

[Appendix - IV-A] [See proviso to rule 8 (6) and 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) 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/ Mortgagors/ Guarantors **Mr. Sharad Ramchandra Mhatre, Mrs. Sujata Sharad Mhatre, Dr. Sanjiv Waman Walanj and Dr. Aparna Sanjiv Walanj** that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical 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", "Whatever there is" and "Without recourse" basis on **03.06.2025 at 11.00 am** (last date and time for submission of bids is **02.06.2025 by 6.00 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/Mortgagors/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/Mortgagors/Guarantors vide Assignment Agreement dated 14.08.2019 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited.

The reserve price will be **Rs.10,10,00,000/- (Rupees Ten Crores and Ten Lakhs Only)** and the earnest money deposit will be **Rs.1,01,00,000/- (Rupees One Crore and One Only)**.

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 piece and parcel of NA Land admeasuring 16140 sq. mt. and structure standing thereon, at Survey No.16/2/3 part, Survey No.16/2/2 and Survey No.16/2/1 (New Survey No. 91) 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 (As per 7/12 extract of the above said property i.e. out of the total land comprising 16140 sq.mt., land admeasuring 2300 sq.mt and 340 sq.mt has been acquired by National Highway III and Reliance Gas Transportation Infrastructure Private Limited respectively and hence the same shall stand excluded)	Rs. 10,10,00,000/- (Rupees Ten Crores and Ten Lakhs Only)	Rs. 1,01,00,000/- (Rupees One Crore and One Lakh Only)

Date of E- Auction	03.06.2025 at 11.00 am
Minimum Bid Increment Amount	Rs. 10,00,000/- (Rupees Ten Lakhs Only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	02.06.2025 by 6:00 pm
Last Date to withdraw the BID	02.06.2025 by 6:00 pm
Date of Inspection	28.05.2025 between 1.00 pm to 2.00 pm
Known Liabilities/Encumbrances	Not Known

This Publication is also a Fifteen Days' notice to the Borrower/Co-borrower/ Mortgagors/ Guarantors 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**.

Date: 14.05.2025

Place: Thane

Sd/- Authorized Officer

For Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)

सुबई, बुधवार, दि. १४ मे २०२५





OMKARA
OMKARA RECONSTRUCTION PVT. LTD.

ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

कार्पोरेट कार्यालय: कोहिनूर स्केअर, ४७वा मजला, एन. सी. केंडळकर मार्ग, आर. जी. गडकरी चौक, दादर (पश्चिम), मुंबई - ४०००२८. दूर. : ०२२-२६५४४०००/+९१-८०९७९९८५९६.

(जोडपत्र-IV-ए) (नियम ८(६) आणि ९(१) साठी परंतुके पहा)

स्थावर मिल्कतीच्या विक्रीकरिता विक्री सूचना

सिक्कुरिटाइजेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल असेट्स अँड एफोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अँड, २००२ सहवाचता सिक्कुरिटी इंटरस्ट (एफोर्समेंट) रुल्स, २००२ च्या नियम ८(६) आणि ९(१) साठी परंतुकावचे स्थावर मतेच्या विक्रीकरिता ई-लिवाय विक्री सूचना.

सर्वसामान्य जनता आणि विशेषतः कर्जदार/सह-कर्जदार/गहाणदार/हमीदार श्री. शरद रामचंद्र म्हात्रे, सी. सुजाता शरद म्हात्रे, डॉ. संजीव चामन वाळंज आणि डॉ. अपर्णा संजीव वाळंज यांना सूचना याद्वारे देण्यात येते की, खालील वर्णिलेल्या तारण मिल्कती वा तारण धनकोषडे गहाण/प्रभारित आहेत, ज्यांचा प्रत्यक्ष कब्जा ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, तारण धनकोषडा प्राधिकृत अधिकार्यांनी घेतला आहे. ज्या पुढे, वरील नमुद कर्जदार/सह-कर्जदार/गहाणदार/हमीदार यांचेकडून ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, तारण धनकोषडा वकील ११.०६.२०१९ रोजीसची रु. ४,३९,९०,४२०/- (रुपये चार कोटी एकोणचाळीस लाख नव्वद हजार चारशे वीस मात्र) अधिक १२.०६.२०१९ पासूनचे ख्याज आणि खर्चाच्या वसुलीकरिता ०३.०६.२०२५ रोजी स. ११.०० वा. (बोली सादर करण्याची अंतिम तारीख आणि वेळ आहे ०२.०६.२०२५ रोजी सायं. ६.०० वा. पर्यंत) "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे तत्त्वाने" आणि "कोणत्याही मदतीशिवाय तत्त्वाने" विकण्यात येणार आहेत.

ओमकारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ओमकारा पीएस ०९/२०१९-२० ट्रस्टचे ट्रस्टी म्हणून तिच्या क्षमतेत कार्यरत) यांनी भारत को-ऑपरेटिव्ह बँक (मुंबई) लिमिटेड कडून स्वतःला तारणांसह दिनांक १४.०८.२०१९ रोजीच्या अभिहस्तांकन कराराद्वारे वरील सदर कर्जदार/सह-कर्जदार/गहाणदार/हमीदारांच्या सापेक्ष असलेले संपूर्ण वकीत कर्ज संपादित केले आहे.

राखीव किंमत रु. १०,१०,००,०००/- (रुपये दहा करोड दहा लाख मात्र) आणि इसारा अनामत रक्कम रु. १,०१,००,०००/- (रुपये एक करोड एक लाख मात्र).

स्थावर मिल्कतीचे वर्णन, राखीव किंवा इसारा अनामत रक्कम आणि ज्ञात भार (काही असल्यास) खालील प्रमाणे:

मिल्कतीचे वर्णन	राखीव किंमत	इअर
गाव-अर्जवली, मुंबई नशिक महामार्ग, पडया टोल नाकाजवळ, पडया, तातुका भिवंडी, जिल्हा ठाणे, येथील सव्हे क्र. १६/२/३भाग, सव्हे क्र. १६/२/२ आणि सव्हे क्र. १६/२/१ (नवीन सव्हे क्र. ९१) येथील येथील व्यावरीत उभी असलेली रकवा आणि एनए जमिन घोड्यापिठ १६१४० चौ.मी. ये सव्हे ते भाग आणि विभाग, जे खालीलप्रमाणे सीमावट्ट: पूर्व: शेवजमीन, पश्चिम: मुंबई नशिक महामार्ग, उत्तर: शेवजमीन, दक्षिण: मोकळा प्लॉट. (उच्चतर माहिती नुसार असे दिसण्यात येते की, वरील मिल्कतीच्या शेवजमीनी विविध प्राधिकरण म्हणजेच राष्ट्रीय महामार्ग III (२३०० चौ.मी.) आणि शिलाकस गॅस ट्रांस्फॉर्मेशन इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड (३४० चौ.मी.) द्वारे संपादित केलेल्या जमिनी वगळण्यात आली आहे/येणार आहे.)	रु. १०,१०,००,०००/- (रुपये दहा करोड दहा लाख मात्र)	रु. १,०१,००,०००/- (रुपये एक करोड एक लाख मात्र)

ई-लिवायाची तारीख	०३.०६.२०२५ रोजी स. ११.०० वा.
किमान बोली वाढ रक्कम	रु. १०,००,०००/- (रुपये दहा लाख मात्र)
सहभागी होण्याचे बोली पत्र/ केवाचसी दस्तऐवज/इअरचा पुरावा सादर करण्याची अंतिम तारीख आणि वेळ	०२.०६.२०२५ रोजी सायं. ६.०० वा.
बोली वाढीव रक्कम	०२.०६.२०२५ रोजी सायं. ६.०० वा.
तपासणीची तारीख	२८.०५.२०२५ रोजी स. १.०० वा. ते दु. २.०० वा.
ज्ञान दाखवणे/बोला	ज्ञान नाही.

सदर प्रकाशन हे सिक्कुरिटी इंटरस्ट (एफोर्समेंट) रुल्स, २००२ च्या नियम ८(६) सहवाचता नियम ९(१) अन्वये कर्जदार/सह-कर्जदार/गहाणदार/हमीदार यांना सुध्दा पंधरा दिवसांची सूचना आहे.

विक्रीच्या तपसिलवार अटी आणि शर्तीकरिता कृपया तारण धनकोषडी वेबसाईट म्हणजेच <http://omkaraarc.com/auction.php> मध्ये दिलेल्या लिंकचा संदर्भ घ्यावा. बोलीदार वेबसाईट <http://www.bankeauction.com> ला सुध्दा भेट देवु शकतात किंवा सेवा पुरवठादार मे. सी१ इंडिया प्रा.लि., फोन हेल्पलाईन: +९१-०२९१९८११२४/२५/२६, हेल्पलाईन ईमेल आयडी: support@bankeauctions.com, किंवा श्री. भाविक पांडेया, मोबाईल: ८८६६६८२९३७, ईमेल maharashtra@c1india.com यांना संपर्क करावा.

सही/-
दिनांक : १४.०५.२०२५
ठिकाण : ठाणे
प्राधिकृत अधिकारी,
ओमकारा असेट्स रिकन्स्ट्रक्शन प्रा. लि. करीता
(ओमकारा पीएस ०९/२०१९-२० ट्रस्टचे ट्रस्टी म्हणून तिच्या क्षमतेत कार्यरत)

: TERMS & CONDITIONS :

1. The auction sale will be conducted online on “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis” of the subject secured assets on 03.06.2025 at 11.00 am.
2. The title document of the property contains the additional survey numbers apart from the property under sale. Omkara ARC can handover certified copy of the title document available with the record of Omkara ARC.
3. The handover of the certified copy of the title document does not tantamount to the handover of the title documents of the additional survey numbers.
4. Omkara ARC shall reserve the right to cancel the said auction at any time before registration of the Sale Certificate at own discretion and amount paid towards sale shall be refunded without any interest.
5. As per 7/12 extract of the above-mentioned property i.e. out of the total land comprising 16140 sq.mt., land admeasuring 2300 sq.mt and 340 sq.mt has been acquired by National Highway III and Reliance Gas Transportation Infrastructure Private Limited respectively and hence the same shall stand excluded.
6. In case of any variation in the area mentioned in the sale notice, title documents, mortgaged documents, and area at actual, then Omkara ARC will not be responsible for the same, However, the intending bidders should make their own independent inquiries regarding the same prior to submitting their bid.
7. Demarcation of the property will be the responsibility of the successful purchaser, Omkara ARC will handover the possession “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis”
8. The auction will be conducted online through Omkara ARCs approved the auctioneer portal M/s.C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
9. The secured assets will not be sold below the Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
10. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028 is 02.06.2025 up to 6:00 PM.
11. The Bid and EMD cannot be withdrawn after 02.06.2025 before 6:00 PM.
12. The immovable property will be sold for a Reserve Price mentioned in the published auction notice. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
13. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, affecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OMKARA ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to OMKARA ARC.
14. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OMKARA ARC, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
15. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc, labor/ EPFO / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
16. The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance of 75% payment in exceptional situations shall be at sole discretion of Omkara ARC and subject to terms & conditions

as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.

17. The bid once submitted cannot be withdrawn after permitted date of withdrawal of bid and the bidder must purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
18. The interested bidders shall submit their EMD details and documents through Web Portal: bankeauctions.com through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS/DD** payable at Mumbai in favor “**Omkara PS 09/2019-20 Trust**” which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS/DD payable at Mumbai in the following Account:001312100017981, Name of the Beneficiary: Omkara PS 09/2019-20 Trust, Bank Name: Bharat Co-operative Bank (Mumbai) Limited, Branch: Bandra Mumbai, IFSC Code: BCBM0000014**. Please note that the Cheques shall not be accepted as EMD amount.
19. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
20. 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 or Mr. Bhavik Pandya, Mobile : 8866682937E mail – maharashtra@c1india.com.
21. The bidders must hold a valid e-mail address and may participate in e-auction for inter-se-bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Omkara ARC/service provider shall not be held responsible for internet connectivity, network problems, system crash own, power failure etc.
22. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
23. Property will be sold to the bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
24. Interested parties are advised to independently verify the title, area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the title/area of Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
25. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer **Mr. Abhishek Shelar**, Mobile: **+91-8097998596**, E-Mail: **abhishek.shelar@omkaraarc.com** or at address as mentioned above in office hours during the working days.
26. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
27. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
28. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.
29. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
30. At the time of submission of the bid, the bidder should submit an affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016.
31. Secured Creditor/Authorized Officer reserves its right to adopt any method to select the highest bidder, if the bid amount of two or more bidders is identical/same and they do not opt for increase their respective Bid Amount through inter-se bidding through on-line e-auction portal.

32. If any person submits its Bid through Tender Form for the Reserve Price or above the Reserve Price but subsequently doesn't login to participate in e-auction process, then also, if its Bid found to be highest, then, it may be declared as Highest Bidder at the sole discretion of the Secured Creditor/Authorised Officer.
33. All bidders who submitted the bids shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

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

This notice is also a mandatory Notice of not less than Fifteen Days to the Borrower/Co-borrower/Mortgagors/Guarantors of the above loan account under Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The 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 along with cost & expenses. 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.

**For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)**

**Sd/-
Authorized Officer**

Date: 14.05.2025