

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.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix - IV-A][See proviso to rule 8 (6) read with Rule 9 (1)]

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) 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 Borrower **Ramasrey Haridas Soni** and co-borrower **Kiran Ramashray Soni** and **Vikram Ramashray Soni** that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 23/01/2024 at 11.00 am (last date and time for submission of bids is 22/01/2024 by 4.00 PM), for recovery of **Rs. 4,25,90,821.71/- (Rupees Four Crores Twenty-Five Lacs Ninety Thousand Eight Hundred Twenty-One and Paise Seventy-One Only)** as on **02.12.2019** Plus Interest and Expenses w.e.f. 03.12.2019 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 04/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 15/06/2020 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
All that Shop No.1 on upper ground floor admeasuring carpet area 747 sq. ft (69.40 sq. mtrs) i.e 1008 sq. ft (93.65 Sq.mtrs) saleable along with mezzanine carpet area 390 sq.ft (36.23 sq. mtrs) i.e 526 sq. ft (48.87 sq. mtrs) saleable and Flat no. 101 & 102 on first floor, admeasuring carpet area 1085 sq. ft (100.80 sq. mtrs) along with attached terrace 60 sq. ft (5.57 sq. mtrs) i.e. total saleable 1495 sq. ft (138.89 sq. mtrs) & allotted parking area 473 sq. ft (43.94 sq. mtrs) in the project known as "Alka Square" bearing city S. No 93/1 situated at Budhwar Peth, Pune within limits of PMC within registration District Pune, Sub Registrar Haveli No.1 Pune. Bounded on: North by: Road, South by: By Common Lane, East by: By property of City S.No.93/2 Budhwar Peth, Pune, West by: By Suranka Showroom	Rs. 4,50,00,000/-	Rs. 45,00,000/-
Date of E- Auction	23/01/2024 at 11.00 am	
Minimum Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lakh Only)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	22/01/2024 by 4:00 pm	
Date of Inspection	18/01/2024 between 12.00 pm to 01.00 pm	
Known Liabilities	Not Known	

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) read with Rule 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, or Mr. Haresh Gowda, Mobile : 95945 97555 E mail hareesh.gowda@c1india.com.

Sd/-Authorized Officer,

Date : 03.01.2024

For Omkara Assets Reconstruction Pvt Ltd.

कार्पोरेट कार्यालय: सी/515, कनकिया झिलीयन, एलबीएस रोड आणि सीएसटी रोड चे जंक्शन, बीकेसी अनेकस, इकिर्माक्सजवळ, कुर्ला (पश्चिम), मुंबई 400070. टेलि.: 022-26544000/ 8097998596.

अचल मालमत्तांच्या विक्रीसाठी विक्री सूचना

[परिशिष्ट - IV-E] [नियम 9(1) सह वाचल्या जाणाऱ्या नियम 8(6) ची तरतूद पाहवी]

सिक्कुरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 9(1)सह वाचल्या जाणाऱ्या नियम 8(6)च्या तरतुदीसह वाचण्यात येणाऱ्या सिक्कुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शियल असेट्स अँड एनफोर्समेंट ऑफ सिक्कुरिटी इंटरेस्ट अॅक्ट, 2002 अंतर्गत अचल मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना

याद्वारे कर्जदार रामाश्रय हरिदास सोनी, सह-कर्जदार किरण रामाश्रय सोनी आणि विक्रम रामाश्रय सोनी यांना आणि सर्व लोकांना सूचित करण्यात येते की सुरक्षित धनको कडे तारण/भाखस्त असलेल्या खालील वर्णनाच्या अचल मालमत्तेचा ओमकारा एआरसी सुरक्षित धनकोच्या प्राधिकृत अधिकाऱ्यांनी ताबा घेतलेला असून वर नमूद कर्जदार व सह-कर्जदारांकडून मे. ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड सुरक्षित धनको यांना 02.12.2019 रोजी नुसार घेणे असलेल्या रु. 4,25,90,821.71/- (रुपये चार कोटी पंचवीस लाख नव्वद हजार आठशे एकवीस आणि एकाहत्तर पैसे फक्त) अधिक दि. 03.12.2019 पासूनचे व्याज व खर्च एवढ्या रकमेच्या वसुलीसाठी दि. 23.01.2024 रोजी स. 11.00 वाजता (बोली सादर करण्याची शेवटची दिनांक आणि वेळ 22/01/2024 दुपारी 4.00 पर्यंत आहे), 'जशी आहे जेथे आहे', 'जशी आहे जे काही आहे' आणि 'तेथे जे काही आहे' तत्वावर आणि कुठलाही उपाय नाही तत्वावर विक्री करण्यात येईल.

ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ओमकारा पीएस 04/2020-21 ट्रस्ट चे ट्रस्टी म्हणून काम पाहणारे) यांनी दि. 15.06.2020 रोजीच्या अभिहस्तांकन करग्रन्थवे एडलवाईस हाऊसिंग फायनान्स लिमिटेड यांचेकडून खाली नमूद कर्जदार/ जामीनदारांकडून घेणे असलेली संपूर्ण थकबाकी कर्जे त्यांमधील अंतर्निहित अनामतीसह अधिग्रहित केली आहेत.

