Date: 12.03.2025
Place: Mumbai, Maharashtra

Sd/- Authorised Officer
For Tata Capital Ltd.

ASREC (India) Limited

Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai-400059, Maharashtra.

PUBLIC NOTICE FOR E-AUCTION – SALE OF IMMOVABLE PROPERTY

(Under Rule 8 (6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)

WHEREAS,

ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Solitaire Corporate Park, Building No.2 – Unit No.201-202& 200A-200B, Ground Floor, Andheri Ghatkopar Link Road, Andheri (East), Mumbai-400 093 (hereinafter referred to as "ASREC") and secured creditor of 1. M/s. K' Scope Entertainment Pvt Ltd 2. Mr. Vishal Ashokkumar Karkera (borrower) by virtue of Deed of Assignment dated 25.03.2021, executed with original lender Bharat Co-operative Bank (Mumbai) Ltd, whereby ASREC (India) Ltd., in its capacity as trustee of ASREC PS-12/2020-21 Trust, has acquired the financial assets of aforesaid borrowers from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 16.11.2018 u/s 13(2) of the said act calling upon the 1. M/s. K' Scope Entertainment Pvt Ltd. (hereinafter referred to as "the Borrower") and Mr. Vishal Ashokkumar Karkera, Mr Kushal Prem Shrivastava (Directors and Joint/ Co-Borrowers) in their capacity for repayment of total outstanding amount aggregating to Rs. 51,47,719.00 (Rupees Fifty-One Lakhs Forty-Seven Thousand Seven Hundred and Nineteen only) & 2. Mr. Vishal Ashokkumar Karkera(hereinafter referred to as "the Borrower") and Mr. Bantwal Praveenchandra Kulal (Surety) in their capacity for repayment of total outstanding amount aggregating to Rs.2,44,86,490.00 (Rupees Two Crore Forty-Four Lakhs Eighty-Six Thousand Four Hundred and Ninety only with further interest thereon in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. to 1.M/s. K' Scope Entertainment Pvt Ltd, 2. Mr. Vishal Ashokkumar Karkera within the stipulated period of 60 days. The said Demand Notice dated 16.11.2018 under Sec.13 (2) of the said Act served upon you and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd took symbolic possession of the property more particularly described in Schedule here under on 25.10.2019.

The borrower/ Directors and Joint/Co-Borrowers/Surety having failed to repay the entire dues as per said demand notice within the stipulated period of sixty days and pursuant to aforesaid Assignment in favour of ASREC (India) Limited acting as trustee of ASREC–PS-12/2020-21 Trust, the Authorised Officer of ASREC (INDIA) LTD, in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the secured assets, more particularly described in the schedule here under, on 08.12.2022in respect of Office No.402, Adms. 1022 Sq. ft. built up area equivalent to 95 sq. meters situated on the 4th Floor of Building Known as "Durga Chambers Co-op Housing Society Ltd., constructed on piece and parcel of land bearing Survey No. 41, Plot No. A-8 of the layout and sub-Division bearing C.T.S.No.699 of Village Oshiwara, Taluka Andheri in the Registration District and Sub District of Mumbai city and Mumbai Suburban, Veera Industrial Estate, Near Veera Desai Road, Behind Mukta Arts Studio, Fun Republic Lane, Andheri (West), Mumbai -400 053 as per CMM Order dated 28.10.2021 and same was published on 10.12.2022 in The Free Press Journal (English) and Navshakti (Marathi) Mumbai.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s) and Guarantor (s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis.

www.auctionfirm.com 9999876543

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakhs)	E.M.D. (Rs. in Lakhs)	Bid Increment (In Rs.)
1	Office No.402, Adms. 1022 Sq. ft. built up area equivalent to 95 sq. meters situated on the 4th Floor of Building Known as "Durga Chambers Co-op Housing Society Ltd., constructed on piece and parcel of land bearing Survey No. 41, Plot No. A-8 of the layout and sub-Division bearing C.T.S.No.699 of Village Oshiwara, Taluka Andheri in the Registration District and Sub District of Mumbai city and Mumbai Suburban, Veera Industrial Estate, Near Veera Desai Road, Behind Mukta Arts Studio, Fun Republic Lane, Andheri (West), Mumbai -400 053 Owner: Mr Vishal Karkera bounded by: East : Road, West : Oberoi Spring Tower, North : Wind Work India Limited, South :Dilkap Chamber	205.00	20.50	100,000/-

TERMS & CONDITIONS:-

1. THE E-AUCTION WILL BE HELD ON 27.03.2025 BETWEEN 10.00 A. M. TO 12.00 P. M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.

