

Omkara 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) read with Rule 9 (1)]

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) 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
<p>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.</p> <p>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</p>	<p>Rs.4,50,00,000/ -</p>	<p>Rs.45,00,000 /-</p>

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.bankeaction.com> or contact service provider M/s. C1 India Pvt. Ltd”, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeactions.com, or Mr. Haresh Gowda, Mobile : 95945 97555 E mail – hareesh.gowda@clindia.com.

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

Sd/-
Authorized Officer,

Date: 03.01.2024
Place: Pune