

Omkara Assets Reconstruction Private Limited

Corporate Office:. Kohinoor Square, 47th Floor, NC Kelkar Marg,
R.G. Gadkari Chowk, Dadar(W), Mumbai 400 028, Mobile No.
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) 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 23.08.2021. 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 22.09.2023 at 11.00 am (last date and time for submission of bids is 21-09-2023 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:

Name of Borrower(s)/ Guarantors/ Mortgagors	DESCRIPTION OF THE PROPERTY	Demand Notice and amount	Reserve Price	EMD
Dev Polymer (Borrower & Mortgagor), Shri Sushil Deokishan Sarda (Proprietor of Dev Polymer and POA of Mortgagor Devkisan Ramvilas Sarda), Smt. Kamla Deokisan Sarda (Guarantor), Shri Jaikishan Maniklal Daga (Guarantor), Smt. Gitabai Bhikamchand	Open Plot situated at Mouje - Sonori, Grampanchayat - Sonori, Tq. Murtizapur, Dist.- Akola bearing Field Gut No. 23/2, The Tahsildar, Murtizapur, Plot no. 40, total adm. 482 Sq. mtrs which is bounded as under: To the East- Plot No.41, To the West- 12 mtr Service Road, To the North - The Field of Tidke, To the South - 9 mtr Road,	Demand Notice U/s. 13(2) on 05.05.2021 for repayment of outstanding amount aggregating to Rs.1,73,20,672.12/- (Rupees One Crore Seventy Three Lakh Twenty Thousand	Rs.70.00 lakh	Rs. 7.00 lakh

Sarda, Shri Deokishan Rambilas Sarda, Shri Ramkisan Rambilas Sarda (Mortgagor & Guarantor), Shri Satish Bhikamchand Sarda (Guarantor & POA holder of mortgagor of Smt. Gitabai Bhikamchand Sarda), Shri Pankaj Ramkisan Sarda (Guarantor & POA holder of Mortgagor Ramkisan Rambilas Sarda)		Six Hundre Seventy and Paise Twelve Only) as on 30/04/2021 together with further interest and charges thereon.		
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Date of E- Auction	22.09.2023 at 11 am to 12 pm
Minimum Bid Increment Amount	Rs. 50,000/- (Rupees Fifty only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	21.09.2023 till 4.00 pm
Date of Inspection	13.09.2023 between 1.00pm to 2.00 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, Mr. Bhavik Pandya, Mobile : 88666 82937 E mail – 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 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 (Thirty) 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 & 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 to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. 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: 02.09.2023

Place: Akola

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