

**Omkara Assets Reconstruction Private Limited**

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, N.C. Kelkar Marg, RG Gadkari Chowk, Dadar (West), Mumbai 400 028 Tel.: 022-26544000/ 7303021311



[Appendix - IV-A]

[See proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVABLE**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the below mentioned Borrowers (s) and Guarantors (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which was taken by the Authorized Officer of The Akola Urban Co-Operative Bank Limited (AUCBL) on 04.06.2019. Further, Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 36/2021-22 Trust) has acquired entire outstanding debts lying against above said borrower/guarantor) vide Assignment Agreement dated 28.09.2021 from The Akola Urban Co-Operative Bank Limited (Assignor Bank) along with underlying security from assignor bank. Accordingly, Omkara ARC has stepped into the shoes of assignor bank.

Pursuant to the Assignment Agreement Omkara ARC is entitled to recover dues and enforce the securities. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues the properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" on 12.12.2023 at 11.00 am (last date and time for submission of bids is 11-12-2023 by 4.00 PM), for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Guarantor(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & time of Inspection is given as under:

The description of Borrowers (s) and Guarantor (s) immovable property and known encumbrances (if any) are as under:

<b>Name of Borrower(s)/ Guarantors/ Mortgagors</b>	<b>DESCRIPTION OF THE PROPERTY</b>	<b>Demand Notice and amount</b>	<b>Reserve Price</b>	<b>EMD</b>
Gajanan Virbhan Meshram (Borrower & Mortgagor), Panjab Akaram Shende (Guarantor), Tulshiram Nathuji Mersham (Guarantor)	The Plot situated at Mouje Akola, Tq. & Dist. Akola R.S.D. R.D Akola within the limit of Akola Municipal Corporation Akola in area known as besides Raj Rajeshwar Temple in Jaihind Square, Shivaji Nagar Old City Akola Tq. & Dist. Akola over sheet No. 18-C, bearing Nazul Plot No.180, the Plot admeasuring 5888 Sq. ft. (547.009 Sq. Mtr) and out of the said plot western portion of North South Division Plot admeasuring 2944 Sq. ft.	Demand Notice U/s. 13(2) on 17.11.2018 for repayment of outstanding amount aggregating to Rs.8,60,646/- (Rupees Eight Lakh Sixty Thousand Six Hundred Fourty	<b>Rs.45.00 lakh</b>	<b>Rs. 4.50 lakh</b>

	(273.50 Sq. Mtr) along with common areas facilities easements appurtenance. Size of the Plot East Side 147.25 Sq. ft., West Side 147.25 Sq. Ft. North Side 20 Sq. Ft. South Side 20 Sq. Ft. alongwith present and future construction thereon and the same is bounded as under – On the East- Chalse's Residence, On the West – Galli thereafter House of Shri Bhati On the North – Govt. Road On the South – Shree Rajeshwar Temple	Six Only) as on 01.11.2018 together with further interest and charges thereon.		
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<b>Date of E- Auction</b>	12.12.2023 at 11 am to 12 pm
<b>Minimum Bid Increment Amount</b>	Rs. 50,000/- (Rupees Fifty Thousand only)
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	11.12.2023 till 4.00 pm

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](mailto:support@bankeauctions.com), Mr. Bhavik Pandya, Mobile : 8866682937 E mail - [maharashtra@c1india.com](mailto:maharashtra@c1india.com) and for any property related query contact the Authorized Officer, Mr. Ashwin Newalkar, Mobile: +91-7303021311, Mail:ashwin@omkaraarc.com. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

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

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) with Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization And 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 about their right to redeem the assets in accordance with the provisions of section 13(8) of the SARFAESI Act if so desired by them. 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.

**Date: 22.11.2023**

**Place: Akola**

**Sd/-**  
**Authorized Officer,**  
**Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)**