



## [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 **M/s. Classic Diamonds (India) Limited** and Guarantor **M/s. Rup Diamond, M/s Pinky Diamonds, Kumar C. Bhansali and Nirav K. Bhansali** that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Omkara ARC on behalf of consortium. Further Omkara ARC, Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 02/11/2022 at 11.00 am to 12.00 pm (last date and time for submission of bids is 01/11/2022 by 4.00 PM), for recovery of **Rs.455,13,05,830/- (Rupees Four Hundred Fifty Five Crores Thirteen Lakhs Five Thousand Eight Hundred and Thirty Only) as on 30.04.2017** (Plus Interest and Expenses w.e.f. 01.05.2017 due to consortium from above mentioned Borrower/Guarantors).

The Omkara Assets Reconstruction Private Limited acting in its capacity as Trustee of Omkara PS 43/2021-22 Trust has acquired entire outstanding debts of State Bank of India and IndusInd Bank lying against above said Borrower /Guarantors along with underlying security from Edelweiss Asset Reconstruction Company Limited vide Assignment Agreements dated 31.03.2022.

The borrowers/guarantor's attention is invited to provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

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

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgageors	Possession	Reserve Price	EMD
1	<b>Lot-I - Office No.701</b> having area admeasuring 400 sq. ft (Built-up) at building known as Majestic Shopping Centre, JSS Road, Opera House, Mumbai-400004 <b>bounded as follows:</b> North: Jaganath Shankar Road, South: Internal Road, East: Hotel, West: Residential Land and Building	Physical	80,00,000/-	8,00,000/-
2	<b>Lot -II- Office No.1002</b> having area admeasuring 1010 sq. ft (Built-up) on 10th Floor, Prasad Chambers, Tata Road, No. 2, Charni Road (East) Opera House, Mumbai 400004, <b>bounded as follows:</b> North: Tata Road No.2, South: Commercial Unit, East: Building under construction, West: Internal Road	Symbolic	2,75,00,000/-	27,50,000/-
3	<b>Lot- III- Office No.1003</b> having area admeasuring 325 sq. ft (Built-up) on 10th Floor, Prasad Chambers, Tata Road, No. 2, Charni Road (East) Opera House, Mumbai 400004, <b>Bounded as follows:</b> North: Tata Road No.2, South: Commercial Unit, East: Building under construction West: Internal Road	Physical	88,00,000/-	8,80,000/-
4	<b>Lot -IV- Office No.1004</b> having area admeasuring 245 sq. ft (Built-up) on 10th Floor, Prasad Chambers, Tata Road, No. 2, Charni Road (East) Opera House, Mumbai 400004, <b>Bounded as follows:</b> North: Tata Road No.2, South: Commercial Unit, East: Building under construction West: Internal Road	Physical	67,00,000/-	6,70,000/-

**\*Note:** - Properties mentioned at Lot II to IV are amalgamated properties, hence will be sold together to a single bidder keeping in view the cumulative highest bid amount.

Date of E- Auction & Time	02/11/2022 at 11.00 am																				
Minimum Bid Increment Amount	Rs. 2,00,000/- (Rupees Two Lakh only) for all lots																				
Last date and time for submission of bid letter of participation/ KYC Document/Proof of EMD:	01/11/2022 by 4:00 pm																				
Inspection Dates and Times	Known attachment/ Encumbrances - Society Dues																				
<table><tr><th>Lot</th><th>Date</th><th>Time</th></tr><tr><td>I</td><td>19/10/2022</td><td>11.00 am to 12.00 pm</td></tr><tr><td>II to IV</td><td>19/10/2022</td><td>12.15 pm to 1.15 pm</td></tr></table>	Lot	Date	Time	I	19/10/2022	11.00 am to 12.00 pm	II to IV	19/10/2022	12.15 pm to 1.15 pm	<table><tr><th>Lot</th><th>Dues</th></tr><tr><td>I</td><td>Rs.7,85,781/- as on September 2022</td></tr><tr><td>II</td><td>Rs.36,33,398/- as on September 2022</td></tr><tr><td>III</td><td>Rs.13,06,925/- as on September 2022</td></tr><tr><td>IV</td><td>Rs.7,81,543/- as on September 2022</td></tr></table>	Lot	Dues	I	Rs.7,85,781/- as on September 2022	II	Rs.36,33,398/- as on September 2022	III	Rs.13,06,925/- as on September 2022	IV	Rs.7,81,543/- as on September 2022	
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This Publication is also a Thirty days' notice to the aforementioned borrowers/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. Hareesh Gowda, Mobile: 95945 97555, E-mail hareesh.gowda@c1india.com.