अचल मालमत्तांचे वर्णन, आरक्षित किंमत आणि बयाणा रक्कम तसेच ज्ञात बोजे (असल्यास) खालीलप्रमाणे आहेत:

मालमत्तेचे वर्णन	आरक्षित किंमत	बयाणा रक्कम
दुकान क्र. 1, वरच्या तळमजल्यावर कार्पेट क्षेत्रफळ मोजमाप 747 चौ. फू. (69.40 चौ. मी.) म्हणजेच 1008 चौ. फू. (93.65 चौ. मी.) विक्रीयोग्य सोबत मेझानाइन कार्पेट क्षेत्रफळ 390 चौ. फू. (36.23 चौ. मी.) म्हणजेच 526 चौ. फू. (48.87 चौ. मी.) विक्रीयोग्य आणि फ्लॅट क्र. 101 आणि 102 पहिल्या मजल्यावर, कार्पेट क्षेत्रफळ मोजमाप 1085 चौ. फू. (100.80 चौ. मी.) सोबत संलग्न टॅरेस 60 चौ. फू. (5.57 चौ. मी.) म्हणजेच एकूण विक्रीयोग्य क्षेत्रफळ 1495 चौ. फू. (138.89 चौ. मी.) आणि वाटप केलेले पार्किंग क्षेत्रफळ 473 चौ. फू. (43.94 चौ. मी.) "अल्का स्क्वेअर" म्हणून ओळखल्या जाणाऱ्या प्रकल्पात, सिटी एस. क्र. 93/1 बुधवार पेठ, पुणे येथे स्थित, पीएमसीच्या हद्दीत, नोंदणी जिल्हा पुणे, उप-निबंधक हवेली क्र. 1 पुणे च्या हद्दीत.	रु. 4,50,00,000/-	रु. 45,00,000/-
चतुःसीमा- उत्तर: रस्ता, दक्षिण: सामायिक लेन, पूर्व: सीटीएस क्र. 93/2 ची मालमत्ता बुधवार पेठ, पुणे, पश्चिम: सुरका शोरूम		

ई-लिलाव दिनांक : 23/01/2024 रोजी सकाळी 11.00 वाजता

किमान बोली वाढीची रक्कम : रु. 1,00,000/- (रु. एक लाख फक्त)

सहभागी होण्याचे बोली पत्र जमा करण्याची केवायसी दस्तावेज/ बयाणा रकमेचा पुरावा सादर करण्यासाठी शेवटचा दिनांक व वेळ: 22/01/2024 रोजी दुपारी 4:00 पर्यंत

पाहणी दिनांक आणि वेळ : 18/01/2024 रोजी दु. 12.00 ते दु. 01.00 दरम्यान

ज्ञात दायित्वे/ भार : ज्ञात नाही

हे प्रकाशन कर्जदार/ सह-कर्जदार यांना सिक्कुरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 9(1) सह वाचण्यात येणाऱ्या नियम 8(6) अंतर्गत पंधरा दिवसांची सूचना देखील आहे.

विक्रीच्या तपशीलवार अटी व शर्तीसाठी कृपया सुरक्षित धनकोच्या वेबसाइटवर प्रदान केलेल्या लिंकचा म्हणजे <http://omkaraarc.com/auction.php> चा संदर्भ घ्या.

बोलीदार <http://www.bankeauction.com> या वेबसाइटला देखील भेट देऊ शकतात किंवा ई-लिलाव सेवा पुरवठादार मे. सी। इंडिया प्रा. लि., टेली. हेल्पलाईन: +91-7291981124/25/26,

हेल्पलाईन ई-मेल आयडी:

support@bankeauction.com, किंवा श्री हरीश गौडा, मोबाईल: 9594597555

ई-मेल haree.h.gowda@ciindia.com यांचेशी संपर्क साधावा.

दिनांक: 03.01.2024 (स्वा/-) प्राधिकृत अधिकारी,

स्थान: पुणे ओमकारा असेट्स रिकन्स्ट्रक्शन प्रा. लि. करिता
(ओमकारा पीएस 04/2020-21 ट्रस्ट चे विश्वस्त म्हणून काम पाहणारे)

TERMS & CONDITIONS:

1. The auction sale will be conducted online on “As is where is”, “As is what is” “whatever there is” and “Without Recourse Basis” on 23/01/2023 at 11.00 am.
2. The auction will be conducted online through Omkara ARCs approved the auctioneer portal M/s.C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
3. The secured assets will not be sold below the Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
4. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is 22/01/2023 up to 4:00 PM.
5. The immovable property will be sold for a Reserve Price of **Rs.4,50,00,000/-**. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
6. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, affecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OMKARA ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to the OMKARA ARC.
7. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OMKARA ARC, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
8. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc., labor/ EPFO / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
9. The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from 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.
10. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
11. The interested bidders shall submit their EMD details and documents through Web Portal: [bankeauctions.com](https://www.bankeauctions.com) through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS** payable at Mumbai in favor “**Omkara PS04/2020-21 Trust**” which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS** payable at Mumbai in the following **Account: 50518197791, Name of the Beneficiary: Omkara PS04/2020-21**

Trust, Bank Name: Indian Bank, Branch: BKC Mumbai, IFSC Code: IDIB000B845.

Please note that the Cheques shall not be accepted as EMD amount.

12. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
13. 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.
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. Omkara ARC/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
15. Bids below reserve price or without EMD amount shall not be accepted. The 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.
16. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized 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.
17. 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.
18. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer **Mr. Abhishek Shelar**, Mobile: **+91-8097998596**, E-Mail: abhishek.shelar@omkaraarc.com or at address as mentioned above in office hours during the working days.
19. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
20. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
21. 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.
22. 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.
23. At the time submission of the bid, bidder should submit affidavit in the spirit of the Section 29 A of IBC, 2016.
24. 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.

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

This notice is also a mandatory Notice of not less than 15 days to the Borrower(s) of the above loan account under Rule 8 (6) read with 9(1) 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 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 any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 04/2020-21 Trust)

Authorized Officer

Date: 03/01/2024

Place: Pune