित्व:	ज्ञात नाही

सदर प्रकाशन हे सिक्कुरीटी इंटरेस्ट (एन्फोर्समेंट) रुल्स २००२ चे नियम ८(६) अन्वये वर नमुद कर्जदार/सह-कर्जदारांना ३० दिवसांची सूचना आहे.

विक्रीच्या सविस्तार नियम व अटीकरिता कृपया प्रतिभूत धनकांच्या वेबसाईटवर दिलेली लिंक अर्थात <https://www.omkaraarc.com/auction.php> पहा. बोलिवारांनी <https://www.bankeauctions.com> वेबसाईटला भेट द्यावी किंवा संपर्क सेवा पुरवठाद्वारे मे. सी१ इंडिया प्रायव्हेट लिमिटेड, हेल्पलाईन +९१-७२९१९८११२४/२५/२६, हेल्प लाईन ई-मेल support@bankeauctions.com, श्री. जय सिंग, मोबा.: ७७३८८६६३२६, ई-मेल: jay.singh@c1india.com किंवा श्री. हरेश गौडा, मोबा.: ९५९४५९७५५५, ई-मेल: hareesh.gowda@c1india.com

दिनांक: ०१.०७.२०२२
दिनांक: ०१.०७.२०२२
सही/- प्राधिकृत अधिकारी, ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ओमकारा पीएस ०९/२०१९-२० ट्रस्टचे विश्वस्त म्हणून त्यांच्या क्षमतेत कार्यरत)



OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annex, Near Equinox, Kurla (West), Mumbai 400070. Tel.: 022-26544000/ 8097998596

[Appendix - IV-A] [See proviso to rule 8 (6)] 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) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower 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 04.08.2022 at 11.00 am (last date and time for submission of bids is 03.08.2022 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. 3,80,00,000/-	Rs. 38,00,000/-
Date of E- Auction	04.08.2022 at 11.00 am	
Minimum Bid Increment Amount	Rs. 5,00,000/- (Rupees Five Lakh only)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	03.08.2022 by 4:00 pm	
Date of Inspection	22/07/2022 between 03.00 pm to 04.00 pm	
Known Liabilities	Not Known	

This Publication is also a Thirty Days' notice to the Borrowers/Co-borrower/Guarantors under Rule 8(6) 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. Jay Singh, Mobile: 77388 66326, E Mail jay.singh@c1india.com, or Mr. Hareesh Gowda, Mobile : 95945 97555 E mail hareesh.gowda@c1india.com.

Place: Mumbai
Date: 01.07.2022

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd
(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 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 04.08.2022
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 03.08.2022 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), a/w 9(1) OF STATUTORY INTEREST
(ENFORCEMENT) RULES ,2002.**

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) 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: 01.07.2022

Place: Mumbai

Sd/-

Authorized Officer

Omkara Assets Reconstruction Pvt Ltd.

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