

Omkaara Assets Reconstruction Private Limited

Registered Office: No. 9, M. P. Nagar, First Street, Kongu Nagar Extension, Tirupur - 641607

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-022-6923 1111/9773406175.

**Sale notice for sale of immovable properties**

[See proviso to rule 8 (6)]

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 **Borrowers/Co-borrowers M/S. Opal Asia India Private Limited , M/S Opal Asia Logistics(India) Pvt. Ltd , Opal Asia Line India Pvt. Ltd, Mr. Ajith Menon and Mrs. Anuradha Menon** that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by Omkaara Assets Reconstruction Private Limited (OARPL), Secured Creditor, on 24.06.2024. 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 27.09.2024 at 1.00 pm (last date and time for submission of bids is 26.09.2024 by 6.00 PM), for recovery of **Rs. 4,46,29,899.11/- (Rupees Four Crore Forty Six Lacs Twenty Nine Thousand Eight Hundred Ninety Nine and Paise Eleven only) as on 13.09.2019**, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s Omkaara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkaara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkaara PS 22/2020-21 Trust) has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 26.02.2021 along with underlying security from Fullerton India Credit Company Limited (FICCL). Therefore, Omkaara Assets Reconstruction Pvt Ltd has stepped in the shoes Fullerton India Credit Company Limited (FICCL) 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 that part and parcel of the Office no, 203, 2nd Floor, Sabari Samriddhi Premises Co-op. Society Limited, Plot no. 10, Sion Trombay Road, Chembur, Mumbai 400071. Bounded with : East: Maitri Park West: Internal Road North: Amarnath Hospital South: Joy Hospital	Rs.1,25,00,000/-	Rs.12,50,000/-

Date of E- Auction	27.09.2024 at 1.00 P.M to 2.00 P.M
Minimum Bid Increment Amount	Rs. 1,00,000/- (One Lakh)
Last date and time for submission of	26.09.2024 by 6:00 pm

bid letter of participation/KYC Document/Proof of EMD:	
Date of Inspection	23.09.2024 between 12.00 pm to 03.00 pm (only on prior confirmation)
Known Liabilities	Not Known

This publication is also a Thirty-day 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 Rajendra Dewarde – 9324546651 and Case officer Tanaji Mandavkar -9769170774 and Email-rajendra.dewarde@omkaraarc.com, tanaji@omkaraarc.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.

Date: 23.08.2024

Place: Mumbai

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)