2. E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: **Https://www.bankeauctions.com** (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: **www.asrecindia.co.in** and **https://www.bankeauctions.com**. The intending bidder shall hold a valid e-mail address. The contacts of **M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No. : (+91- 124-4302020/ 21/ 22, + 917291981124/ 1125/ 1126, Email:gujarat@c1india.com, support@bankeauctions.com.**

3. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

4. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/views.

5. The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorized Officer of ASREC (India) Ltd., Dynasty Business Park, Unit No A-212, 2nd Floor, Andheri Kurla Road, Andheri East, Mumbai 400059 or submit through email to sunilvanne@asrecindia.co.in . Last date for Submission of Bid Form is **26.03.2025 upto 4.00 P. M.** The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

6. The intending purchasers / bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 009020110001517, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: of **ASREC PS-12/2020-21 TRUST**, IFSC Code: BKID 000090.

7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

8. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

	bounded by: East : Road, West : Oberoi Spring Tower, North : Wind Work India Limited, South :Dilkap Chamber			

TERMS & CONDITIONS:-

1. THE E-AUCTION WILL BE HELD ON 27.03.2025 BETWEEN 10.00 A. M. TO 12.00 P. M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.

2. E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: **Https://www.bankeauctions.com** (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: **www.asrecindia.co.in** and **https://www.bankeauctions.com**. The intending bidder shall hold a valid e-mail address. The contacts of **M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No. : (+91- 124-4302020/ 21/ 22, + 917291981124/ 1125/ 1126, Email:gujarat@c1india.com, support@bankeauctions.com.**

3. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

4. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/views.

5. The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorized Officer of ASREC (India) Ltd., Dynasty Business Park, Unit No A-212, 2nd Floor, Andheri Kurla Road, Andheri East, Mumbai 400059 or shall through email to sunilvanne@asrecindia.co.in . Last date for Submission of Bid Form is **26.03.2025 upto 4.00 P. M.** The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

6. The intending purchasers / bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 009020110001517, with Bank of India, SSL Andheri Branch, Name of the Account / Name of the Beneficiary: of **ASREC PS-12/2023-24 TRUST**, IFSC Code: BKID 0000090.

7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

8. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

10. The sale shall be subject to provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.

11. The interested bidders can inspect the property on:-

Sr. No	Properties Details	Date	Time
1	Office No.402, situated on the 4th Floor of Building Known as "Durga Chambers Co-op Housing Society Ltd., Village Oshiwara, Taluka Andheri, Veera Industrial Estate, Near Veera Desai Road, Behind Mukta Arts Studio, Fun Republic Lane, Andheri (West), Mumbai -400 053	21.03.2025	11.00 AM to 1.00 PM

Contact Details: Mr. Sunil Vanne - Cell No.- 9969437984, 022-69314508, Mr. Vishal Anand – Cell No 9570882898, 022-69314510, Mr. Jagdish Shah- Cell No 9819931487,022-61387042, Mr. Narayan S. Deora– Cell No.- 9619384284, 022-69314502, may be contacted for any query.

12. The Authorised officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.

13. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.

14. The highest bid will be subject to approval of the secured creditor.

15. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 15 days' notice to the borrowers / guarantors / mortgagors for sale of secured property under SARFAESI Act and Security Interest (Enforcement) Rules on the above mentioned date if their outstanding dues are not paid in full.

Date: 11.03.2025
Place: Mumbai

Sd/-
Sunil Vanne
Authorized Officer, ASREC (India) Ltd.

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