Date: 27.09.2022

Place: Mumbai

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd  
(Acting in its capacity as a Trustee of Omkara PS 43/2021-22 Trust)

मंगळवार, दि. २७ सप्टेंबर २०२२

मुंबई लक्षादीप ३



**(परिशिष्ट-४-ए (नियम ८(६) तरतुद पहा) स्थावर मालमत्तेच्या विक्रीकरिता विक्री सूचना**

सिक्क्युरिटीयोजेशन अँड रिकन्स्ट्रक्शन ऑफ फिनान्शियल असेटस् अँड एनफोर्समेंट ऑफ सिक्क्युरिटी इंटरस्ट  
अक्ट २००२ च्या सहवाचिता सिक्क्युरिटी इंटरस्ट (एन्फोर्समेंट) अधिनियम २००२ चे नियम ८(६) अन्वये  
स्थावर मालमत्तेच्या विक्रीकरिता विक्री सूचना.

सर्वसामान्य जनता आणि विशेषत: खाली नमुद कर्जदार मे. क्लासिक डायमण्डस् (इंडिया) लिमिटेड (परिसमापनात) आणि जामिनदार मे.  
रुप डायमण्ड, मे. पिंकी डायमण्डस्, कुमार सी. भन्साली व निरव के. भन्साली यांना येथे सूचना देण्यात येत आहे की, खाली नमुद  
केलेल्या प्रतिभूत धनकोडेंड तारण/अधिभारीत स्थावर मालमत्तेचा समुहाच्या वतीने ओमकारा एआरसीचे प्राधिकृत अधिकाऱ्याद्वारे ताबा  
घेतला आहे, पुढे ओमकारा एआरसी, प्रतिभूत धनको यांच्याकडून वर नमुद कर्जदार/जामिनदार यांच्याकडून समुहास देय दिनांक ३०.०४.२०१७  
रोजी रक्कम रु. ४५५,१३,०५,८३०/- (रुपये चारशे पंचावन्न कोटी तेरा लाख पाच हजार आठशे तीस फक्त) (अधिक ०१.०५.२०१७  
पासून व्याज व खर्च) च्या वसुलीकरिता दिनांक ०२.११.२०२२ रोजी स.११.००वा. ते दु.१२.००वा. दरम्यान (बोली सादर करण्याची अंतिम  
तारीख व वेळ दिनांक ०१.११.२०२२ रोजी सायं.४.००वा. पर्यंत) जसे आहे जेथे आहे व जसे आहे जे आहे या तत्वावर विक्री केली जाईल.  
ओमकारा पीएस ४३/२०२१-२०२२ चे विश्वस्त म्हणून त्यांच्या क्षमतेत कार्यरत ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड यांनी  
दिनांक ३१.०३.२०२२ रोजीचे करारनामानुसार एडेलविज असेट रिकन्स्ट्रक्शन कंपनी लिमिटेडकडून खालील प्रतिभूतीसह उपरोक्त सदर  
कर्जदार/जामिनदारांच्या विरोधात स्टेट बँक ऑफ इंडिया व इंडसईड बँकेचे संपूर्ण थकवाकी कर्ज प्राप्त केले आहे.  
कर्जदार/जामिनदारांचे प्रतिभूत मालमत्ता सोडविण्यास उपलब्ध वेळेसंदर्भात कायद्याच्या कलम १३ चे उपकलम ८ च्या तरतुदीनुसार लक्ष  
वेधण्यात येत आहे.

