

[Appendix - IV-A]

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) read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor viz. **M/s. Ganpati Enterprises through its Prop. Pravinchand Narindernath Sehgal Karta of Pravinchand Sehgal (HUF), Pravinchand Narindernath Sehgal, Gaurav Pravinchand Sehgal and Pooja Gaurav Sehgal** that the below described immovable properties mortgaged/charged to Bharat Co-operative Bank (Mumbai) Ltd., the Secured Creditor who in turn assigned the underlying security interest therein unto the Omkara Assets Reconstruction Private Limited and the possession of which has been taken by the Authorised Officer of the Omkara Assets Reconstruction Private Limited, a Secured Creditor, shall be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis on 15.02.2024 at 11.00 am (last date and time for submission of bids is 14.02.2024 by 4.00 PM), for recovery of **Rs.8,00,22,378/- (Rupees Eight Crores Twenty Two Thousand Three Hundred Seventy Eight Only)** due and payable as on **23.08.2019** with further Interest and Expenses w.e.f. 09.01.2015 due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 09/2019-20 Trust) has acquired entire outstanding debts due and payable by the said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 14.08.2019 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited. 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	Reserve Price	EMD	Known encumbrance, if any
1) Lot I - Shop No. 22 admeasuring 1900 sq. ft. carpet area situated on the First Floor of the building known as "Dilkap Centre" constructed on piece and parcel of land bearing Survey No. 15 being Hiss No. 7, Survey No. 52 being Hissa No. 16 (Part), CTDF No. 717 and 717/1 to 6 situate lying and being at Village Mohili in Greater Mumbai in the Registration Sub District and District of Mumbai City, Lobo Compound, Saki Naka, Andheri (East), Mumbai-400072 and bounded by East: New Centre, West: Andheri Kurla Road, North: Akruti Orchid, South: Mehra Industries	Rs. 4,65,00,000/-	Rs. 46,50,000/-	Not Known
Lot II - Office Premises No. 407 admeasuring 1174 sq. ft. carpet area situated on the Fourth Floor of the building known as "Dilkap Centre" constructed on piece and parcel of land bearing Survey No. 15 being Hiss No. 7, Survey No. 52 being Hissa No. 16 (Part), CTDF No. 717 and 717/1 to 6 situate lying and being at Village Mohili in Greater Mumbai in the Registration Sub District and District of Mumbai City, Lobo Compound, Saki Naka, Andheri (East), Mumbai-400072 and bounded by, East: AKruti Orchid, West: Andheri Kurla Road, North: Amar Industrial, South: Road/Powerica Industy	Rs. 2,64,00,000/-	Rs. 26,40,000/-	Not Known
Date of E- Auction	15.02.2024 at 11.00 am		
Minimum Bid Increment Amount	Rs.2,00,000/-		
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	14.02.2024 by 4:00 pm		
Inspection	Lot I - 20.01.2024 between 02.30 PM to 03.00 PM Lot II - 20.01.2024 between 03.00PM to 03.30 PM		

This Publication of sale notice is also deemed to be a **Thirty Days'** notice to the Borrowers/Co-borrower/Guarantors under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 and in addition to the notice independently served upon the said Borrowers/Co-borrower/Guarantors.

The intended bidders who have deposited the EMD and require assistance in creating Login ID and 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.Bhavik Pandya, Mobile : 8866682937 E mail maharashtra@c1india.com.. and for any property related query contact the Authorised Officer Abhishek Shelar, Mobile: +91 8097998596 Email - abhishek.shelar@omkaraarc.com.

Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

Date : 10.01.2024
Place : Mumbai

Sd/-Authorized Officer,
For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)

OMKARA ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

कार्यालय : कोहिनूर स्क्वअर, १७ वा मजला, एन. सी. केळकर मार्ग, अर. जी. गडकरी चौक, दादर (पश्चिम), मुंबई ४०० ०२८.
मो. +९१ ८०९७९९८५९६ कोई : +९१ २२२५४४००० ईमेल : abhishek.shelar@omkaraarc.com www.omkaraarc.com

(परिशिष्ट - ४-ए)

स्थावर मालमत्तेच्या विक्रीकरिता विक्री सूचना

सीक्युरिटी इंटरस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८(६) अनुच्छेद ९(१) अंतर्गत सीक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सीक्युरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मालमत्तेच्या विक्रीकरिता ई-लिवाव विक्री सूचना.

