411004

Maharashtra 411050

OFFICE OF THE RECOVERY OFFICER

DEBTS RECOVERY TRIBUNAL PUNE

Unit no 307 to 310 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411005

R.C. No. 66/2023

Date of Auction Sale: 26.03.2025 PROCLAMATION OF SALE: IMMOVABLE PROPERTY

ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT 1993 STATE BANK OF INDIA Versus M/S ACE NURSERIES PVT. LTD.

(CD 1) M/s Ace Nurseries Pvt Ltd, A 752, De Joss Ice Factory Road, Off Hill Road, Bandra, (W) Mumbai, Mumbai

(CD 2) Mr. Avinash C Rangnekar, 802-C Forest Castle North Main Road Koregaon Park Extension Mundhwa Pune 411036 Also At: A/752, De Joss Ice Factory Road, Off Hill Road, Bandra (W) Mumbai, Maharashtra 411050 (CD 3) Mrs. Arundhati A Rangnekar, 802-C. Forest Castle North, Main Road, Koregaon Park Extension, Mundhwa, Pune , Maharashtra 411036, Also At : A/752, De Joss Ice Factory Road, Off Hill Road, Bandra (W) Mumbai

(CD 4) Miss Shwetambari A Rangnekar, Forest Castle, North Main Road, Koregaon Park extension Mundhwa, Pune, Maharashtra 411050, Also At : A/752, De Joss Ice Factory Road, Off Hill Road, Bandra (W) Mumbai, Maharashtra

(CD 5) M/S Ace Agro Biosciences Ltd., A/752, De Joss Ice Factory Road, Off Hill Road, Bandra (W) Mumbai,

Maharashtra 411050 (CD 6) M/S Sona Organic Farms Pvt Ltd., A/752, De Joss Ice Factory Road, Off Hill Road, Bandra (W) Mumbai Maharashtra 411050

(CD 7) M/S Deccan Florabase Ltd., A/752, De Joss Ice Factory Road, Off Hill Road, Bandra (W) Mumbai, Maharashtra

Whereas Recovery Certificate No. RC/66/2023 in OA/188/2013 drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE for the recovery of the sum of Rs. 9,03,54,812.00 (Rupees Nine Crore Three Lakh Fifty Four Thousands Eight Hundred Twelve Only) along with cost, expenses and future interest @ 9.00 % Simple

Interest p.a. from 08.04.2013 till realization and costs of Rs. 1,75,010.00 (Rupees One Lakh Seventy Five Thousands Ten Only) from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/ Financial Institution (s). And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor a

mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 26.03.2025 between 11:00 : AM to 01:00 : PM by auction and bidding shall take place through Online through the website.

https://baanknet.com/ The details of authorised contact person for auction service provider and details of authorized bank officer for

Name of the CH Bank: State Bank of India

inadequate as to make it inadvisable to do so.

auction services provider is

Name of the Branch & Address: State Bank of India, Stressed Assets Recovery Branch, 2nd floor, Wardhaman Building, 7 Loves Chowk, Plot No. 321/A/3, Mahatma Phule Peth, Pune - 411042.

Name of Empanelled Agency for E-Auction: PSB Alliance Pvt. Ltd.

Address: Unit 1, 3rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal Wadala (E), Mumbai - 400 037. https://baanknet.com/

Phone No: +91-8291220220 Website Address: https://baanknet.com/

Contact Person: Mr. Dharmesh Asher-Mobile-9892219848 Nodal Branch & Address: State Bank of India, Stressed Assets Recovery Branch, 2" floor, Wardhaman

Building, 7 Loves Chowk, Plot No. 321/A/3, Mahatma Phule Peth, Pune 411042. Branch Phone No: 8275130684/020-26446044/43, 8087879581

Bank Official Designated and Mobile No.: Mr. Abhay D. Somkuwar, Chief Manager / Mobile - 8275130684

The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities

and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule. The property will be put up for sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate + interest + costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such

certificate, interest and costs has been paid to the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire | 6, or attempt to acquire any interest in the properties sold.