स्थावर मालमत्ता, आरक्षित मुल्य व इसारा रक्कम आणि ज्ञात अधिभाराचे तपशील खालीलप्रमाणे:

अ.क्र	कर्जदार/जामिनदार/तारणकर्त्याचे नाव	ताबा	आरक्षित मुल्य	इश्टे
१	लॉट क्र.१: कार्यालय क्र.७०१, क्षेत्रफळ ४०० चौ.फु. विल्टअप, मॅजेंटिक शापिंग सेन्टर इमारत, जेएसएस रोड, अपिरा हाऊस, मुंबई-४००००४ आणि चतुसिमा: उत्तर: जगन्नाथ शंकर रोड; दक्षिण: आतील रस्ता; पूर्व: हॉटेल; पश्चिम: निवासी जमीन व इमारत.	वास्तविक	रु. ८०,००,०००/-	रु. ८,००,०००/-
२	लॉट क्र.२: कार्यालय क्र.१००२, क्षेत्रफळ ११०० चौ.फु. विल्टअप क्षेत्र, १०वा मजला, प्रसाद चॅम्बर्स, टाटा रोड क्र.२, चर्नी रोड (पूर्व), अपिरा हाऊस, मुंबई- ४००००४ आणि चतुसिमा: उत्तर: टाटा रोड क्र.२; दक्षिण: व्यावसायिक युनिट; पूर्व: बांधकाम चालू इमारत; पश्चिम: आतील रस्ता.	सांकेतिक	रु. २,७५,००,०००/-	रु. २७,५०,०००/-
३	लॉट क्र.३: कार्यालय क्र.१००३, क्षेत्रफळ ३२५ चौ.फु. विल्टअप क्षेत्र, १०वा मजला, प्रसाद चॅम्बर्स, टाटा रोड क्र.२, चर्नी रोड (पूर्व), अपिरा हाऊस, मुंबई- ४००००४ आणि चतुसिमा: उत्तर: टाटा रोड क्र.२; दक्षिण: व्यावसायिक युनिट; पूर्व: बांधकाम चालू इमारत; पश्चिम: आतील रस्ता.	वास्तविक	रु. ८८,००,०००/-	रु. ८,८०,०००/-
४	लॉट क्र.४: कार्यालय क्र.१००४, क्षेत्रफळ २५५ चौ.फु. विल्टअप क्षेत्र, १०वा मजला, प्रसाद चॅम्बर्स, टाटा रोड क्र.२, चर्नी रोड (पूर्व), अपिरा हाऊस, मुंबई- ४००००४ आणि चतुसिमा: उत्तर: टाटा रोड क्र.२; दक्षिण: व्यावसायिक युनिट; पूर्व: बांधकाम चालू इमारत; पश्चिम: आतील रस्ता.	वास्तविक	रु. ६७,००,०००/-	रु. ६,७०,०००/-

\*टीप: लॉट क्र.२ ते ४ मध्ये नमुद मालमत्ता या विलीन मालमत्ता आहेत म्हणून त्या एकत्रित उच्च बोली रक्कम देणाऱ्या एकेरी बोलिदारास एकत्रित  
विकल्या जातील.

ई-लितावाची तारीख व वेळ:			०२.११.२०२२ रोजी स.११.००वा.	
किमान बोली वाढविण्याची रक्कम:			रु.२,००,०००/- (रुपये दोन लाख फक्त) सर्व लॉटकरिता	
सहभागी होण्याचे बोली प्रपत्र/केवायसी दस्तावेज/ इश्टे पुरावा सादर करण्याची अंतिम तारीख व वेळ:			०१.११.२०२२ रोजी दु.४.००वा.	
निरीक्षण तारीख व वेळ:			ज्ञात जप्ती/अधिभार-सोसायटी देयके	
लॉट	दिनांक	वेळ	लॉट	देयके
१	११.१०.२०२२	स.११.०० ते दु.१२.००	१	सप्टेंबर, २०२२ रोजी रु.७,८५,७८१/-
२ ते ४	११.१०.२०२२	दु.१२.१५ ते दु.०१.१५	२	सप्टेंबर, २०२२ रोजी रु.३६,३३,३९८/-
			३	सप्टेंबर, २०२२ रोजी रु.१३,०६,९२५/-
			४	सप्टेंबर, २०२२ रोजी रु.७,८९,५४३/-

