

Omkaara 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. Ulhas Pandurang Thakur** and Co-borrower **Mr. Uday Pandurang Thakur, Mr. Umesh Pandurang Thakur, M/s. Varad Vinayak Construction Through its partner, 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 Omkaara 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.10,44,67,426/- (Rupees Ten Crore Forty Four Lakhs Sixty Seven Thousand Four Hundred Twenty Six Only)** as on **26.06.2019** Plus Interest and Expenses w.e.f. 27.06.2019 due to the Omkaara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Omkaara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkaara 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
<p>Lot 1 Flats on the 3rd Floor, admeasuring 2728 sq.ft (saleable area) at Building known as "Siddeshwar Arcade", Siddheshwar Arcade Co-operative Housing Society Ltd", constructed on land bearing Survey No 128, Hissa No-1 (B), 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- 400605 and bounded by:- East: Amrut Siddhi Building West: Saibaba Nagar Building North: Residency Building South: Mumbai Pune Road</p>	Rs.3,24,00,000/-	Rs.32,40,000/-
<p>Lot 2 Flats on the 4th Floor, admeasuring 3424 sq. ft (Saleable Area) at Building known as "Siddeshwar Arcade", Siddheshwar Arcade Co-operative Housing Society Ltd", constructed on land bearing Survey No 128, Hissa No-1 (B), 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- 400605 and bounded by:- East: Amrut Siddhi Building West: Saibaba Nagar Building North: Residency Building South: Mumbai Pune Road</p>	Rs.3,90,50,000/-	Rs.39,05,000/

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. Haresh 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)

