

SALE NOTICE FOR SALE OF SECURED ASSETS

OF OMKAARESWAR SOLVEX PRIVATE LIMITED ("BORROWER/MORTGAGOR") AND SHEFALI GUPTA & NEERAJ GUPTA (MORTGAGORS)

(Mortgaged for financial assistance availed by the Borrower)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with proviso to Rule 8 (6) and 6(2) of the Security Interest (Enforcement) Rules, 2002.

That, Bank of India has assigned the debts of the Borrower together with underlying Securities in favour of Edelweiss Asset Reconstruction Company Limited acting in its capacity as the trustee of EARC Trust SC 19 (EARC) vide Assignment Agreement dated March 28, 2014 and Now, EARC exercises its rights as the Secured Creditor.

The Authorised Officer of EARC, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) and in exercise of powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 16.07.2018 calling upon the Borrower- M/s. Omkaareswar solvex Private Limited and Mortgagors/ Guarantors to pay the amount mentioned in the said Notice being Rs.9,07,00,130/- (Rupees Nine Crores Seven Lakh One Hundred and Thirty Only) outstanding as on 16.07.2018 together with interest and costs thereon within 60 days from the date of receipt of the said notice.

Subsequently, EARC, in its capacity as secured creditor and on behalf of the Consortium of lenders comprising of EARC and Union Bank of India (Secured Creditors), had taken possession of the below-mentioned mortgaged properties on December 26, 2018 under section 13(4) read with Rule 8 (1) of SARFAESI Act and Rules thereunder.

Notice is hereby given to the public in general and in particular to the Borrower and Mortgagors/Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditors, the possession of which has been taken by the Authorised Officer (AO) of Edelweiss Asset Reconstruction Company ("EARC") on December 26, 2018. Now EARC acting in its capacity as Trustee of EARC Trust- SC 19 exercises its rights as the Secured Lender and will sell the said Immovable property on "As is where is", "As is what is", and "Whatever there is" on April 30, 2019, for recovery of Rs. 14,51,35,357/- (Rupees Fourteen Crore Fifty One Lakhs Thirty Five Thousand Three Hundred Fifty Seven Only) (EARC: Rs. 8,78,99,066/- and Union Bank of India: Rs. 5,72,36,291/-) together with future interest, charges and costs thereon, towards the dues of Consortium of secured creditors as on November 30, 2018 from M/s Omkaareswar Solvex Private Limited and Mortgagors Mr. Neeraj Gupta, Smt. Shefali Gupta.

The reserve price and earnest money deposit along with the description of the Immovable property shall be as follows:

Lot No	Details Of Assets put for Auction/Sale	Reserve Price fixed	Earnest money deposit	Bid Increment
1	All that piece and parcel of land totally admeasuring 4.77 Acres along with structures situated thereon described as follows: 1.All that piece and parcel of land bearing Kh. No. 128/7 admeasuring 3.00 acres, P H No 41/25 situated at Village Bhodiya, Gram Panchayat Bhotipar Khurd, District Rajnandgaon and bounded as follows: East: Land of Devashish, West: Road and Ghas Bhumi, North: Land of Kamlesh, South: Land of Lekharam together with factory sheds, buildings, structures constructed or to be constructed thereon. 2.All that piece and parcel of land bearing Kh. No. 128/2 admeasuring 0.87 acres and Kh.No.127/2 admeasuring 0.90 acres, P H No.41/25 situated at Village: Bhodiya, Gram Panchayat: Bhotipar Khurd, District: Rajnandgaon. Boundaries: Kh.No.128/2: East: Land of Ramprasad, West: Land of Bainabai, North: Land of bainabai, South: Land of Sarvesh & others Boundaries: Kh.No.127/2: East: Nala, West: Purchaser land, North: Land of Govardhan, South: Land of Yakub together with factory sheds, building, structures constructed or to be constructed thereon.	1,60,00,000.00	16,00,000.00	Rs. 1,00,000/-
2	All that piece and parcel of diverted open residential plots bearing Kh.No. 169/1, P H No.35/1, bearing No: D- 06, admeasuring 570 sq. ft. situated at Pandurang Nagar Housing Colony, Mahatma Gandhi Ward No.8, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta, bounded by: North: Road, South: Plot No. D- 05, East: Plot No. B- 43, West: Road	4,56,000.00	45,600.00	Rs. 10,000/-
3	All that piece and parcel of diverted open residential plots bearing Kh.No. 169/1, P H No. 35/1, bearing No: B- 40, admeasuring 1,035 sq. ft. situated at Pandurang Nagar Housing Colony, Mahatma Gandhi Ward No.8, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta, bounded by: North: Road, South: Plot No. B- 40, East: Road, West: Plot No. B- 39	8,28,000.00	82,800.00	Rs. 10,000/-
4	All that piece and parcel of diverted open residential plots bearing Kh.No. 169/1, P H No. 35/1, bearing No: B- 41, admeasuring 990 sq. ft. situated at Pandurang Nagar Housing Colony, Mahatma Gandhi Ward No.8, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta, bounded by: North: 25 Ft. Road, South: Plot No. B- 36, East: Plot No. B- 42, West: Plot No. D- 05	7,92,000.00	79,200.00	Rs. 10,000/-
5	All that piece and parcel of diverted open residential plots bearing Kh.No. 169/1, P H No. 35/1, bearing No: B- 42, admeasuring 930 sq. ft. situated at Pandurang Nagar Housing Colony, Mahatma Gandhi Ward No.8, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta, bounded by: North: 25 Ft. Road, South: Plot No. B- 37, East: Plot No. B- 41, West: Plot No. B- 43	7,44,000.00	74,400.00	Rs. 10,000/-
6	All that piece and parcel of diverted open residential plots bearing Kh.No. 169/1, P H No. 35/1, bearing No: B- 43, admeasuring 885 sq. ft. situated at Pandurang Nagar Housing Colony, Mahatma Gandhi Ward No.8, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta, bounded by: North: 25 Ft. Road, South: Plot No. B- 38, East: Plot No. B- 42, West: Plot No. D- 06	7,08,000.00	70,800.00	Rs. 10,000/-
7	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. A- 07, plot admeasuring 1800 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: 30 Ft. Road, South: Open Field, East: Plot No. A- 06, West: Plot No. A- 09	21,60,000.00	2,16,000.00	Rs. 10,000/-
8	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 06, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 05, South: Open Field, East: 25 Ft. Road, West: Open Field.	15,00,000.00	1,50,000.00	Rs. 10,000/-
9	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 10, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 09, South: Plot No. C- 11, East: Plot No. C- 16, West: 25 Ft. Road.	15,00,000.00	1,50,000.00	Rs. 10,000/-

