

# Om Kara Assets Reconstruction Private Limited

**Corporate Office:** 47<sup>th</sup> 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) read with Rule 9(1)]

## 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 possession of which was taken by the Authorized Officer of The Akola Urban Co-Operative Bank Limited (AUCBL) on 07.06.2019. 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 24.09.2024 at 11.00 am (last date and time for submission of bids is 23-09-2024 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
Shri Gajanan Maharaj Ginning Factory through its Proprietor Mr. Rajesh Dinkarrao Lule Patil (Proprietor/ Mortgagor), Syed Matinulhuk Syed Mobinulhuk Syed (Guarantor), Sunil Prakash Nanote (Guarantor), Sunil and Vishwas Bhaurao Raibole(Guarantor) and Ravindra Narayanrao Adhav (Guarantor)	Layout Plot No. 22, 23, 24 &25, out of Field Survey No.37 of Mouze Askaripur, with the limit of Barshitakli Gram Panchayat, Akola. The said plots are sanctioned by Tahsildar, Barshitakli vide NAP/34/Askaripura/20/1999-2000 dated 25.08.2000. The said plots are admeasuring and bounded as under <b>Plot No.22</b> East West Both Sides: 36 ft., North South Both Sides: 60 Ft. Total Plot adm.2160 Sq. ft. To the East : Plot No.23, To the West: Plot No.21,	Demand Notice U/s. 13(2) on 18.08.2017 for repayment of outstanding amount aggregating to Rs.55,39,170/- (Rupees Fifty Five Lakh Thirty Nine Thousand One Hundred Seventy Only) as on 31/07/2017 together with further interest and charges	<b>Rs.25.00 lakh</b>	<b>Rs. 2.50 lakh</b>

	<p>To the North: Open Space, To the South : Road.</p> <p><b><u>Plot No. 23</u></b>  East West Both Sides: 36 ft., North South Both Sides: 60 Ft.  Total Plot adm.2160 Sq. ft.  To the East : Plot No.24, To the West: Plot No.22,  To the North: Open Space, To the South : Road.</p> <p><b><u>Plot No. 24</u></b>  East West Both Sides: 36 ft., North South Both Sides: 60 Ft.  Total Plot adm.2160 Sq. ft.  To the East : Plot No.25, To the West: Plot No.23,  To the North: Open Space, To the South : Road.</p> <p><b><u>Plot No. 25</u></b>  East West Both Sides: 36 ft., North South Both Sides: 60 Ft.  Total Plot adm.2160 Sq. ft.  To the East : Railway line, To the West: Plot No.24,  To the North: Open Space, To the South : Road.</p>	thereon.		
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<b>Date of E- Auction</b>	24.09.2024 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>	23.09.2024 till 5.00 pm
<b>Date of Inspection</b>	19.09.2024
<b>Known Liabilities</b>	There are no know liabilities.

This Publication is also a Fifteen Days' notice to the borrowers/guarantor under Rule 8(6) read with Rule 9(1) 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: 05.09.2024**

**Place: Akola**

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