

Omkara Assets Reconstruction Private Limited Corporate Office: 47 th Floor, Kohinoor Square, NC Kelkar Marg, RG Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-6923 1111/ 73030 21311	
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[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) 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 physical possession of which was taken by the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. 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 28.02.2025 at 11.00 am (last date and time for submission of bids is 27-02-2025 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
Shri Gajanan Maharaj Ginning Factory though its Proprietor Mr. Rajesh Dinkarrao Lule Patil (Proprietor/ Mortgagor), Syed Matinulhuk Syed Mobinulhuk Syed (Guarantor), Sunil Prakash Nanote (Guarantor), and Vishwas Bhauroo Raibole(Guarantor) and Ravindra Narayanrao Adhav (Guarantor)	LOT - I Leasehold The Property situated at Mouje Tiwasa, Bk. RSD, RD. Tq. Barshitakli, Dist - Akola, Bearing Gut No. 169 Admeasuring 05H. 41R out of that 80R (80,000 Sq. ft.) land along with the construction and along with the all plant and machinery and electric fitting and other instrument. It is bounded as under:East-West : 200 ft. North – South : 400 ft. Total 80,000 Sq. ft. (0.80 R) To the East – Gaonthan Road,	Demand Notice U/s. 13(2) on 18.08.2017 for repayment of outstanding amount aggregating to Rs.55,39,170/- (Rupees Fify Five Lakh Thirty Nine Thousand One Hundred Seventy Only) as on 31/07/2017 together with further interest and charges	Rs.42.00 lakh Plus applicable GST	Rs. 4.20 lakh

	To the West- Siddheshwar Vidyalay, To the North – Field of Bahaddare, To the South - Mangarulpir	thereon.		
	LOT -II The Plot No. 11 at Mouje Tiwasa,Tq. Barshitakli, Dist. Akola with the limit of Tiwasa Gram Panchayat, Tiwasa Gram Panchayat, Tiwasa, Tq. Barshitakli, Dist.Akola, the said property is admeasuring 6690 Sq. ft. and residential house is constructed on the said plot admeasuring 3340 Sq. Ft. it is bounded as under:- To the East- Open Space To the West- House of Sahebrao Lule, To the North – Road To the South – Sahebrao Lule		Rs.15.00 lakh	Rs. 1.50 lakh

Date of E- Auction	28.02.2025 at 11 am to 12 pm
Minimum Bid Increment Amount	LOT I - Rs. 1,00,000/- (Rupees One Lakh only) LOT II – Rs.50,000/- (Rupees Fifty Thousand Only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	27.02.2025 till 5.00 pm
Date of Inspection	21.02.2025
Known Liabilities	There are no know liabilities.

This Publication is also a Thirty 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: 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)