

**[Appendix - IV-A]
[See proviso to rule 8 (6)]**

**PUBLIC NOTICE FOR E-AUCTION FOR/s SALE OF IMMOVABLE PROPERTY
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 Kohinoor Developers through its Proprietor Mr. Unmesh Joshi (Borrower & Mortgagor), Mr. Unmesh Joshi (Guarantor), M/s Kohinoor Planet Construction Pvt. Ltd (Mortgagor/Guarantor), M/s Kohinoor Technical Consultancy Pvt. Ltd (Mortgagor/Guarantor), M/s Kohinoor Technologies Pvt. Ltd (Mortgagor/Guarantor), M/s Joshi's Kohinoor Technical Institute (Mortgagor/Guarantor), Late Mr. Manohar Gajanan Joshi (Mortgagor/Guarantor) represent and Mrs. Madhavi Unmesh Joshi (Guarantor)** that the below described immovable properties mortgaged/charged to the Secured Creditor (TJSB Sahakari Bank Limited) (now assigned to Omkara Assets Reconstruction Pvt Ltd) the Symbolic possession of which has been taken by the Authorized Officer of the Omkara Assets Reconstruction Private Limited, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" and "**Without Recourse**" basis on **October 24, 2024, at 11.00 a.m.** for recovery of dues of **Rs. 1,39,15,13,391/- (Rupees One Hundred Thirty-Nine Crore Fifteen Lakhs Thirteen Thousand Three Hundred and Ninety One Only)** as on **August 31, 2024**, plus interest and expenses w.e.f. September 01, 2024, due to Omkara Assets Reconstruction Private Limited from above mentioned Borrower /Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act.

Omkara Assets Reconstruction Private Limited (OARPL) (Acting in its capacity as Trustee of Omkara PS 34/2020-21 Trust), has acquired entire outstanding debt lying against above said Borrower /Guarantors vide Assignment Agreement dated March 30, 2021, from TJSB Sahakari Bank Limited along with underlying security.

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	Status of Possession
1. Commercial property comprising of land and building viz. Wing A of the building with 915.06 Sq. Mts. built up area comprising of Ground floor and Six upper floors and 551.07 Sq. Mtrs. built up Area of basement alongwith the land appurtenant thereto admeasuring 689 Sq. Mtrs. or thereabouts situated and lying and bearing Cadastral Survey No.1390 (Part) and 1/1392 (Part) of Lower Parel Division and now bearing. Cadastral Survey No. FP No.488-B-4, TPS IV of Mahim Division and bearing sub divided Plot No. 488-B-4 out of Final Plot Nos.488 and 489 of TPS Bombay City No. IV (Mahim area). GPS Co-ordinates: 19.016654, 72.840240	Rs. 55,00,00,000 (Rupees Fifty- Five Crore Only)	Rs. 5,50,00,000 (Rupees Five Crores Fifty Lakhs Only)	Symbolic Possession

Date of E- Auction	October 24, 2024, Thursday at 11.00 am to 12:00 Noon
Inspection Date	October 21, 2024. Monday Time 12:00 Noon to 4:00 p.m.
Minimum Bid Increment Amount	Rs. 25,00,000/- (Rupees Twenty-Five Lakh only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	October 23, 2024, by 6:00 pm

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>.

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 23.10.2024 by 6:00 PM. 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 , and for any property related query contact the Authorized Officer, Mr. Piyush Jain, Mobile: +91 8879093790, Mail: piyush.jain@omkaraarc.com in official hours and working days. Intending bidders shall comply and shall have to submit declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 and subject to independent evaluation of the same. In case of failure in the same bid shall be rejected.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account 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 together with further interest 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.

Date: September 17, 2024

Place: Mumbai

**Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of
Omkara PS 34/2020-21 Trust)**