The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made there under and to the following further conditions:-

- . The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned,
- but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation. The Reserve Price below which the property shall not be sold is as mentioned in the schedule.
- III. The amount by which the bidding is to be increased is Rs. 1,00,000.00. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.
- iv. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly
- Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL PUNE to be deposited with R.O./Court Auctioneer, DEBTS RECOVERY TRIBUNAL PUNE Or by Online through RTGS/NEFT/directly into the Account No. 11045459336 the name of STATE BANK OF INDIA of C H Bank having IFSC Code No. SBIN0007339 and details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows:

property

Details of a) All that piece and parcel of property in the name of Mr. Avinash Chandrashekhar Rangnekar i.e. Defendant No. 2 bearing Gat No. 113 admeasuring 01 Hector 87 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune and also within the limits of Registration District Pune, Sub Registration District Mayal and Lonavala, District - Pune.

b) All that piece and parcel of property in the name of Mr. Avinash Chandrashekhar Rangnekar i.e. Defendant No.2 bearing Gat No. 112 admeasuring 03 Hector 48 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District - Pune

c) All that piece and parcel of property in the name of Mrs. Arundhati Avinash Rangnekar i.e. Defendant No. 3 bearing Gat No. 102 admeasuring 01 Hector 11 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadqaon Mayal, Zilla Parishad Pune, Grampanchayat Belai and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District - Pune d) All that piece and parcel of property in the name of Miss. Shwetambari Avinash Rangnekar i.e.

Defendant No. 4 bearing Gat No. 100 admeasuring 04 Hector 37.8 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Grampanchay at Belaj Pune, and also | 20. All bidders shall be deemed to have read and understood the terms and conditions of sale and shall be bound within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District - Pune e) All that piece and parcel of property in the name of Miss. Shwetambari Avinash Rangnekar i.e. 21. The bidders are advised to refer to the corresponding sale notice(s) published in the newspaper(s) placed on Defendant No. 4 bearing Gat No. 103 admeasuring 01 Hector 03 Aar at Village Belai, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Mayal, Zilla Parishad Pune, Grampanchayat Belaj and also within the limits of Registration District Pune, Sub Registration District Mayal and Lonavala, District Pune

f) All that piece and parcel of property in the name of Mr. Avinash Chandrashekhar Rangnekar i.e. Defendant No. 2 bearing Gat No. 107 admeasuring 03 Hector 28.5 Aar plus pot kharaba admeasuring 14.5 aar, thus totally admeasuring 03 hector 43 are at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District Pune

g) All that piece and parcel of property in the name of Mr. Avinash Chandrashekhar Rangnekar i.e. Defendant No. 2 bearing Gat No. 91 admeasuring 00 Hector 20 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune and also within the limits of

Registration District Pune, Sub Registration District Maval and Lonavala, District Pune

EMD Amount (In Rs.) Market Price (In Rs.) 14,37,810.00 14,37,81,000.00 1.00.000/-

VI) Last date for receipt of bid & EMD is 25.03.2025 up to 5.00 PM. Bid/EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order etc. as per detail mentioned above. If the next da is Holiday or Sunday, then on next first office day.

The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE @2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs. 1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL PUNE.

In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the 33. The Particulars of property given in the sale proclamation have been stated to the best of the information of the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE. The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD

deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the

E-Auction EMD Form shall be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason. Details of this Proclamation of sale can be viewed at the website www.drt.gov.in.

Schedule of Property:

to be sold

Description of a) All that piece and parcel of property in the name of Mr. Avinash Chandrashekhar Rangnekar i.e. the property Defendant No. 2 bearing Gat No. 113 admeasuring 01 Hector 87 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District - Pune.

b) All that piece and parcel of property in the name of Mr. Avinash Chandrashekhar Rangnekar i.e. Defendant No.2 bearing Gat No. 112 admeasuring 03 Hector 48 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune and also within the limits of

Registration District Pune, Sub Registration District Maval and Lonavala, District - Pune c) All that piece and parcel of property in the name of Mrs. Arundhati Avinash Rangnekar i.e. Defendant No. 3 bearing Gat No. 102 admeasuring 01 Hector 11 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Mayal, Zilla Parishad Pune, Grampanchayat Belaj and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District - Pune

d) All that piece and parcel of property in the name of Miss. Shwetambari Avinash Rangnekar i.e. Defendant No. 4 bearing Gat No. 100 admeasuring 04 Hector 37.8 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadqaon Maval, Zilla Parishad Grampanchay at Belai Pune, and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District - Pune

e) All that piece and parcel of property in the name of Miss. Shwetambari Avinash Rangnekar i.e. Defendant No. 4 bearing Gat No. 103 admeasuring 01 Hector 03 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune, Grampanchayat Belaj and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District Pune

PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1) (2) OF SECOND SCHEDULE TO THE INCOME TAX f) All that piece and parcel of property in the name of Mr. Avinash Chandrashekhar Rangnekar i.e. Defendant No. 2 bearing Gat No. 107 admeasuring 03 Hector 28.5 Aar plus pot kahraba admeasuring 14.5 aar, thus totally admeasuring 03 hector 43 are at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District Pune g) All that piece and parcel of property in the name of Mr. Avinash Chandrashekhar Rangnekar i.e. Defendant No. 2 bearing Gat No. 91 admeasuring 00 Hector 20 Aar at Village Belaj, Taluka Maval, within the limits of Panchayat Samiti Wadgaon Maval, Zilla Parishad Pune and also within the limits of Registration District Pune, Sub Registration District Maval and Lonavala, District Pune

Revenue acsessed Details of any encumbrances Claims, if any, which have been put forward to the upon the property to the property is liable property and any other known bearing on its nature which or part thereof and value NOT KNOWN NOT KNOWN NOT KNOWN

Terms & Conditions

For assistance and details contact -

10.02.2025

Name of the CH Bank: State Bank of India Name of the Branch & Address: State Bank of India, Stressed Assets Recovery Branch, 2nd floor, Wardhaman Building, 7 Loves Chowk, Plot No., 321/A/3, Mahatma Phule Peth, Pune - 411042.

Name of Empanelled Agency for E-Auction: PSB Alliance Pvt. Ltd.

Address: Unit 1, 3rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal Wadala (E), Mumbai - 400 037. https://baanknet.com/

Phone No: +91-8291220220 Website Address: https://baanknet.com/

Contact Person: Mr. Dharmesh Asher-Mobile-9892219848 Nodal Branch & Address: State Bank of India, Stressed Assets Recovery Branch, 2" floor, Wardhaman Building, 7 Loves Chowk, Plot No. 321/A/3, Mahatma Phule Peth, Pune 411042.

Branch Phone No: 8275130684/020-26446044/43, 8087879581

Bank Official Designated and Mobile No.: Mr. Abhay D Somkuwar, Chief Manager / Mobile - 8275130684

Bidders are advised to go through the website: https://baanknet.com/

- for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings. Other terms and conditions are also available with Recovery Officer, DRT, Pune and Branch Manager of CH bank
- The above conditions are in addition to the Terms & Conditions contained in the auction bid format and web site. Prospective bidders are advised to peruse the copies of title deeds, if any, available with the bank and also carry out their own inquiries to satisfy themselves regarding encumbrances, if any, over the property.
- The Property/ies can be inspected on 12.03.2025 and 20.03.2025 between 11:00 AM to 05:00 P.M. for inspection please contact Mr. A. D. Somkuwar, Chief Manager, Mob-8275130684. Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the sale without assigning any reason. 6. The sale shall be subject to confirmation by Recovery Officer.

Note:

Given under my hand and seal on this date 10.02.2025



Signature (Ravikant Vinayak Yadav) Recovery Officer - I/ II DEBTS RECOVERY TRIBUNAL PUNE

General and Technical Terms & Conditions of E Auction Sale Auction/bidding will be through "On line E-Bidding"

