

Omkara Assets Reconstruction Private Limited
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar
Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai – 400028
Tel: 022-69231111/8879790973



[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 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 **M/s. Asaya Builders and Developers LLP (Borrower), Ashwin Prabhudas Vora (Personal Guarantor), Lalit Prabhudas Vora (Personal Guarantor), Rajesh N Vora (Personal Guarantor) Priti Nimish Vora (Personal Guarantor), Amit Kumar Kundalia (Personal Guarantor), Anoop Chand Kundalia (Personal Guarantor), Mayur Anil Raigangar (Personal Guarantor), Mitali Luv Vora (Personal Guarantor) and Nivasti Imperium Pvt Ltd.(Co-Borrower/ Mortgagor)** named hereinafter that the below described immovable properties mortgaged/charged to Piramal Capital and Housing Finance Limited (Formerly known as DHFL). Thereafter, Omkara Assets Reconstruction Pvt Ltd (OARPL) acting in its capacity as trustee of Omkara PS 10/2022-23 Trust, has acquired entire outstanding debt along with the undersigned security vide Assignment Agreement dt. 10.01.2023, from Piramal Capital and Housing Finance Limited (Assignor). Pursuant to the said Assignment Agreement OARPL has stepped into the shoes of the assignor and is entitled to recover the dues and enforce the security. The **physical** possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt Ltd being the secured creditor. 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 physical possession, at Navi Mumbai for recovery of total dues **Rs. 51,00,87,420/- (Fifty-One Crore Eighty-Seven Thousand Four Hundred Twenty Only) (Rs.33,50,69,848/- plus Rs. 17,50,17,572/-) as on 07.03.2022**, plus interest and expenses w.e.f. **08.03.2022** due to Omkara Assets Reconstruction Private Limited from above mentioned Borrower /Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act.

The Reserve Price and the earnest money deposit of the property have been mentioned below in respective column.

Sr No.	Description of Immovable Property	Reserve Price (Rs)	EMD (Rs)
1.	Shop No. 101 First Floor Admeasuring 1586 Sq ft, situated at “Nivasti Imperium”, Plot no 1, Sector 19, Sanpada Navi Mumbai, Dist Thane	94,88,664	9,48,866
2.	Shop No. 116 First Floor admeasuring 508 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	30,77,627	3,07,763
3.	Shop No. 202 Second Floor admeasuring 238 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	11,14,269	1,11,427
4.	Shop No. 201 Second Floor admeasuring 1580 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	89,81,280	8,98,128
5.	Shop No. 207 Second Floor admeasuring 2431 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	1,38,21,840	13,82,184
6.	Shop No. 203 Second Floor admeasuring 770 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	36,04,986	3,60,499
7.	Shop No. 205 Second Floor admeasuring 766 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi	35,86,259	3,58,626

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	Mumbai Dist Thane		
8.	Shop No. 206 Second Floor admeasuring 1650 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	93,89,520	9,38,952
	Total	5,30,64,445	53,06,445
Bid Increment		Rs.50,000/-	
Inspection Date and Time		Date: 05.06.2026 Time: 11:00 AM	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD		09.06.2026 Till 6:00 PM	
Auction Date		10.06.2026 Time: 11:00 AM to 12:00 Noon	

The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 09.06.2026, by 6:00 PM. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. In case of failure in the same bid shall be rejected.

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

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. For any property related query contact the Authorised Officer, Mr. Sunny Gujral, Mobile: +91 88797 90973 E Mail: sunny.gujral@omkaraarc.com in official hours and working days. In case of failure in the same bid shall be rejected.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors/mortgagors of the above loan account under Rule 8 (6) r/w 9(1) of Security Interest (Enforcement) Rule, 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 cost & expenses, within the time as stipulated under section 13(8) of the SARFAESI Act. 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: Mumbai
Place:20.05.2026

Sd/-
Authorized Officer
Omkaara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 10/2022-23 Trust)