

**[Appendix - IV-A]**

[See proviso to rule 8 (6) read with rule 9(1)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**DATE OF E-AUCTION: 16<sup>th</sup> JULY, 2024**

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 provision to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Co-borrower(s) named hereinafter that the below described immovable property is mortgaged/charged to the Secured Creditor & possession of which has been taken by the Authorized Officer of Fullerton India Credit Company Limited on 12<sup>th</sup> December 2018. By Assignment Agreement dated 26<sup>th</sup> February 2021, Fullerton India Credit Company Limited has absolutely assigned & transferred his all rights pertaining to the credit facility provided to Borrower(s)/ Co- Borrower(s) in toto in favor of M/s Omkara Assets Reconstruction Private Limited (OARPL) who is acting in the capacity of the Trustee of Omkara PS 22/2020-21 Trust,

Accordingly, OARPL is entitled to recover the dues and enforce the securities. Therefore, immovable property whose description is mentioned below will be sold in exercise of rights and powers given under the provisions of **The SARFAESI Act & The Security Interest(Enforcement) Rules** as amended time to time; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" through e-auction scheduled on **16<sup>th</sup> July, 2024 at 1.00 PM (last date and time for submission of bids is 15<sup>th</sup> July, 2024 before 4.00 PM)**, for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower(s) and Co-borrower(s) shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column.

The description of Borrower(s) & Co-borrower(s) with description of the immovable property and known encumbrances (if any) are as under: -

Name of Borrower(S) and Co-borrower(s)	Date of Demand Notices AND Amount	Description of immovable properties	Reserve Price	Inspection Date and Time
			EMD	
1. M/s Kundan Mal Roop Chand Jewellers Pvt. Ltd. (Borrower)  <u>Co-borrowers</u>	Notices issued on 07.12.2017 Calling borrower & co-borrower(s) to pay Rs. 5,39,93,344/- (Rupees Five Crores Thirty-Nine Lakhs Ninety-Three Thousand	All that Piece and Parcel Unit No.64, Universal Trade Tower, Sector 49, Sohna Road, Gurgaon having super area of 5200 Sq. ft.	<b>Reserve Price</b> Rs. 3,92,60,000/- (Rupees Three Crore Ninety Two Lakhs Sixty Thousand only)	Date: 12.07.2024  Time: 1PM to 2 PM
2. Mr. Karan Singh Soni 3. Mrs. Bimla Devi 4. Mrs. Anjana Soni 5. Mr. Roop Chand Soni	Fourty Four only) along with future interest & expenses till date of actual payment.		<b>EMD: -Rs.</b> 39,26,000/- (Rupees Thirty Nine Lakhs Twenty Six Thousand only)	<b>Minimum Bid Increment Amount: -</b> Rs.1,00,000/- (Rupees One Lakh Only)



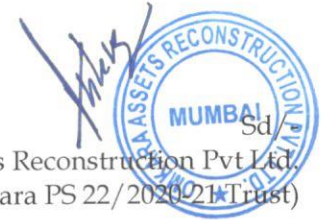
TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e., <http://omkaraarc.com/auction.php> or website of service provider i.e., <https://www.bankeauctions.com>

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) R/w Rule 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002**

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) & Co-borrower(s) of the above loan account under Rule 8 (6) read with rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & 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 e-auction as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 25-06-2024

Place: Delhi



Sd/  
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)  
Email Id: - [ankur.rastogi@omkaraarc.com](mailto:ankur.rastogi@omkaraarc.com)

**TERMS & CONDITIONS FOR SALE OF IMMOVABLE PROPERTY MORTGAGED IN LOAN ACCOUNT NAME - KUNDAN MAL ROOP CHAND JEWELLERS PRIVATE LIMITED.**

1. The auction sale will be conducted online through the auctioneer portal [www.bankeauctions.com](http://www.bankeauctions.com) on "As is where is", "As is what is" "whatever there is" and "Without Recourse Basis".
2. The Auction Sale is conducted through Public Auction under SARFAESI Act after due permission of the High Court of Delhi.
3. The secured assets will not be sold below Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes, RWA dues etc. shall have to be borne by the successful bidder.
4. Property under the consideration is put for auction excluding the inventory, if any lying within the property and OARPL shall have the right to put such inventory for auction separately later.
5. The last date for payment of EMD, and submission of Bid Form & Documents to Authorised Officer is 15-07-2024 up to 4.00 PM at B-219, Ansal Chamber 1, Bhikaji Cama Place, New Delhi-110066 or at email id [ankur.rastogi@omkaraarc.com](mailto:ankur.rastogi@omkaraarc.com)/[manbir.chawla@omkaraarc.com](mailto:manbir.chawla@omkaraarc.com)
6. To the best of our knowledge and information available on record with us, there is no encumbrance on the property. However, the intending bidders should make their own independent due diligence and inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL.
7. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day and balance 75% amount must be paid within 15 days from the date of 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.
8. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorised 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.
9. The bid once submitted cannot be withdrawn and the bidder is liable to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.





10. Interested parties are advised to independently verify the 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.
11. The interested bidders shall submit their EMD details and documents through Web Portal: [www.bankeauctions.com](http://www.bankeauctions.com) through Login Id & Password. The EMD amount should be paid by way of NEFT / RTGS/TRANSFER in favour of "Omkara PS 22/2020-2021 Trust" which is refundable without interest to the unsuccessful bidders. The bank account details to pay EMD through RTGS/NEFT/TRANSFER are as under
- Account: 344905000929, Name of the Beneficiary: Omkara PS 22/2020-21 Trust, Bank Name: ICICI Bank, Branch Name: BKC Branch, Mumbai, IFSC Code: ICIC0003449.** Please note that the Cheques / Demand Drafts shall not be accepted towards EMD and final payment of Bid amount,
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](mailto:support@bankeauctions.com), Mr. Hareesh Gowda, Mobile: 95945 97555 E-mail - [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com), and for any property related query may contact the concerned Authorized Officer :- Mr. Ankur Rastogi (Mobile - 9719111855/9968875743), E-Mail : [ankur.rastogi@omkaraarc.com](mailto:ankur.rastogi@omkaraarc.com)/[manbir.chawla@omkaraarc.com](mailto:manbir.chawla@omkaraarc.com) at address as mentioned above in office hours during the working days.
13. 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.
14. 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. OARPL/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
15. OARPL reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
16. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
17. 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.





18. 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 Act, 2016 which shall be subject to verification, if any of the contents of the Affidavit are found incorrect or contrary to the record, the amount deposited by the purchaser shall be forfeited after allowing an opportunity for clarification. After the said verification, the Sale Certificate shall be issued.
19. All bidders are advised to visit on [www.omkaraarc.com](http://www.omkaraarc.com) / <http://omkaraarc.com/auction.php> or [www.bankeauctions.com](http://www.bankeauctions.com) for detailed terms and conditions of E-Auction.
20. 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.
21. If a bidder places a bid in the last Five (5) minutes of the closing of the E-Auction the Auction's Duration shall automatically extend for Five (5) minutes from the time the bid comes in. Please note that the auto-extension shall be unlimited times and will take place only if a valid bid comes in the last Five (5) minutes of closing.
22. 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.

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