

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-borrower/Guarantors **Mr. Sharad Ramchandra Mhatre, Mrs. Sujatha Sharad Mhatre, Dr. Sanjiv Waman Walanj and Dr. Aparna Sanjiv Walanj** 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.4,39,90,420/- (Rupees Four Crore Thirty Nine Lakhs Ninety Thousand Four Hundred Twenty Only)** as on **11.06.2019** Plus Interest and Expenses w.e.f. 12.06.2019 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
All that peace and parcel of NA Land admeasuring 16140 sq. mt. and structure standing thereon, admeasuring 4175 sq. ft. consisting of (i) Petrol Pump admeasuring 1800 sq. ft. (ii) Hotel, admeasuring 1500 sq. ft. (iii) Garage, admeasuring 875 sq.ft & Pan Shop (including area already acquired by the various authorities), Tyre Godown, Labour Quarters, Residential Block, ATM Space, Office Space, etc. at Survey No.16/2/3 part, Survey No.16/2/2 and Survey No.16/2/1 at Village Arjanali. Mumbai Nashik Highway, Near Padgha Toll Naka, Padgha, Taluka Bhiwandi, District Thane, bounded as follows: East: Agriculture Land West: Mumbai Nashik Highway North: Agriculture Land South: Open Plot	Rs.5.60,50,000/-	Rs.56,05,000/-

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

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@clindia.com.

Date: 17.01.2023

Place: Mumbai

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

