

Omkaara Assets Reconstruction Private Limited

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg,
R.G Gadkari Chowk, Dadar (W), Mumbai – 400028.
Tel: 022-69231111/7303021311

**[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 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Omkaara ARC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 24/09/2024 at 11.00 am (last date and time for submission of bids is 23/09/2024 by 5.00 pm). The sale is under SARFAESI through "Swiss Challenge Method" based on an existing offer in hand ("**Anchor Bid**"), by way of e-auction for recovery of below mentioned dues to the Omkaara Assets Reconstruction Pvt Ltd (Secured Creditor) Omkaara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkaara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against below mentioned borrower vide Assignment Agreement dated 28/01/2021 from TJSB Sahakari Bank Ltd (Assignor Bank) along with underlying security from assignor bank.

Parties interested to buy the property may bid for any higher amount and the original offeror will have a right to match the same. And in case the original offeror fails to match the highest bid, the property will be sold to the highest bidder.

The details are mentioned as under:

Sr. No.	Name of Borrower	Name of Director/Guarantors/Co-borrower/	Date of Notice U/s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s.13(2) as on 31.05.2014
1	Vipul S Plastocraft Pvt Ltd (in liquidation) (borrower /mortgagor),	Mr. Vijayan T. P. (guarantor/mortgagor), Mrs. Lathika Vijayan (guarantor/mortgagor) Mr. Jitendra Rajkumar Mehta (Guarantor), Mr. Neelam Jitendra Mehta (Guarantor), Mr. Kirtikumar Champaklal Maniyar (Guarantor) and Mr. Vinod Champaklal Maniyar (Guarantor)	27.06.2014	Rs.14,23,89,522 /-

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

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
1. All that piece and parcel of property of Survey No. 146/3 area admeasuring 15 "R" (including area acquired by govt. authority, if any) Situated at Tathawade, Taluka – Mulshi,	Rs. 1125.00 Lakh	Rs.112.50 lakh

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<p>Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:- On or toward East – Property S. No.146/4 On or towards South – Property of Rajaram Baburao Pawar, On or towards West – Property of Arjun Baburao Pawar, On or towards North – Government Road.</p> <p>2. All that piece and parcel of property of Survey No. 146/4 area admeasuring 15 “R” (including area acquired by govt. authority, if any) Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:- On or toward East – Property of Mr. Dnyanoba Balu Pawar On or towards South – Property of Gajanan Dagdu Pawar, On or towards West – Property of Prabhakar Maruti Pawar On or towards North – Government Road.</p> <p>3. All that piece and parcel of property of Survey No. 160 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:- On or toward East – Property of S. No. 159 On or towards South – Property of Arjun Pawar On or towards West – Property of S. No.161 On or towards North – Grampanchayat Road,</p> <p>4. All that piece and parcel of property of Survey No. 161 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:- On or toward East – Property of S. No. 160 On or towards South – Property of Arjun Pawar On or towards West – Property of S. No.162 On or towards North – Grampanchayat Road,</p>		
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5. All that piece and parcel of property of Survey No. 162 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:-
On or toward East – Property of S. No. 161
On or towards South – Property of Arjun Pawar
On or towards West – Property of S. No.163
On or towards North – Grampanchayat Road,
6. All that piece and parcel of property of Survey No. 163 area admeasuring 66.33 Sq. mtrs Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:-
On or toward East – Property of S. No. 162
On or towards South – Property of Arjun Pawar
On or towards West – Property of S. No.164
On or towards North – Grampanchayat Road
7. All that piece and parcel of property of Survey No. 164 area admeasuring 89.21 Sq. mtrs. Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:-
On or toward East – Property of S. No. 163
On or towards South – Property S No. 183
On or towards West – Grampanchayat Road
On or towards North – Grampanchayat Road
8. All that piece and parcel of property of Grampanchayat Property Card No.160, 161, 162, 163 and 164 united comprising total area admeasuring 431.39 Sq. Mtrs. built up (out of which 259.82 Sq. mtrs on ground Floor and 171.57 Sq. Mtrs on first floor) Situated at Tathawade, Taluka-Mulshi, Dist. Pune and lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub-Registrar Mulshi (Paud) Pune and the property is bounded as under –
On or towards East- Property S No. 159

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<p>On or towards South – Grampanchayat Road, On or towards West – Grampanchayat Road, On or towards North – Grampanchayat Road,</p> <p>9. All that piece and parcel of property of Survey No. 183 area admeasuring 75.83 Sq. mtrs. Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:- On or toward East – Property of S. No. 182 On or towards South – Grampanchayat Road On or towards West – Grampanchayat Road On or towards North – Property S No.164</p> <p>10. All that piece and parcel of property of Survey No. 183 area admeasuring 75.83 Sq. mtrs. And one storeyed factory shed with AC Sheet roof area admeasuring 65.40 Sq. mtrs. Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:- On or toward East – Property of S. No. 163 On or towards South – Property of S. No. 163 On or towards West – Grampanchayat Road On or towards North – Grampanchayat Road</p> <p>11. All that piece and parcel of property of Survey No. 718 area admeasuring 3604 Sq. ft. Situated at Tathawade, Taluka – Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is bounded as under:- On or toward East – Ghat Road, On or towards South – Property of NR Shinde On or towards West – Govt. Road On or towards North – Pawna River</p>		
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Date of E- Auction	24/09/2024 at 11.00 am to 12.00 pm
Inter-se Bidding amount	Rs. 60,00,000/- (Rupees Sixty Lakh only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	23/09/2024 by 5:00 pm

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Date of Inspection of property and documents	13/09/2024 between 01.00 pm to 02.00 pm
Known Liabilities	There are no know liabilities.
Known litigation	SA bearing no.(Dairy No. 1579/2024) pending before DRT- Pune. No Stay operating to conduct the auction and issuance of sale certificate till date.

This Publication is also a Fifteen Days' notice to the borrowers/guarantor 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. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016.

sd/-
Authorized Officer,
Ashwin Newalkar
Assistant Vice President
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)

Date: 04.09.2024
Place: Pune