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

विक्रीच्या सविस्तर नियम व अटीकरिता कृपया प्रतिभूत धनकोच्या वेबसाईटवर दिलेली लिंक अर्थात <https://www.omkaraarc.com/auction.php> पहा. बोलिदारांनी <https://www.bankeauctions.com> वेबसाईटला भेट द्यावी किंवा संपर्क सेवा पुढावतार मे. सी१  
इंडिया प्रायव्हेट लिमिटेड, हेल्पलाईन +९१-७२९९९८१२४/२५/२६, हेल्पलाईन ई-मेल [support@bankeauctions.com](mailto:support@bankeauctions.com), श्री.  
हरीश गोडा, मोबा.: ९५९४५९७५५५, ई-मेल: [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com)

दिनांक : २७.०९.२०२२ सही/- प्राधिकृत अधिकारी, ओमकारा असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
ठिकाण: मुंबई (ओमकारा पीएस ४३/२०२१-२२ ट्रस्टचे विश्वस्त म्हणून त्यांच्या 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 02/11/2022 at 11.00 am to 12.00 pm.
2. The auction will be conducted online through Omkara ARCs 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](mailto:support@bankeauctions.com) support mobile No. +91-7291981124/25/26).
3. 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 01/11/2022 up to 4:00 PM.
4. The immovable property will not be sold below the Reserve Price as mentioned in the auction notice. Society dues mentioned in the published auction notice against particular property will be paid by Omkara ARC on behalf on consortium to the Society upon receipt of the entire sale consideration if any property will be sold under this auction and all other statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
5. To the best of knowledge and information available on record, there is no known encumbrance on any property except mentioned in the published auction notice. 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 unknown encumbrances to the Omkara ARC.
6. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. The Omkara ARC however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any except mentioned in published notice.
7. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation, 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 except mentioned in published notice.
8. Properties mentioned at Lot II to IV are amalgamated properties, hence will be sold together to a single bidder keeping in view the cumulative highest bid amount.
9. The highest bidder shall deposit 25% of cumulative bid amount (after adjusting respective EMDs) 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 deposit the balance of 25% of 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](http://bankeauctions.com) through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS** payable at Mumbai in favor “**Omkara PS 43/2021-22 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: 055505010656, Name of the Beneficiary: Omkara PS 43/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (East) Mumbai, IFSC Code: ICIC0000555**. 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](mailto:support@bankeauctions.com) Mr. Hareesh Gowda, Mobile : 95945 97555 E mail – [hareesh.gowda@c1india.com](mailto: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. On the day and time of e-auction, all the intended purchasers/bidders must log-in the system for submitting their bids. If for any reason what-so-ever, any intended bidder fails to log-in into the system and do not submit its bid offer amount, authorized officer reserves its right to forfeit the amount of EMD as deposited by the respective bidders.
16. Bids below reserve price or without EMD amount shall not be accepted. The 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.
17. The Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale or to cancel the complete auction process at any time, before confirmation of sale, without assigning any reason whatsoever thereof.
18. Interested parties are advised to independently verify the title, 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.
19. 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.
20. The Bank/ARC 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. 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.
24. At the time submission of the bid, bidder should submit affidavit/undertaking in the spirit of the Section 29 A of IBC.
25. 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 ALONGWITH 9(1) OF  
STATUTORY INTEREST (ENFORCEMENT) RULES ,2002.**

**This notice is also a Thirty days' notice to the aforementioned borrowers/co-borrower under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 and provisions of 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: 27.09.2022**

**Place: Mumbai**

**Sd/-**

**Authorized Officer**

**Omkara Assets Reconstruction Pvt Ltd.**

**(Acting in its capacity as a Trustee of Omkara PS 43/2021-22 Trust)**