


SIZE 16x15

 OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: C-515, Kanakia Zillion, Junction of L.B.S. Road and C.S.T. Road, B.K.C. Annexe, Kurla (West), Mumbai 400 070 CIN: U67100TZ2014PTC020363, Email: mumbai@omkaraarc.com Mcb.: +91 7558392736																	
[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 ("SARFAESI Act") read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.																	
<p>Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Thane Janata Sahakari Bank. Further, OMKARA ASSETS RECONSTRUCTION PVT LTD (OARPL) (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 28.01.2021 from Thane Janata Sahakari Bank (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Assignor Bank. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:</p>																	
<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Name of Borrower(s)/ Guarantors/ Mortgagors</th> <th>Details of the Secured Asset</th> <th>Owner of the property</th> <th>Demand Notice Date and Amount</th> <th>Possession Date</th> <th>Reserve Price Bid Increment Amount</th> <th>Date & Time of Inspection</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Borrower i.e. Engineering Solutions and Guarantor(s) i.e. 1. Narinderpal Singh Kohli 2. Punit Kaur Kohli, 3. Avneetkaur Balwindersingh Kohli, 4. Kamalpreetkaur Gurmeetsingh Kohli, 5. Gupta Kailash Bhagwandas, 6. Balwindersingh Rajendrasingh Kohli 7. Rajendrasingh Balwantsingh Kohli 8. Rajdeepkaur Rajendrasingh Kohli, 9. Gurmeet Singh Kohli</td> <td>Registered mortgage of tenement no. 17B, and 17D both of them in their entirety and 2/3 rd undivided holding, rights and interest in respect of tenement No. 17A, all of them contained in the row house bearing building no. 3 in a structure of ground plus two known as "Powai Vihar Row House Co-op society Ltd." that resting on the piece and parcel of the land bearing CTS No. 10 of sheet No. 7, 8, 14, 15 situated at village Chandivali, Tal. Kurla, Dist. Mumbai admeasuring about 1666.67 sq. ft. Bounded as under: North : Boundary of village kopari of Powai, East : Boundary of kopari village S ward, West: Land bearing CTS no. 11 part of Chandivali village, South : Land bearing CTS no. 11 part of village Chandivali, Latitude: 19.1169°N, Longitude: 72.9023°E</td> <td>Narinderpal Singh Kohli, Punit Kaur Kohli, Kamalpreetkaur Gurmeetsingh Kohli, Rajendrasingh Balwantsingh Kohli, Rajdeepkaur Rajendrasingh Kohli, Gurmeet Singh Kohli</td> <td>Rs. 7,01,34,017.99/- (Rupees Seven crores One Lakh Thirty-Four Thousand Seventeen rupees and Ninety-Nine Paise only) as on 31.08.2016</td> <td>31.03.2021 (Physical)</td> <td>Rs. 3,97,50,000/- Rs. 5,00,000/- Rs. 39,75,000/-</td> <td>Date: 01.10.2022 Time: 11.00 AM to 1.00 PM</td> </tr> </tbody> </table>	Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Possession Date	Reserve Price Bid Increment Amount	Date & Time of Inspection	1	Borrower i.e. Engineering Solutions and Guarantor(s) i.e. 1. Narinderpal Singh Kohli 2. Punit Kaur Kohli, 3. Avneetkaur Balwindersingh Kohli, 4. Kamalpreetkaur Gurmeetsingh Kohli, 5. Gupta Kailash Bhagwandas, 6. Balwindersingh Rajendrasingh Kohli 7. Rajendrasingh Balwantsingh Kohli 8. Rajdeepkaur Rajendrasingh Kohli, 9. Gurmeet Singh Kohli	Registered mortgage of tenement no. 17B, and 17D both of them in their entirety and 2/3 rd undivided holding, rights and interest in respect of tenement No. 17A, all of them contained in the row house bearing building no. 3 in a structure of ground plus two known as "Powai Vihar Row House Co-op society Ltd." that resting on the piece and parcel of the land bearing CTS No. 10 of sheet No. 7, 8, 14, 15 situated at village Chandivali, Tal. Kurla, Dist. Mumbai admeasuring about 1666.67 sq. ft. Bounded as under: North : Boundary of village kopari of Powai, East : Boundary of kopari village S ward, West : Land bearing CTS no. 11 part of Chandivali village, South : Land bearing CTS no. 11 part of village Chandivali, Latitude : 19.1169°N, Longitude : 72.9023°E	Narinderpal Singh Kohli, Punit Kaur Kohli, Kamalpreetkaur Gurmeetsingh Kohli, Rajendrasingh Balwantsingh Kohli, Rajdeepkaur Rajendrasingh Kohli, Gurmeet Singh Kohli	Rs. 7,01,34,017.99/- (Rupees Seven crores One Lakh Thirty-Four Thousand Seventeen rupees and Ninety-Nine Paise only) as on 31.08.2016	31.03.2021 (Physical)	Rs. 3,97,50,000/- Rs. 5,00,000/- Rs. 39,75,000/-	Date: 01.10.2022 Time: 11.00 AM to 1.00 PM	<p>Account No.: 50537881735, Name of the Beneficiary: Omkara PS 17/2020-21 Trust, Bank Name: Indian Bank, Branch: BKC Mumbai, IFSC Code: IDIB000B845.</p> <p>Date of E- Auction & Time : 07.10.2022 at 11:00 am to 12:00 pm (noon)</p> <p>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 06.10.2022 up to 6:00 pm</p>
Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Possession Date	Reserve Price Bid Increment Amount	Date & Time of Inspection										
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<p>TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php</p> <p>STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002</p> <p>This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) r/w 9(1) , 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 together with further interest from 01.09.2016 and all costs charges and expenses any time before the closure of the Sale. 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.</p>																	
<p>Date: 17.09.2022 Place: Mumbai</p>	<p>Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd (Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)</p>																

ESTIMATE FOR THE SIZE 16x15 SQ.CM. OF MUMBAI

Name of Newspaper	Net Rate Per Sq.cm.	Net Amount with 5% GST	Circulation In Thousand
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COMBO

(1) FREE PRESS (English) + NAVSHAKTI (Marathi)	@55/-	Rs. 13,860/-	(FP-72000) (NS-55000)
(2) BUSINESS STANDARD (English) + MUMBAI LAKSHADEEP (Marathi)	@45/-	Rs. 11,340/-	(BS-20000) (ML-30000)
(3) FINANCIAL EXPRESS (English) + MUMBAI LAKSHADEEP (Marathi)	@44/-	Rs. 11,088/-	(FE-42000) (ML-30000)