

Omkara Assets Reconstruction Private Limited

Corporate Office: 47th Floor, Kohinoor Square, NC Kelkar Marg, RG Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-6923 1111/ 73030 21311



[Appendix - IV-A]
[See proviso to rule 8 (6)]

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 read with proviso to Rule 8 (6) 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 physical possession of which was taken by the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd (Omkara ARC). 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 Omkara ARC 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 11.03.2025 at 11.00 am (last date and time for submission of bids is 10.03.2025 by 5.00 PM), for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Guarantor(s) shown below.

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

Name of Borrower(s)/ Guarantors/ Mortgagors	DESCRIPTION OF THE PROPERTY	Demand Notice and amount	Reserve Price	EMD
Asmita Prakash Wagare (Borrower), Sanjay Wamanrao Bole (co-borrower/guarantor) and Baliram Ramkrushna Hiwarale (co-borrower/guarantor)	Flat No. 8 Situated At Mouje Malkapur, Tq. & Dist. Akola, Within The Limits Of Akola Municipal Corporation & In The Building Known As Prachi Vihar-2, Constructed On Plot Bearing Field Survey No. 2/2, Out Of Which Lay Out Plot No. 5 Admeasuring 384.00 Sq. Mtr. (4131.00 Sq.Ft), And The Said Land Duly Converted By Hon,Ble S.D.O., Akola For Non-Agricultural Purpose In Rev. Case. No. NAP 34/Malkapur/1/1984-85, By Order Dtd. 15/03/1985, & The Said Plot Is Bounded By:	Demand Notice U/s. 13(2) on 24.05.2022 for repayment of outstanding amount aggregating to 6,44,143/- (Rupees Six Lakh Forty Four Thousand One Hundred Forty Three Only) as on 24.05.2022 together with further interest and charges	Rs.7.90 lakh	Rs. 0.79 lakh

	<p>To The East: Plot No. 08 To The West: Layout Road To The North: Plot No. 06 To The South: Layout Of Shri Agrawal</p> <p>On the above said Plot a building known as "Prachi Vihar 2" is constructed & out of the said Building a Flat No. 8 Situated on First Floor, admeasuring Built Up Area 36.00 Sq. Mtr.(387.4 Sq. Ft.) and Carpet Area (413.18 Sq. ft) (34.40 Sq. mtr.) along with undivided share in plot. The said Flat No. 8 is bounded by: - To the East- Flat No. 09, To the North- Open Plot To the West- Staircase and thereafter Flat No.7, To the South – Service Lane and thereafter open Plot</p>	thereon.		
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Date of E- Auction	11.03.2025 at 11 am to 12 pm
Minimum Bid Increment Amount	Rs. 10,000/- (Rupees Ten Thousand only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	10.03.2025 till 5.00 pm
Date of Inspection	28.02.2024
Known Liabilities	There are no know liabilities.

This Publication is also a Thirty Days' notice to the borrowers/guarantor under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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 or Mr. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016

Date: 07.02.2025

Place: Akola

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