- Registration with Auctioneer Company for bidding in e-auctioning as per the requirement of the Auctioneer Company is essential
- Bids shall be submitted online only.
- Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves. The purchaser may, within 30 days, of the sale, apply to set-aside the sale on the ground that the defaulter had
- no saleable interest in the property sold. Where the Certificate Debtor or any person, whose interests are affected by the sale, deposits the entire amount as specified in the proclamation of sale and compensation to be paid to the successful bidder before
- the sale is confirmed, the sale shall be cancelled and the successful bidder will be refunded the amounts deposited by him along with compensation as per rules. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid
- Bidders mentioned above and residing out of India at the time of submission of bid should route his/her copy of
- bid to Recovery Officer, DRT, Pune through the Indian Mission. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by 5 minutes at maximum 3 occasions (i.e three
- extensions of 5 minutes each). Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DRT, Pune.
- All intimations to bidders/auction purchaser will be primarily through e-mail by the service provider. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the e-auctioning company. Non-receipt of intimation should & cannot be an
- excuse for default/non-payment. 2. Bidders are advised to go through the service provider's portal/website also before participating in the eauction. Complaints, if any, against the e-auctioning company/service provider must be taken up with the Certificate Holding Bank only. The CH bank has engaged the services of e-auction service provider.
- 13. Highest bidder will be declared as the successful bidder subject to other Terms & Conditions and intimation to this effect will be given through e-mail by service provider.
- time, the sale will be cancelled and the entire amount deposited will be forfeited. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person. For despatch by post, a request in writing must be sent to Recovery Officer, DRT, Pune along with a self-addressed

14. In case of default of payment at any stage by the successful bidder/auction purchaser within the stipulated

- adequately stamped envelope. 6. NRI Bidders must necessarily enclose a copy of Photo page of his/her passport and route their bid duly endorsed by Indian Mission.
- contact the Bank in this connection after the close of the auction. No complaints in this regard shall be
- EMD amounts of unsuccessful bidders will be returned to them in their given account. In the event of postponement and cancellation of auction also, EMD amounts will be returned. Bidders are required to Original Identity Document, copy of which is submitted along with the bid form, must be produced on demand.
- 19. Employees of the e-auctioning company are barred from participating in the auction in terms of Rule-17 of Schedule-II of Income Tax unless specifically approved.
- by the said terms and conditions.
- the Notice Board of DRT to take note of other terms and conditions of sale, viz. Earnest Money Deposit, Submission of tenders, Bid Multipliers, date and time of inspection of property, production of solvency certificate etc. before submitting their bids. 22. The property is sold on "as is where is &on what it is" basis. The bidder(s) are advised to make their
- own inquiries regarding Encumbrances, search results and other revenue records relating to the property and shall satisfy themselves regarding the nature and description of property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid.
- 23. The property will not be sold below the reserve price specified in the Sale Proclamation/Sale Notice.
- Any one of the following documents alone will be accepted as ID proof, viz. (a) Voters ID card issued by the Election Commission of India or (b) PAN Card; or (c) Ration Card carrying Photo and the name of the bidder(s); or (d) Valid Driving License with photo, (e) Passport or (f) any other Government ID carrying the photograph of the bidder(s).
- Bid Increase in the multiple of (in Rs.) 25. The duly filled-in bid form along with the relevant enclosure be submitted to the Recovery Officer- I & II, DRT, Pune along with copy of Counterfoil of NEFT / RTGS (having transaction number), copy of ID proof and other enclosures so as to reach on or before the last date prescribed for submission as specified in the sale notice. published in the newspaper. 26. Incomplete bids without proper EMD, bids not in conformity with the terms and conditions above and bids
 - submitted after the stipulated date and time are liable to be summarily rejected. 27. No bidder shall be permitted to withdraw the bid from the auction proceedings after submission of the bid form,
 - till completion of auction. 28. In the event of postponement/cancellation of auction-sale after submission of the bids, the EMD demand
 - draft(s) submitted by the bidders will be returned. 29. The successful bidder shall have to pay 25% of the purchase price, after adjustment of EMD on being knocked down by next day i.e. by 5.00 p.m. in the said account as per detail mentioned in para 5 of the Proclamation of
 - Sale Notice. If the next day is holiday or Sunday, then on next first office day. 30. The balance purchase-price should be deposited through RTGS/NEFT / fund transfer of credit of Bank A/c
 - 11045459336 IFC Code No.: SBIN0001399 of Recovery Officer, DRT Pune, with State Bank of India, Filak Road branch Pune, within (Fifteen) 15 days from the date of auction sale. 31. The purchaser shall deposit the balance 75% of the Bid amount / purchaser price on or before 15th day from
 - the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day by prescribed mode as stated in para 30 above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DRT Pune @ 2% upto Rs 1000/- and @ 1% of the excess of the said amount of Rs. 1000/- through DD in favour of Registrar, DRT Pune at Pune.
 - 32. If the payment is not made within the time as above stated, the sale stand automatically cancelled and the deposit made till then shall be forfeited.
 - Recovery Officer and the Recovery Officer shall not be answerable for any error or omission. 34. The Recovery Officer knows no arrears of Municipal Tax or other Taxes or any other encumbrance except those specifically given in the Schedule. Any statutory claim made in respect of the property upto the date of sale are to be paid by the successful bidder. However, in case of excess recovery same may be paid from and out of the sale proceeds to the extent the sale proceeds are in excess of the amount Certified in the Recovery
 - 35. The properties shall ordinarily be sold in the same order in which they appear in the proclamation. 36. If for any reason the sale is not confirmed or is set aside, or stayed, the purchase money paid may be refunded
 - to the purchaser with accrued interest, if any. 37. The purchaser shall be deemed to have purchased the property with full knowledge and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning

