

**Omkara Assets Reconstruction Private Limited**

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-69231111/ 9821168121



[Appendix - IV-A]

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

**PUBLIC NOTICE FOR E-AUCTION 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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower M/s. Andes Town Planners Pvt. Ltd.(under CIRP through Resolution Professional Mr. Ashok Kumar Gupta) and Guarantors Mr. Paresh Rastogi, Mr. Piyush Rastogi, Mr. Pankaj Rastogi and Mr. Deepak Rastogi and Mortgagor Smt.Krishna Devi & Smt.Rani Devi that the below described immovable properties mortgaged to the Secured Creditor (Piramal Capital & Housing Finance Limited (PCHFL)) the symbolic possession of which has been taken by the Authorized Officer of the Piramal Capital & Housing Finance Limited (Now assigned to Omkara Assets Reconstruction Private Limited) being the Secured Creditor. Thereafter, Omkara Assets Reconstruction Private Limited (OARPL) (Acting in its capacity as Trustee of Omkara PS 03/2023-24 Trust), has acquired entire outstanding debt lying against above said Borrower /Guarantors vide Assignment Agreement dated March 30<sup>th</sup> 2024, from Piramal Capital & Housing Finance Limited (PCHFL) along with underlying security. Accordingly, the described immovable property will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without Recourse" basis on 4<sup>th</sup> November 2024, at 11.00 a.m. for recovery of dues of Rs.202,22,24,046/- (Rupees Two Hundred & Two Crore Twenty-Two Lakhs Twenty-Four Thousand and Fourty Six Only) as on 31.01.2024, plus interest and expenses w.e.f. Feb 01, 2024 due to Omkara Assets Reconstruction Private Limited from above mentioned Borrower /Guarantors.

The reserve price will be Rs. 27,65,00,000 (Rupees Twenty Seven Crores Sixty Five Lakhs Only) and the earnest money deposit will be Rs. 2,76,50,000 (Rupees Two Crores Seventy Six Lakhs Fifty Thousand Only). The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act.

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

Sr No.	Description of the Property	Reserve Price	EMD
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1	All that piece and parcel of the property mortgaged being part of the Plot of Land bearing Khasra no. 131, adms. 32,879 sq. ft. at Shekhpur- Kasaila, Faizabad Road in Lucknow along with the entire present and future construction thereon owned by Mrs. Rani Devi w/o Sri Jawaharlal Rastogi and Mrs. Krishna Devi.	Rs. 27,65,00,000/-	Rs. 2,76,50,000/-
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Date of E- Auction	4 <sup>th</sup> November 2024, Monday at 3.00 p.m. to 5:00 p.m.
Date of Inspection	23 <sup>rd</sup> October, 2024 Wednesday. Time 12:00 Noon to 4:00 p.m.
Minimum Bid Increment Amount	Rs.28,00,000 (Rupees Twenty Eight Lakhs only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	30 <sup>th</sup> October 2024, Wednesday by 6:00 pm
Status of Possession	Symbolic Possession

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

**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<sup>th</sup> November 2024 at 3:00 p.m.
2. The auction will be conducted ‘ONLINE’ through OARPL’s approved service provider 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 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.
4. 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.
5. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028 is 30<sup>th</sup> October 2024 up to 6:00 PM.
6. To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above. 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 OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL.

7. All dues / arrears / unpaid taxes including but not limited to, including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc., labor / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
8. 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.
9. 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.
10. The interested bidders shall submit their EMD details and documents through Web Portal: [bankeauctions.com](http://bankeauctions.com) through Login ID & Password. EMD amount should be paid by way of NEFT / RTGS payable at Mumbai in favor "**Omkaara PS 03/2023-24 Trust**" which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through NEFT / RTGS/Demand Draft payable at Mumbai in the following **Account: 055505012840, Name of the Beneficiary: Omkara PS03/2023-24 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai. IFSC Code: ICIC0000555.**Please note that the Cheques shall not be accepted as EMD amount.
11. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
12. 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](mailto:support@bankeauctions.com) , Mr. Bhavik Pandya, Mobile : 8866682937 E mail – [maharashtra@c1india.com](mailto:maharashtra@c1india.com).
13. 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. OARPL/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
14. Bids below reserve price or without EMD amount shall not be accepted.
15. 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.
16. 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.
17. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Subodh Sonawale (Mob. No. 9821168121) (Email ID – [subodh.sonawale@omkaraarc.com](mailto:subodh.sonawale@omkaraarc.com) )** or at address as mentioned above in office hours during the working days.
18. The inspection can be done with prior intimation. The persons deputed for inspection by the Bidder should carry with him/ her/ them appropriate authorizations on the letterhead of the Bidder organization/ person, he/ she/ they represent(s), failing which inspection may be refused.
19. There are 3 Securitization Applications filed by third party, which are pending before the Hon'ble DRT. There is no stay on the SARFAESI actions.
20. OARPL 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. 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.
24. 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.
25. At the time submission of the bid, bidder should submit affidavit in the spirit of the Section 29 A of Insolvency and Bankruptcy Code 2016.
26. The Affidavit submitted along with the Bid/Tender Form in spirit of the Section 29A of Insolvency and Bankruptcy Code 2016, shall be subject to verification, if any of the contents of the Affidavit are found incorrect or contrary to record, the amount deposited by the bidder shall be forfeited, allowing an opportunity for clarification. Subsequent to the said verification, the Sale Certificate shall be issued.
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.
28. Disputes, if any, shall be subject to jurisdiction of Mumbai Courts/ Tribunals only.
29. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

**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. 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) and 6(2) read with rule 9 (1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002**

This notice is also a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 6(2) & 9(1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public 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 further interest, cost & expenses till the date of payment. 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) Rules, 2002.

**Authorized Officer**  
**For Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 03/2023-24 Trust)**

**Sd/-**  
**Subodh Sonawale**  
**Assistant Vice President**  
**Date : 12.10.2024**  
**Place :Mumbai**