

Omkara Assets Reconstruction Private Limited

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



[Appendix - IV-A]

[See provision to rule 8 (6)]

Public Notice For E-Auction 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 provision 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 below mentioned Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor TJSB Sahakari Bank Ltd (TJSB) in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 24.09.2014 under section 13(2) thereby calling upon borrower(s)/guarantor`s/mortgagors i.e. **M/s Pawan Steel through its proprietor Mr. Pawan Kumar Keshardev Agarwal (Borrower/Mortgager/Guarantor), Mr. Ashok Hirachandra Ashtikar (Borrower/Mortgager/Guarantor), Mr. Jagdish Prasad Agarwal (Borrower/Mortgager/Guarantor) and Mrs. Munnidevi Pavankumar Agarwal (Borrower/Mortgager/Guarantor)** for repayment of outstanding amount aggregating to **Rs. 2,91,01,380.85/- (Rupees Two Crore Ninety-One Lac One Thousand Three Hundred Eighty and Eighty-Five Paise Only)** as on 24th September 2014 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

Further, Omkara Assets Reconstruction Pvt. Ltd. (OARPL) (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against borrowers/guarantor/mortgagors vide Assignment Agreement dated 28.01.2021 from TJSB along with underlying security. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL has taken the physical possession of the mortgaged asset on 31.01.2024.

NOW THEREFORE the Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues. The property shall be sold in exercise of the rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 17/07/2025 at 11.00 am (last date and time for submission of bids is 16/07/2025 by 5.00 pm).

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

Description of immovable property	Reserve Price	EMD	Bid Increment Amount
Flat No.201, admeasuring on or about 988 Sq. Ft., Carpet area on the 2nd Floor in the Building No. A3-12, of "Flower Valley Complex Co. Op. Hsg. Soc. Ltd." in the Housing Complex known as "Flower Valley" that is resting on the peace and parcel of the land bearing S.No.14/1, 2, 4, 5, 6, 7, Survey No.80/1(P), 2(P), 4(P), 5, 6, 7(P), 9(P), 10B, 10ABCD, 11, 12, 13, 14, 15, Survey Nos.81/3P/5(P)/6(P)/7, Survey No.87(P), Survey Nos.88/5, Survey No.89(P), Situate at Village Panchpakhadi (Opp. Voltas Switch Gear Plant, Eastern Express Highway), Thane Tal. And District Thane	Rs.1,40,00,000/-	Rs.14,00,000/-	Rs.50,000/-
Date of E- Auction	17/07/2025 at 11.00 am		

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Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	16/07/2025 by 5:00 pm
Date of inspection	04/07/2025 3.00 am to 5.00 pm
Known Encumbrance Details	Sale tax dues of Rs.7,78,33,342/- as per Sales Tax notice dated 20.09.2019. The Secured Creditor has priority over the dues of the Sale Tax Authority as per the decisions of the Hon'ble Bombay High Court.

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>

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, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Ashwin Newalkar, Mobile: +91 7303021311 Mail: ashwin@omkaraarc.com. At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) Read with Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) 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 together with further interest and all costs charges and expenses in accordance with the relevant provisions of the SARFAESI Act 2002. 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.

Date: 26.06.2025

Place: Thane

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)