



OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

OMKARA 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) 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:

DESCRIPTION OF THE PROPERTY	Possession	Reserve Price	EMD
Fiat No. 1004, 10th Floor, Adeshwar Palace (Adinath Palace), Near Jain Derasar, Lal Darvaja, Ward No.7, Satnul Dairy road, Surat-380001 bounded as follows: North: Internal Road, South: Jain Mandir, East: Dairy Road, West: Vasupuja Palace	Physical	Rs. 40,00,000/-	Rs. 4,00,000/-
Date of E- Auction	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		
Date of Inspection	14/10/2022 between 12.30 pm to 01.30 pm		
Known attachment/ Encumbrances	Society dues of Rs.1,66,000/- as of March 2022		

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.bankeaction.com> or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeactions.com, Mr. Hareesh Gowda, Mobile : 9594597555, 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)

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મંગળવાર તા. ૨૭ સપ્ટેમ્બર ૨૦૨૨



ગુજરાત ગાંધીયન



OMKARA
ASSETS RECONSTRUCTION PVT. LMS

ઓમકારા એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.

કોર્પોરેટ ઓફિસ : સી/૫૫૫, કાનકિયા ઝિલીયોન, એલબીએસ રોડ અને સીએસટી રોડ વંકજન, બીકેસી એનેકસરી, ઈલિકવનોકસ નજીક કુર્લા (૫.), મુંબઈ-૪૦૦૦૭૦. ટે.નં. : ૦૨૨-૨૬૫૪૪૦૦૦ મો.નં. ૮૦૮૭૯૯૮૯૫૬

પરીશિષ્ટ ૪-એ રૂલ ૮(દ) અને ૯(૧) મુજબ સ્થાવર મિલકત ના વેચાણ માટે વેચાણ નોટીસ

સિક્યુરીટીઈજેશન એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાઈનાન્સીયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ "સિક્યુરિટી ઈન્ટેરેસ્ટ એક્ટ ૨૦૦૨ની સાથે સિક્યુરિટી ઈન્ટેરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ના રૂલ ૮(દ) મુજબ ઈ - ઓકશનથી સ્થાવર મિલકતના વેચાણ માટેની નોટીસ

આથી જનતાને તથા ખાસ દેવાદાર મે.કલાસિક કાયમન્ડ્સ (ઈન્ડિયા) લિમિટેડ અને જામીનદાર મે.રૂપ કાયમન્ડ્સ, મે.પિકી કાયમન્ડ્સ, કુમાર સી.ભણસાલી અને નિરવ કે.ભણસાલી ને જણાવવામાં આવે છે કે નીચેના વર્ણનવાળી સ્થાવર મિલકત સલામત ધિરાણ આખનારાઓ પાસે ગીરો મુકવામાં આવી હતી તેનો કબજો ઓમકારા એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડના અધિકૃત અધિકારીએ સલામત ધિરાણકર્તા તરીકે લીધો છે જેનું વેચાણ ' જ્યાં છે ત્યાં છે જેમ છે તેમ છે અને કોઈ વિકલ્પ નથીના ધોરણે તા.૦૨/૧૧/૨૦૨૨ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૧૨.૦૦ કલાકે (બીડ રજૂ કરવાના છેલ્લી તારીખ ૦૧/૧૧/૨૦૨૨ના રોજ સાંજે ૦૪.૦૦ કલાક છે) બાકી લેણી રકમ રૂ. ૩૫૫,૧૩,૦૫,૮૩૦/- (રૂપિયા ચારસો પંચાનવ કરોડ તેર લાખ પાંચ હજાર આઠસો ત્રીસ પુરા) તા.૩૦.૦૪.૨૦૧૪ સુધીના વત્તા તા. ૦૧.૦૫.૨૦૧૪ થી સ્થાવર તથા અન્ય જર્મની વસુલત માટે થયે. જે સલામત ધિરાણકાર મે.ઓમકારા એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડના ઉપર જણાવેલા દેવાદારો/જામીનદારો પાસેથી લેવા છે.

ઘી ઓમકારા એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ (જે ઓમકારા પીએસ ૪૩/૨૦૨૧-૨૨ ટ્રસ્ટના ટ્રસ્ટી તરીકે કામ કરે છે) એ એડલવેઈજ એસેટ રીકન્સ્ટ્રક્શન કંપની લિમિટેડ પાસેથી તેમના ઉપર જણાવેલ દેવાદારો/જામીનદારોની ગીરો મિલકતની તમામ બાકી લેણા વસુલવાના અધિકારો તા.૩૧/૦૩/૨૦૨૨ના રોજ કરેલા એસાઈમેન્ટ એગ્રીમેન્ટથી મેળવી લીધા છે.