Scheme affecting the property and consent, including permission of the Competent Authority under the

relevant Provisions of the Laws touching the matter, if any, shall be obtained by him from the concerned

- 38. The sale, in normal circumstances, will be confirmed after expiry of 30 days from the date of auction sale,
- provided full bid amount and poundage fee is deposited as stipulated. 39. The E-auction-Sale Certificate attracts the stamp duty and other registration charges as applicable from time to time in the State of Maharashtra and that the sale certificate shall be executed and issued only upon the auction-purchaser producing the proper adjudication certificate from the Registering authority concerned of
- Request for delivery of vacant possession of the property sold shall be entertained in accordance with rules 39 to 47 of the Income Tax (Certificate) Proceeding (ITCP) Rules. All expenses incidental thereto shall be borne

42. The Recovery Officer has the absolute right to accept or reject a bid or to postpone/cancel the notified auction-

40. No request for inclusion/substitution, in the sale certificate, of names of any person(s) other than those

Place :- Pune Date:- 10.02.2025

by the auction purchaser.

sale without assigning any reason.

Certificate.



having paid the requisition stamp duty as per government norms.

mentioned in the bid form shall be entertained.

Recovery Officer - I/II DEBTS RECOVERY TRIBUNAL PUNE

Signature

(Ravikant Vinayak Yadav)

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400028. Contact No-9773406175.

[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 Dashrath G Boddu and Co-borrower Rohini Dashrath Boddu that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor on 07.08.2024. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 19:03:2025 at 11:00 am (last date and time for submission of bids is 18.03.2025 by 6.00 PM), for recovery of Rs. 20,50,566.70/-(Rupees Twenty Lakhs Fifty Thousand Five Hundred Sixty-Six & Seventy Paisa Only) as on 28.02.2020 plus accrued interest/unrealized interest at the contractual rate(s)

together with incidental expenses, costs, charges, etc. The Omkara Assets Reconstruction Pvt ltd (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust has acquired entire outstanding debts lying against the said borrower/Co-Borrower/guarantors vide Assignment Agreement dated 30.03.2021 along with underlying security Edelweiss Housing Finance Limited (EHFL). Therefore, Omkara Assets Reconstruction Pvt ltd has stepped in the shoes of Edelweiss Housing Finance Limited (EHFL) and become entitled to recover entire outstanding dues and enforce the securities. The description of the Immovable Properties, the reserve price, earnest money deposit,

and known encumbrances (if any) are as follows:		
Description of the Property	Reserve Price	EMD
All the Piece and Parcel of the residential premises bearing Flat No. 3 on 4th Floor, Area admeasuring 29.73 Sq. Mtrs. i.e. 320 Sq. Ft., (Builtup) Constructed on the Land bearing CTS No. 41, Situated at Nana Peth, Taluka Haveli, District Pune, Within the Limits of the Registration District of Pune, Sub- Registrar, Taluka Haveli, Pune and Within the Limits of Pune Municipal Corporation. (Bid Increment: Rs. 25,000/-)	Rs. 21,60,000/-	Rs. 2,16,000/-

19.03.2025 at 11.00 A.M to 2.00 P.M Date of E- Auction Last date and time for submission of bid lette 18.03.2025 by 6:00 pm of participation/KYC Document/Proof of EMD: Date of inspection 13.03.2025 between 01.00 pm to 04.00 pm Known Liabilities Not Known

This publication is also a Thirty-days notice to the borrowers/co-borrowers 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 the secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Rajendra Dewarde 9324546651 and Emailpratiksha.patel@omkararc.com 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. Bhavik Pandya,