सूचना याद्वारे आम जनतेस देण्यात येते की, विशेषतः कर्जदार/सह-कर्जदार/गहाणवटदार/ हमीदार मे. गणपती एन्टरप्रायजेस यांना त्यांचे प्रोप्रा. प्रविणचंद नरिंदरनाथ सेहगल, प्रविणचंद सेहगल यांचे कर्ता (एचयूएफ), प्रविणचंद नरिंदरनाथ सेहगल, गौरव प्रविणचंद सेहगल व पुजा गौरव सेहगल यांना खालील विवरणीत स्थावर मालमत्तेकरिता खालील निर्देशित स्थावर मालमत्ता प्रतिभूत धनको यांच्याकडे गहाण/ प्रभारित ठेवून भारत को-ऑपरेटिव्ह बँक (मुंबई) लि., प्रतिभूत धनको यांनी ओमकारा असेट्स रिकन्स्ट्रक्शन प्रा. लि. यांच्याकडून प्रतिभूत व्याजासह ओमकारा असेट्स रिकन्स्ट्रक्शन प्रा. लि. यांचे प्राधिकृत अधिकारी यांनी ताबा घेतला होता व मालमत्तेची बँकेच्या वतीने थकित रकमेची वसुली करण्याकरिता मालमत्तेची विक्री जशी आहे जेथे आहे, जशी आहे जी आहे व जेथे कुठे आहे आधारावर व विदाऊट रिकोर्स आधारावर दि. १५.०२.२०२४ रोजी स. ११.०० वा. (बोली सादरीकरणाची अंतिम तारीख व वेळ दि. १४.०२.२०२४ रोजी ४.०० वा.) एकत्रित रक्कम रु. ८,००,२२,३७८/- (रु. आठ करोड बावीस हजार तीनशे अठ्ठाहत्तर मात्र) ची वसुली करण्याकरिता ताबा सूचनेमध्ये दि. २३.०८.२०१९ रोजी अनुसार पुढील व्याज व खर्च दि. ०९.०१.२०१५ अनुसार ओमकारा असेट्स रिकन्स्ट्रक्शन प्रा. लि. यांना यांच्यासह कर्जदार/ सह-कर्जदार/ हमीदार/गहाणवटदार यांच्याकडून करण्याकरिता लक्ष वेधून घेण्यात येत आहे.

ओमकारा असेट्स रिकन्स्ट्रक्शन प्रा. लि. (ओमकारा पीएस ०९/२०१९-२० ट्रस्टचे ट्रस्टी म्हणून कार्यरत) यांनी भारत को-ऑपरेटिव्ह बँक (मुंबई) लिमिटेड यांच्याकडून प्रतिभूती समवेत अभिहस्तांकन करार दि. १४.०८.२०१९ अनुक्रमे अनुसार सदर बरील कर्जदार/ सह-कर्जदार/गहाणवटदार/हमीदार यांच्या संबंधात संपूर्ण थकित कर्ज प्राप्त केले होते.

आता यामुळे, ओएआरपीएल यांचे प्राधिकृत अधिकारी यांनी खालील निर्देशित प्रतिभूत मालमत्तेची विक्री करण्यास इच्छुक आहेत व सर्व कन्सोर्टिअम अडथळे (काही असल्यास) ते खालीलप्रमाणे :

मालमत्तेचे विवरण	राखीव मूल्य	इरटे	ज्ञात अडथळे काही असल्यास
१. लॉट १ - दुकान क्र. २२, मोजमापित १९०० चौ. फूट चटई क्षेत्रफळ पहिला मजला, बिल्डींग दिलकाप सेंटर म्हणून ज्ञात, सर्व तो भाग व भूखंडावरील जमिन धारक सर्व्हे क्र. १५ हिस्सा क्र. ७, सर्व्हे क्र. ५२, हिस्सा क्र. १६ (भाग), सीटीडीएफ क्र. ७१७ व ७१७/१ ते ६ धारक गाव मोहिली येथील बृहन्मुंबई म हानगरपालिकेच्या उप जिल्हा व मुंबई शहर जिल्हा लोबो कंपाऊंड, साकी नाका, अंधेरी (पूर्व), मुंबई ४०० ०७२ येथील मालमत्ता सीमा पूर्वेस : न्यु सेंटर, पश्चिमेस : अंधेरी कुर्ला रोड, उत्तरेस : आकृती ऑर्किड, दक्षिणेस : मेहरा इंडस्ट्रिज.	रु. ४,६५,००,०००/-	रु. ४६,५०,०००/-	ज्ञात नाही
लॉट २ - कार्यालय जागा क्र. ४०७, मोजमापित ११७४ चौ. फूट चटई क्षेत्रफळ, चौथा मजला, बिल्डींग दिलकाप सेंटर म्हणून ज्ञात, सर्व तो भाग व भूखंडावरील जमिन धारक सर्व्हे क्र. १५ हिस्सा क्र. ७, सर्व्हे क्र. ५२, हिस्सा क्र. १६ (भाग), सीटीडीएफ क्र. ७१७ व ७१७/१ ते ६ धारक गाव मोहिली येथील बृहन्मुंबई म हानगरपालिकेच्या उप जिल्हा व मुंबई शहर जिल्हा लोबो कंपाऊंड, साकी नाका, अंधेरी (पूर्व), मुंबई ४०० ०७२ येथील मालमत्ता सीमा पूर्वेस : आकृती ऑर्किड, पश्चिमेस : अंधेरी कुर्ला रोड, उत्तरेस : अमर इंडस्ट्रियल, दक्षिणेस : रोड/ पावरीका इंडस्ट्री.	रु. २,६४,००,०००/-	रु. २६,४०,०००/-	ज्ञात नाही