આથી દેવાદારો/ જામીનદારોનું ધ્યાન કથિત એક્ટના ખંડ ૧૩ના પેઠા ખંડ ૮ તરફ દોરવામાં આવે છે કે તેમની પાસે ગીરો મિલકતો છોડાવવા માટે સમ્મત છે. સ્થાવર મિલકતોનું વર્ણન,અનામત કિંમત અને અર્નસ્ટમની ડીપોઝિટ અને બોજો (જે હોય તો) ની ખાણકારી નીચે મુજબ છે.

સ્થાવર મિલકતોનું વર્ણન

કબજો	અનામત કિંમત	ઈએમડી
વાસ્તવિક કબજો	Rs. 40,00,000/-	Rs. 4,00,000/-

ફલેટ નં. ૧૦૦૪, ૧૦મા માળે, આદેશ્વર પેલેસ (આદિનાથ પેલેસ), જૈન દેરાસર નજીક, લાલ દરવાખ, વોર્ડ નં.૭, સુભુલ ડેરી રોડ, સુરત -૩૮૦૦૦૧ ચતુ:સીમા: ઉત્તર: આંતરીક રોડ, દક્ષિણ: જૈન મંદિર, પૂર્વ: ડેરી રોડ, પશ્ચિમ: વાસુપૂજ પેલેસ.

ઈ-ઓકશનની તારીખ	૦૨/૧૧/૨૦૨૨ સવારે ૧૧.૦૦ કલાકે
બોલી વધારાની ઓછામાં ઓછી રકમ	રૂ.૨,૦૦,૦૦૦/- (રૂપિયા બે લાખ પુરા) બધા લોટ્સ માટે
ભાગ લેવા માટેનો પત્ર/કેવાચસી દસ્તાવેજ/રહેઠાણનો પુરાવો અને ઈએમડી ભરી હોવાનો પુરાવો મોકલવાની છેલ્લી તારીખ	૦૧/૧૧/૨૦૨૨ના રોજ સાંજે ૦૪.૦૦ કલાક સુધી
નિરીક્ષણની તારીખ	૧૪/૧૦/૨૦૨૨ના રોજ બપોરે ૧૨.૩૦ થી બપોરે ૦૧.૩૦ દરમિયાન
જાણમાં હોય તેવો બોજો	સોસાયટીના બાકી રૂ.૧,૬૬,૦૦૦/- માર્ચ ૨૦૨૨ના રોજ

આ જાહેરાતને દેવાદારો/જામીનદારોએ સિક્યુરીટી ઈન્ટેરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ના રૂલ ૮(દ) મુજબની ૩૦ દિવસ અગાઉની વેદાનિક નોટીસ ગણવી.

વેચાણના વધુ નિયમો અને શરતો જાણવા માટે સલામત ધિરાણ કરનારની વેબસાઈટ <http://omkaraarc.com/auction.php> બીડર આ વેબ સાઈટની પાઠ મુલાકાત લઈ શકશે. <http://bankeauction.com> અથવા સર્વિસ પ્રોવાઈડર મે.સી વન ઈન્ડિયા પ્રા.લિ. ટેલીફોન હેલ્પલાઇન +૯૧-૭૨૯૧૯૮૧૧૪૨/૨૫/૨૬ હેલ્પ લાઇન ઈ મેલ આઈડી support@bankeauctions.com શ્રી હરેશ ગોવડા મો.નં.૯૫૯૪૫૯૫૫૫ ઈમેલ : hareesh.gowda@c1india.com ઉપર સંપર્ક કરવો

તા.૨૭.૦૯.૨૦૨૨
સ્થળ: મુંબઈ

સહી/ અધિકૃત અધિકારી,
ઓમકારા એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.
(જે ઓમકારા પીએસ ૪૩/૨૦૨૧-૨૨ ટ્રસ્ટના ટ્રસ્ટી તરીકે કામ કરે છે.)

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 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 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. 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.
9. 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.
10. 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 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.
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 Mr. Haresh Gowda, Mobile : 95945 97555 E mail – hareesh.gowda@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. Omkara ARC/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

14. 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.
15. 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.
16. 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.
17. 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.
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/undertaking in the spirit of the Section 29 A of IBC.
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) 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)**