



[Appendix - IV-A]

[See proviso to Rule 8 (6) with Rule 9(1)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset 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 below mentioned Borrower that the below described immovable property mortgaged/charged to the Secured Creditor The New India Co-Operative Bank Ltd ("NICBL") in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 03.12.2020 under Section 13(2) of SARFAESI Act thereby calling upon Borrower/Mortgagor i.e. **Ms. Priyadarshana Rohan Gawans** for repayment of outstanding amount aggregating to **Rs. 75,77,693.50/- (Rupees Seventy-Five Lakh Seventy Thousand Six Hundred Ninety-Three and Fifty Paise Only)** as on 03.12.2020 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

Further, Omkara Assets Reconstruction Pvt. Ltd. ("OARPL") (acting in its capacity as Trustee of Omkara PS 42/2021-22 Trust has acquired the entire outstanding debts lying against the Borrower/Mortgagor vide the Assignment Agreement dated 31.03.2022 from NICBL along with the underlying security. Accordingly, OARPL has stepped into the shoes of the assignor and is empowered to recover the dues and enforce the security. The Authorized Officer of OARPL has taken the physical possession of the mortgaged asset on 20.09.2025.

NOW THEREFORE, the Authorized Officer of OARPL hereby intends to sell the below-mentioned secured property for the recovery of dues. The property shall be sold in exercise of the rights and powers under the provisions of Sections 13 (2) and (4) of SARFAESI Act; on "*As is where is*", "*As is what is*", and "*Whatever there is*" and "*without recourse basis*" on **10/06/2026 at 11:00 am (last date and time for submission of bids is 09/06/2026 by 5:00 pm)**.

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:

Description of immovable property	Reserve Price	EMD	Bid Increment Amount
Flat no. 701, 7th Floor Aum Heights Building Situated on Plot of Land bearing No. 30 CTS no. 221 (PT) of Village Pahadi at Goregaon, Shastri Nagar, Goregaon (W), Mumbai- 400 104. Area: Admeasuring 754.12 sq. ft. carpet area i.e. 70.06 Sq. Mtr.	1,47,00,000/-	14,70,000/-	1,00,000/-
Date of E- Auction	10/06/2026 at 11.00 am		
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	09/06/2026 by 5:00 pm		

Omkara Assets Reconstruction Private Limited

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R.G. Gadkari Chowk,
Dadar(W), Mumbai – 400028
Tel: 022-69231111



Date of inspection	22/05/2026 3:00 pm to 5:00 pm
Known Encumbrance Details	Not Known

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>

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, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Nilesh More, Mobile: +91 9004722468, Mail: nilesh.more@omkaraarc.com. At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29A of Insolvency and Bankruptcy code. 2016

Date: 19/05/2026

Place: Mumbai

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 42/2021-22 Trust)