ई-लिवावाची तारीख	१५.०२.२०२४ रोजी स. ११.०० वा.
किमान बोली विस्तार रक्कम	रु. २,००,०००/-
बोली पत्राच्या सादरीकरणाकरिता अंतिम तारीख व वेळ व भाग घेणे/केवायसी दस्तावेज / इरटे पुरावे	दि. १४.०२.२०२४ रोजी ४.०० वा.
पडताळणीची तारीख व वेळ	लॉट क्र. १ दि. २०.०१.२०२४ रोजी ०२.३० ते ३.०० दरम्यान लॉट क्र. २ दि. २०.०१.२०२४ रोजी ०३.०० ते ३.३० दरम्यान

सदर विक्री सूचनेच्या प्रसिद्धीकरिता कर्जदार/ सह-कर्जदार/ हमीदार यांना तीस दिवसांची सूचना दिली होती व सीक्युरिटी इंटरस्ट (एन्फोर्समेंट) नियम, २००२ च्या नियम ८(६) अंतर्गत सदर कर्जदार/सह-कर्जदार/ हमीदार यांना ती सूचना वैयक्तिक दिली होती.

इच्छुक बोलीदारांनी इरटे जमा करावे व आवश्यक सहाय्यता लॉगीन आयडी व पासवर्ड, अपलोडिंग डाटा, बोली सादरीकरण, ई-बोली प्रक्रिया आदींवर ट्रेनिंग याकरिता ई-लिवाव सर्व्हिस प्रदाते मे. सी१ इंडिया प्रा. लि., दूर. हेल्पलाईन +९१-७२९१९८११२४/२५/२६, हेल्प लाईन ईमेल आयडी : support@bankeauctions.com, श्री. भाविक पांड्या, मो. : ८८६६६८२९३७, ईमेल : maharashtra@clindia.com वर संपर्क साधावा व कोणतीही मालमत्ता संबंधित प्राधिकृत अधिकारी, अभिषेक शेलार, मो. +९१ ८०९७९९८५९६ ई मेल abhishek.shelar@omkaraarc.com वर संपर्क साधावा.

बोली सादर करण्याच्या वेळी, बोलीदारांनी कर्जबाजारीपणा व दिवाळखोरी कोड, २०१६ च्या अनुच्छेद २९ए अंतर्गत सादर करावी.

सही/-

प्राधिकृत अधिकारी,

दिनांक : १०.०१.२०२४

ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

ठिकाण : मुंबई

(ओमकारा पीएस ०९/२०१९-२० ट्रस्टचे ट्रस्टी म्हणून क्षमतेमध्ये कार्यरत)

TERMS & CONDITIONS:

1. The auction sale will be conducted online on “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis” only on symbolic possession of the subject secured assets on 15.02.2024 at 11.00 am.
2. Omkara ARC will hand over the title document to successful purchase at the time of handover of the physical possession.
3. In case of any variation in the area mentioned in the sale notice, title documents, mortgaged documents, and area at actual, then Omkara ARC will not be responsible for the same, However, the intending bidders should make their own independent inquiries regarding the same prior to submitting their bid.
4. The auction will be conducted online through Omkara ARC's 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).
5. The secured assets will not be sold below the Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
6. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is 14.02.2024 up to 4:00 PM.
7. The immovable property will be sold for a Reserve Price mentioned in the published auction notice. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
8. To the best of knowledge and information available on record, there is no known encumbrance on any of the said properties. There is a Securitization Application nearing no. 176 of 2023 pending before DRT –I Mumbai filed by One M/s. Gorkap Properties claiming to be the Developer and having claim over the subject properties put up for sale. By order dated 07.11.2023, the DRT-I Mumbai rejected their Application for any interim reliefs qua the said properties and thus there is no stay and or any status quo order passed in the said proceeding against the secured creditor and the Secured Creditor has all the rights to sell the said properties by following due process., The intending bidders , shall make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, affecting 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 encumbrances whether known or unknown to the OMKARA ARC.
9. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OMKARA ARC, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
10. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc, 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.
11. The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) 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.
12. The bid once submitted cannot be withdrawn and the bidder must purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
13. 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 09/2019-20 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:001312100017981, Name of the Beneficiary: Omkara PS 09/2019-20 Trust, Bank Name: Bharat Co-operative Bank (Mumbai) Limited, Branch: Bandra Mumbai, IFSC Code: BCBM0000014**. Please note that the Cheques shall not be accepted as EMD amount.
14. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
15. 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 or Mr. Bhavik Pandya, Mobile : 8866682937E mail – maharashtra@c1india.com.

16. The bidders must hold a 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 the bidder himself. Omkara ARC/service provider shall not be held responsible for internet connectivity, network problems, system crash own, power failure etc.
17. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised 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.
18. Property will be sold to the bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of the Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
19. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor does 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.
20. 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.
21. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
22. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
23. 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.
24. 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.
25. At the time of submission of the bid, the bidder should submit an affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016
26. 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) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002.

This notice is also a mandatory Notice of Thirty Days to the Borrower(s) / Guarantors / Mortgagors of the above loan account under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 and provisions of The 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 entire 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.

**For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)**

**Sd/-
Authorized Officer**

**Date: 10.01.2024
Place: Mumbai**