Mobile:88666 82937 Email Maharashtra@c1india.com. Intending bidders shall comply and give

a declaration under section 29A of the Insolvency and Bankruptcy Code 2016. Sd/- Authorized Officer, (Pratiksha Patel) Date: 13.02.2025 Omkara Assets Reconstruction Pvt Ltd. Place : Pune (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

Encore Asset Reconstruction Company Private Limited (Encore ARC) earc Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

(WITHOUT PREJUDICE) ENCOREARC/ICFL/EE/2425/0202 Date: 11-02-202 (1) M/s. Eyrie Enterprises (Borrower) (2) M/s. Eyrie Construction Company (Co-C/8, Kawade Complex, Sr. No. 66B/3/2. Applicant) C/7, Kawade Complex, Sr. No. 66B/3/2, BT BT Kawade Road, Ghorpadi, Pune-Kawade Road, Ghorpadi, Pune-411001 (3) Mr. Krishnan Narayan Reddiar (Co- (4) Mrs. Leena Krishnan Riddiar (Co-Applicant/Mortgagor) Applicant) C/8, Kawade Complex, Sr. No. 66B/3/2, Flat No. 701, 7th Floor, K Wing, Marvel BT Kawade Road, Ghorpadi, Pune- Zephyr, Near World Trade Center, Kharadi, Pune-411014

(5) Naveen Kumar (Co-Applicant) Flat No. 701, 7th Floor, K Wing, Marvel Zephyr, Near World Trade Center, Kharadi, Pune-411014

Dear Sir/Madam.

Sub: Notice for Sale of Secured Asset of M/S. Eyrie Enterprises ("Borrower") under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, possession of which has been taken over under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with Rules. As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset

Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by The Indostar Capital Finance Ltd. (ICFL) along with all underlying securities vide an Assignment Agreement dated 30.12.2023. Encore ARC had issued a notice under Section 13 (2) of the SARFAESI Act on 22:11.2024

advising you to pay the dues as mentioned therein. As you have failed & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorised Officer of the Encore ARC took over the symbolic possession of the Secured Asset, as per the description given below on 08.02.2024. That, pursuant to the aforesaid assignment, the symbolic possession of the Secured Asset lies with the Authorised Officer of Encore ARC.

Please treat this as 30 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 30 days', the Authorised Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned hereinbelow by way of public eauction/private treaty or any other modes provided under the Rules. Description of Secured Assets:

The Residential Flat admeasuring 137.5 sq. mtrs carpet area (Inclusive of the areas of the balconles thereon) bearing no. 701 to be situated /situated on the 7th floor of building /wing

K of the said complex known as "MARVEL ZEPHYR" under construction/constructed together with 2 covered/open car parking space on the said land plot no. 1, 2A, and 2B, Survey No. 66, Hissa No. 1, lying and being at village-Kharadi, Taluka Haveli, District Pune. standing in the name of Mr. Krishnan Narayanaswamy Reddia and Mrs. Shanthi Krishnan, Bounded as under: EAST - Survey No. 67, WEST - Survey No. 66 & 67, NORTH - Survey No. 69, SOUTH-Plot No. 3 & 4 In case of sale by way of public e-auction, the detailed terms and conditions of the sale

website i.e. https://www.encorearc.com and https://sarfaesi.auctiontiger.net/EPROC/ as per Rule 8 (7) of Rules, simultaneously with the publication of public e-Auction sale notice in the Form given in Appendix-IV A. The Borrower/Mortgagor/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset

including reserve price, earnest money deposit etc. will also be uploaded on Encore ARC's

by repaying the entire dues of Rs. 1,31,09,998/- (Rupees One Crore Thirty One Lakhs Nine Thousand Nine Hundred Ninety Eight Only) as on 13.11.2024 along with interest at contractual rates from 14.11.2024 together with future interest, charges & costs thereon. A final opportunity is being given to Borrower/Mortgagor(s)/Guarantor(s) to redeem the Secured Asset accordingly, failing which, Encore ARC in its capacity as Trustee of EARC-BANK-030-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the

Yours faithfully. (Dharmendra Maurya) Authorised Officer

For Encore Asset Reconstruction Company Private Limited



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