

**Omkaara Assets Reconstruction Private Limited**

**Corporate Office:** C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, 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) and 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. Apple Pharmacy Prop. Dr. Aparna Sanjiv Walanj** and Co-borrower **Dr. Sanjiv Waman Walanj, Dr. Atul Bhalchandra Deshpande and Dr. Jaysing K. Salve** that the below described immovable properties mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of the Omkaara 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 07.02.2023 at 11.00 am (last date and time for submission of bids is 06.02.2023 by 4.00 PM), for recovery of **Rs. 7,76,21,330/- (Rupees Seven Core Seventy-Six Lakhs Twenty-One Thousand Three Hundred Thirty Only)** as on **30.09.2021** Plus Interest and Expenses w.e.f. 01.10.2021 due to the Omkaara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Omkaara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkaara 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 Edelweiss Housing Finance Limited.

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

<b>DESCRIPTION OF THE PROPERTY</b>	<b>Reserve Price</b>	<b>EMD</b>
Flat no. 103 Admeasuring 1142 sq. ft carpet area situated on the First Floor of Building No. 4 known as "Wimbeldon Park" constructed on land bearing Final Plot No. 23 of T.P. S – 1 situate, lying and being at Opp. J.K.Singhania School, Pokhran Road No.1, Samata Nagar, at Village Panchpakhadi, Taluka and District Thane, Thane (West)- 400 606 within the limits of Municipal Corporation of the city of Thane, Registration District and sub district of Thane owned by Dr. Sanjiv Waman and Dr. Aparna Sanjiv Walanj and bounded by: East – Tarangan Complex West – Building No.5 of Wimbeldon Park North – Complex Area South - Garden	<b>Rs.3,32,50,000/-</b>	<b>Rs.33,25,000/-</b>

<b>Date of E- Auction</b>	<b>07.02.2023 between 11.00 am to 12.00 pm</b>
<b>Minimum Bid Increment Amount</b>	<b>Rs. 2,00,000/- (Rupees Two Lakh only)</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	<b>06.02.2023 by 4:00 pm</b>
<b>Known Liabilities</b>	<b>Not Known</b>

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](mailto:support@bankeauctions.com), Mr. Hareesh Gowda, Mobile : 95945 97555 E mail – [hareesh.gowda@clindia.com](mailto:hareesh.gowda@clindia.com).

Date: 17.01.2023

Place: Mumbai

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