

Omkar Assets Reconstruction Private Limited

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai – 400070. Tel.: 022-26544000/ 8097998596.

**[Appendix - IV-A]****[See proviso to rule 8 (6)]****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) and 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-Borrowers/Guarantors, **M/s. Prakruti Healthcare** and Co-borrower **Dr. Jyoti Prakash Gaikwad, Mr. Ulhas Pandurang Thakur, Mr. Uday Pandurang Thakur, Mr. Umesh Pandurang Thakur, M/s. Varad Vinayak Construction Through its partners** that the below described immovable properties mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of the Omkara Assets Reconstruction Private Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "without recourse" basis on 07.02.2023 at 11.00 am (last date and time for submission of bids is 06.02.2023 by 4.00 PM), for recovery of **Rs.16,16,66,592/- (Rupees Sixteen Crore Sixteen Lakhs Sixty Six Thousand Five Hundred Ninety Two Only)** as on **30.09.2021** Plus Interest and Expenses w.e.f. 01.10.2021 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 lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 14.08.2019 along with underlying security from Edelweiss Housing Finance 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
Lot 1 First floor, 'A' & 'B' wing admeasuring 6502 sq.ft (saleable area) along with balcony area 556 sq.ft saleable area situated at Siddeshwar Arcade Building, survey no.128 Hissa no.1 at village kalwa, Taluka and district thane in the registration sub district Thane and district thane, off mumbai pune road, Manisha Nagar, West, Thane-400605 area owned by M/s Varadvinayak Construction and bounded by. East: Amrut Siddhi Building West: Saibaba Nagar Building North: Residency Building South: Mumbai Pune Road	Rs.8,36,00,000/-	Rs.83,60,000/-
Lot 2 2nd floor of A Wing commercial premises admeasuring 3246 Sq.ft super built up area alongwith Additional covered terrace, admeasuring 778 Sq.ft. built up area situated on the 2nd floor in the building known as 'Siddheshwar Arcade' Constructed on land bearing Survey No.128, Hissa No.1 at village Kalwa , Taluka and District Thane, in the registration sub district thane and district thane, off mumbai pune road, Manisha Nagar, West, Thane-400605 owned by M/s. Varad Vinayak Construction and bounded	Rs.4,18,00,000/-	Rs.41,80,000/-

by. East: Amrut Siddhi Building West: Saibaba Nagar Building North: Residency Building South: Mumbai Pune Road		
Lot 3 Shop No.10 & 11 (amalgamated) admn 558 sq. ft. saleable area on the Ground Floor the building known as 'Siddheshwar Arcade building', Constructed on land bearing Survey No.128, Hissa No.1 at village Kalwa, Taluka and District Thane, in the registration sub district Thane and district Thane Off. Mumbai pune Road, Manisha Nagar, Kalwa (West), Dist Thane -400 605 owned by M/s. Varad Vinayak Construction and bounded by: East: Amrut Siddhi Building West: Saibaba Nagar Building North: Residency Building South: Mumbai Pune Road	Rs.1,54,00,000/-	Rs.15,40,000 /-

Date of E- Auction	07.02.2023 between 11.00 am to 12.00 pm
Minimum Bid Increment Amount	Rs. 2,00,000/- (Rupees Two Lakh only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	06.02.2023 by 4:00 pm
Known Liabilities	Not Known

*****Property being 1st Floor of A wing of Siddheshwar Arcade building is also mortgaged in the loan account of Mr. Ulhas Pandurang Thakur**

This Publication is also a Fifteen Days' notice to the Borrowers/Co-borrower/Guarantors under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. 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. Hareesh Gowda, Mobile : 95945 97555 E mail - hareesh.gowda@c1india.com.

Date: 17.01.2023

Place: Mumbai

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