

ONLINE E – AUCTION SALE OF ASSET



PHOENIX ARC PRIVATE LIMITED

REGD. OFFICE: DANI CORPORATE PARK, 5TH FLOOR, 158, C.S.T ROAD, KALINA, SANTACRUZ (E), MUMBAI -400098.

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO PHOENIX ARC PVT. LTD. (ACTING AS TRUSTEE OF PHOENIX TRUST - FY 19-10) (TO BE REFERRED TO AS "PARC") THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE **AUTHORISED OFFICER OF PARC ON 28.10.2022** PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY KARVY FINANCIAL SERVICES LTD., WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS FOR **REALIZATION OF COMPANY DUES**.

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY:

GROUND FLOOR, 501 /A, OM PALACE, TEJPAL SCHEME ROAD NO. 3, VILE PARLE (EAST), MUMBAI 400057

MORE SPECIFICALLY DESCRIBED HEREUNDER AS:

PROPERTY BEING AT GROUND FLOOR 501 A, OM PALACE, JUNCTION OF TEJPAL SCHEME ROAD NO. 3, OPP. KIRTI NURSING HOME, VILE PARLE EAST, MUMBAI 400057.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<p>1. MR. BALRAJ JAGDISH CHOPRA 1203-04, GREEN ACRE CHSL, BUILDING NO 3A, LOKHANDAWALA COMPLEX, ANDHERI (WEST), MUMBAI – 400053. ALSO AT: MR. BALRAJ JAGDISH CHOPRA, EXE. DIRECTOR OM SHIVAM CONSTRUCTIONS PRIVATE LIMITED, 75/606, H.S. RUPAWATE, MOTILAL NAGAR, NO.1 COMPLEX, GOREGAON WEST, MUMBAI 400062. ALSO AT: , 53, MANJU TOWERS, LOKHANDAWALA COMPLEX, ANDHERI (WEST), MUMBAI – 400053 ALSO AT: GROUND FLOOR, SHOP NO. 2, FLAT NO. 302 & 501 /A, OM PALACE, TEJPAL SCHEME ROAD NO. 3, VILE PARLE (EAST) MUMBAI 400057</p> <p>2. MRS. PINKY BALRAJ CHOPRA</p>	<p>1) E-AUCTION DATE: 27-06-2023 BETWEEN 12:00 PM TO 01:00 PM AND WITH UNLIMITED EXTENSION OF 5 MINUTES.</p> <p>2) LAST DATE FOR SUBMISSION OF EMD WITH KYC IS 26-06-2023 UP TO 7:00 PM (IST.)</p> <p>3) DATE OF INSPECTION: 20-06-2023 BETWEEN 11:00 AM TO 2:00 PM (IST.)</p>	<p>FOR FLAT - 501 A:- RESERVE PRICE RS. 57,00,000/- (RUPEES FIFTY SEVEN LAKH ONLY)</p> <p>EMD RS. 5,70,000/- (RUPEES FIVE LAKH SEVENTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY & IN SUCH MULTIPLES)</p>

<p>1203-04, GREEN ACRE CHSL, BUILDING NO 3A, LOKHANDAWALA COMPLEX, ANDHERI (WEST), MUMBAI – 400053</p> <p>ALSO AT: GROUND FLOOR, SHOP NO. 2, FLAT NO. 302 & 501 /A, OM PALACE, TEJPAL SCHEME ROAD NO. 3, VILE PARLE (EAST) MUMBAI 400057</p> <p>3. M/S. OM SHIVAM CONSTRUCTIONS PRIVATE LIMITED 75/606, H.S. RUPAWATE, MOTILAL NAGAR, NO.1 COMPLEX, GOREGAON WEST, MUMBAI 400062</p> <p>ALSO AT: GROUND FLOOR, SHOP NO. 2, FLAT NO. 302 & 501 /A, OM PALACE, TEJPAL SCHEME ROAD NO. 3, VILE PARLE (EAST), MUMBAI 400057</p> <p>LOAN NO.:- PR00341790</p> <p>TOTAL OUTSTANDING: RS. 4,08,10,278 /-(RUPEES FOUR CRORE EIGHT LAKH TEN THOUSAND TWO HUNDRED SEVENTY EIGHTY ONLY) AS OF 5-6-2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 6-6-2023 ALONG WITH ALL COST, CHARGES & EXPENSE UNTIL PAYMENT IN FULL.</p>		
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “PHOENIX TRUST FY 19-10”, PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 1312948684; KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: KKBK0000631.</p> <p>THE BORROWER’S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.</p> <p>PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PRIVATE TREATY. IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT MR. AGNEL PILLAI (+91 8976929685), MR. KSHITIJ (+91 8104111965), MR. PANKAJ T. RAI (+91 7768003567) & MR. RAJENDER DAHIYA (+91 8448264515).</p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK HTTPS://PHOENIXARC.CO.IN?p=3991 PROVIDED IN PARC’S WEBSITE I.E. WWW.PHOENIXARC.CO.IN AND/OR ON HTTPS://BANKEACTIONS.COM</p> <div> <div> PLACE: MUMBAI DATE: </div> <div> AUTHORIZED OFFICER PHOENIX ARC PRIVATE LIMITED (ACTING AS A TRUSTEE OF PHOENIX TRUST - FY 19-10) </div> </div>		

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