


Omkara Assets Reconstruction Private Limited Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Mobile: +91 8097998596 Board: +91 22 269231111 Email: abhishek.shelar@omkaraarc.com www.omkaraarc.com	
--	---

[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/Guarantor/Mortgagor as mentioned in the table below that the described immovable properties mortgaged/charged to Bharat Co-operative Bank (Mumbai) Ltd., the Secured Creditor who in turn assigned the underlying security interest therein unto the Omkara Assets Reconstruction Private Limited (OARPL), wherein, the physical possession of the mortgaged asset has been taken by the Authorised Officer of the OARPL, who are now the Secured Creditor, thus, the said property shall be sold on "*As is where is*", "*As is what is*", and "*Whatever there is*" and "*Without recourse basis*" **on 09.09.2025 at 11:00 am (last date and time for submission of bids is 08.09.2025 by 6:00 pm)** for recovery as mentioned in the table below.

OARPL (acting in its capacity as trustee of Omkara PS 09/2019-20 Trust) has acquired entire outstanding debts due and payable by the Borrower/Co-Borrower/Guarantor/Mortgagor vide Assignment Agreement dated 14.08.2019 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited.

The details and description of the Borrower/Co-borrower/Guarantor/Mortgagor along with the due and payable amount as on 30.11.2014 is mentioned below:

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 30.11.2014
1	P. K. Import Exports Prop. Kulbir Singh Darshan Singh Sahni	Hasneet Kaur Sahni	01.12.2014	Rs.1,47,91,545/-
2	P. K. Developer and Builder Pvt. Ltd.	Mr. Kulbir Singh Darshan Singh Sahni Mrs. Parminder Kaur Kulbir Singh Sahni	01.12.2014	Rs.4,58,26,330/-
3	Perfect Kool Solutions Prop. Kulbir Singh Darshan Singh Sahni	Hasneet Kaur Sahni	01.12.2014	Rs.2,27,18,659/-
4	Horizon Idea Innovations Prop. Hasneet Kaur Sahni	Mr. Kulbir Singh Darshan Singh Sahni	01.12.2014	Rs.1,69,60,947/-

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

DESCRIPTION OF THE PROPERTY			Reserve Price	EMD
A) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane:			Rs.2,43,00,000/-	Rs.24,30,000/-
S. No.	Area HR	Assessment Rs. Ps.		
131/19(P)	0-40-0	2=54		

	Out of the area of 2-00-0 HR “The Larger Property”																						
<p>On or towards East: Road Going towards the Salt Pan</p> <p>On or towards West: Land of Vanraj More</p> <p>On or towards South: Remaining portion of 0-40-0 H.R of the land bearing Gut No.131/19 part belonged to the party of the first part and after that the govt land reserve for sale pan.</p> <p>On or towards North: 0-12-0 Haar.aar plot of the land out of the same gut no and thereafter the remaining portion of the land bearing gut no. 131/19/P belonged to the vendor.</p> <p>Along with all necessary easement rights appurtenances to the land and right access from main road.</p> <p>B) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record:</p> <table><tr><td>S. No.</td><td>Area HR</td><td>Assessment Rs. Ps.</td></tr><tr><td>131/19(P)</td><td>2-00-0</td><td>2=54</td></tr><tr><td></td><td colspan="2">Out of the above land the area of 0-60-0 Aar i.e. (1 acre, 20 Gunthas) land owned and possessed by the Vendor is sold out to the purchaser by vendor is sold out to the purchaser by the vendor which is the subject matter of this deed of conveyance.</td></tr></table> <p>On or towards East: Road Going towards the Salt Pan</p> <p>On or towards West: Land of Jagganath More</p> <p>On or towards South: Remaining portion of 0-40-0 H. Aar of the land bearing Gut No.131/19 part belonged Shri Premchandra Balram Singh.</p> <p>On or towards North: Palghar Kharekuran Road</p> <p>Along with all necessary easement rights appurtenances to the land and right access from main road.</p> <p>C) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record:</p> <table><tr><td>S. No.</td><td>Area HR</td><td>Assessment Rs. Ps.</td></tr><tr><td>131/30</td><td>0-40-0</td><td>2=61</td></tr></table> <p>On or towards East: Road Going towards the Salt Pan</p> <p>On or towards West: Land of Jagganath More</p> <p>On or towards South: Land of Shri Brijesh Yadav</p> <p>On or towards North: Land of Jagganath More and at present in possession of Shri Kulbir Singh Sahani</p> <p>Along with all necessary easement rights appurtenances to the land and right access from main road.</p> <p>D) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane:</p> <table><tr><td>S. No.</td><td>Area HR</td><td>Assessment Rs. Ps.</td></tr><tr><td>131/19(P)</td><td>0-40-0</td><td>2=54</td></tr></table>			S. No.	Area HR	Assessment Rs. Ps.	131/19(P)	2-00-0	2=54		Out of the above land the area of 0-60-0 Aar i.e. (1 acre, 20 Gunthas) land owned and possessed by the Vendor is sold out to the purchaser by vendor is sold out to the purchaser by the vendor which is the subject matter of this deed of conveyance.		S. No.	Area HR	Assessment Rs. Ps.	131/30	0-40-0	2=61	S. No.	Area HR	Assessment Rs. Ps.	131/19(P)	0-40-0	2=54
S. No.	Area HR	Assessment Rs. Ps.																					
131/19(P)	2-00-0	2=54																					
	Out of the above land the area of 0-60-0 Aar i.e. (1 acre, 20 Gunthas) land owned and possessed by the Vendor is sold out to the purchaser by vendor is sold out to the purchaser by the vendor which is the subject matter of this deed of conveyance.																						
S. No.	Area HR	Assessment Rs. Ps.																					
131/30	0-40-0	2=61																					
S. No.	Area HR	Assessment Rs. Ps.																					
131/19(P)	0-40-0	2=54																					

	Out of the area of 2-00-0 HR “The Larger Property”		
On or towards East: Road Going towards the Salt Pan On or towards West: Land of Vanraj More On or towards South: Govt land reserve for salt pan On or towards North: 0-40-0 HR plot of land of our same gut no. belonging to purchasers Along with all necessary easement rights appurtenances to the land and right access from main road.			

Date of E- Auction	09.09.2025 at 11.00 am
Minimum Bid Increment Amount	Rs. 3,00,000/-
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	08.09.2025 by 6:00 pm
Last Date to withdraw the BID	08.09.2025 by 6:00 pm
Date of Inspection	22.08.2025 at 11:30 am to 12:30 pm
Known Encumbrances Details	Not Known

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. Abhishek Shelar, Mobile: +91 8097998596 Mail: abhishek.shelar@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.

Date: 12.08.2025

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