10	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 11, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 10, South: Plot No. C- 12 East: Plot No. C- 17, West: 25 Ft. Road.	15,00,000.00	1,50,000.00	Rs. 10,000/-
11	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 12, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 11, South: Open Field, East: Plot No. C- 18, West: 25 Ft. Road.	15,00,000.00	1,50,000.00	Rs. 10,000/-
12	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 23, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 22, South: Plot No. C- 24 East: Plot No. C- 29, West: 25 Ft. Road.	15,00,000.00	1,50,000.00	Rs. 10,000/-
13	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 24, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 23, South: Open Plot, East: Plot No. C- 30, West: 25 Ft. Road.	15,00,000.00	1,50,000.00	Rs. 10,000/-
14	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 25, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. B- 05, South: Plot No. C- 26 East: Road, West: Plot No. C- 14.	15,00,000.00	1,50,000.00	Rs. 10,000/-
15	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 26, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 25, South: Plot No. C- 27 East: 25 Ft. Road, West: Plot No. C- 20.	15,00,000.00	1,50,000.00	Rs. 10,000/-
16	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 27, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 26, South: Plot No. C- 28 East: 25 Ft. Road, West: Plot No. C- 21.	15,00,000.00	1,50,000.00	Rs. 10,000/-
17	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 28, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 27, South: Plot No. C- 29 East: 25 Ft. Road, West: Plot No. C- 22.	15,00,000.00	1,50,000.00	Rs. 10,000/-
18	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 29, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 28, South: Plot No. C- 30 East: 25 Ft. Road, West: Plot No. C- 23.	15,00,000.00	1,50,000.00	Rs. 10,000/-
19	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 30, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. 29, South: Open Field, East: 25 Ft. Road, West: Plot No. C- 24.	15,00,000.00	1,50,000.00	Rs. 10,000/-
20	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 35, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 34, South: Plot No. C- 36 East: Plot No. C- 32, West: 25 Ft. Road.	15,00,000.00	1,50,000.00	Rs. 10,000/-
21	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 36, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 35, South: Open Field East: Plot No. C- 42, West: 25 Ft. Road.	15,00,000.00	1,50,000.00	Rs. 10,000/-
22	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 41, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 40, South: Plot No. C- 42 East: 25 Ft. Road, West: Plot No. C- 35.	15,00,000.00	1,50,000.00	Rs. 10,000/-
23	All that piece and parcel of diverted open Residential plots bearing Kh. No. 100, 101, 102, & 106, P H No.35/1, bearing Plot No. C- 42, plot admeasuring 1500 sq.ft., situated at Baijnath Nagar Housing Colony, Nandai, Ward No.40, Tha. / Distt. Rajnandgaon, Chhattisgarh in the name of Mrs. Shefali Gupta w/o Mr. Neeraj Gupta and Mr. Neeraj Gupta s/o Late Baijnath Gupta, bounded by: North: Plot No. C- 41, South: Agriculture Land, East: 25 Ft. Road, West: Plot No. C- 36.	15,00,000.00	1,50,000.00	Rs. 10,000/-

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://www.edelweissarc.in>
Date: 25.03.2019
Place: Mumbai
Authorised Officer