

Omkara Assets Reconstruction Private Limited

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai – 400070. Tel.: 022-26544000/7303021311.

**[Appendix - IV-A]****[See proviso to rule 8 (6) with Rule 9(1)]****SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read 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 Borrower **M/s. Suman Powerlink Electricals - Prop. Shri Rajesh Dinkarrao Deshmukh, Mortgagor & Guarantors viz. Shri Dinkarrao Dadarao Deshmukh and Shri Rajendra Kisanrao Avchar** that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of the Omkara Assets Reconstruction Private Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "without recourse" basis on 27.09.2023 at 11.00 am (last date and time for submission of bids is 26.09.2023 by 5.00 PM), for recovery of **Rs.3,90,97,737/- (Rupees Three Crore Ninety Lakh Ninety Seven Thousand Seven Hundred Thirty Seven Only)** as on **20.09.2022** Plus Interest and Expenses w.e.f. 21.09.2022 due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 25/2021-22 Trust) has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 28.12.2021 along with underlying security from Khamgaon Urban Co-Operative Bank Ltd.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

Sr. no	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
I	All That Piece and Parcel of Land bearing Survey No. 125/1, Layout Plot No.12, having Nazul Sheet No.48-A, admeasuring 1209.92 Sq. mtrs. lying at Khamgaon in the registration District Buldana, Sub-Dist. Buldana Which is bounded as under: To the East:- Road, To the West:- Remaining Field of Survey No.125/1 To the North:- Layout Road, To the South:- Krishchan Graveyard	171.00 Lakh	17.00 Lakh

Date of E- Auction	27.09.2023 at 11.00 am
Minimum Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lakh Only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	26.09.2023 by 4:00 pm
Date of Inspection	16/09/2023 between 01.00 pm to 02.00 pm
Known Liabilities	Not Known

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: Khamgaon

Sd/-

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust)