

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. 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 15.10.2024 at 11.00 am (last date and time for submission of bids is 14-10-2024 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
M/s Mahalaxmi Jewellers (Borrower), Sushil Brijmohan Dodiya (co-borrower/guarantor) and Arvind Vitthalrao Umkarar (co-borrower/guarantor)	Kasbe Akola Tq. & Dist Akola R.D.S.R.D. Akola With In The Limit Of Akola Municipal Corporation, Akola Nazul Sheet No. 76-C, Nazul Plot No. 8+9 Out Of Which Plot No. 8 Admeasuring 25000 Sq. Ft And Plot No. 9 Admeasuring 8746 Sq. Ft As Such Total Admeasuring 333746 Sq Ft. It Is Bounded As Per Sale Deed As Under: To The East: House Of Mr. Gore To The West: House Of Mr. Soman To The North: Akola Umari	Demand notice dated 03.06.2022 and amount Rs. 38,34,110/- (Rupees Thirty Eight Lakh Thirty Four Thousand One Hundred Ten Only) as on 24 th May 2022 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental	Rs.32 lakh	Rs.3.20 lakh

	Road To The South: Service Line	expenses, costs, charges, etc.		
	On The Above Referred Plot With The Permission Of Nagar Parishad, Akola Vide Case No. 14/123/84-85 Dt. 08.06.1984 Trimurti Apartment Constructed. Shop No. 6 On The Ground Floor From Building A Having Built Up Area Of Said Shop Is As Under: East West: 10 Ft North South: 18 Ft Total 180.00 Sq Ft (16.73 Sq. Ft.) It Is Bounded As Under: To The East: Shop No. 5 To The West: Shop No. 7 To The North: Umari Akola Road To The South: Parking			

Date of E- Auction	15.10.2024 at 11 am to 12 pm
Minimum Bid Increment Amount	Rs.50,000/- (Rupees Fifty Thousand Only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	14.10.2024 till 5.00 pm
Date of Inspection	05.10.2024
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: 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)