



**OMKARA**  
ASSETS RECONSTRUCTION Pvt. Ltd.

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**  
Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai 400028  
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CIN: U67100TZ2014PTC020363

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES** [Appendix - IV-A] [See proviso to rule 8 (6)]  
**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") 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 Borrower(s) /co-borrowers/mortgagors/Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Khamgaon Urban Co-Operative Bank Ltd. (KUCBL) Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 28.12.2021 from The Khamgaon Urban Co-Operative Bank Ltd. (KUCBL) (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took Physical Possession on 20.08.2024. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower, Guarantor(s) and Mortgagor(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, and Earnest Money Deposit (EMD), and known encumbrances (if any) is given as under: (Amount in Rs.)

Lot. No.	Borrower/Co-Borrower/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price of secured assets	Bid Increment Amount	EMD Amount
1	<b>M/s, Saikrupa Enterprises</b> <b>Prop: Shri. Subhash T. Pathrikar</b> <b>(Borrower &amp; Mortgagor)</b> <b>Guarantor</b> <b>1. Dnyaneshwar T. Pathrikar</b> <b>2. Parmeshwar Suryabhan Naarkar</b>	Plot No. E-49, Ranjangaon, (sp) MIDC, Waluj, Industrial Area, admeasuring area 600 Sq. Mtr., alongwith building construction, Dist-Aurangabad. The said property is bounded as follows: 1) East: MIDC Road, 2) West: E-42 & E-43, 3) North: E-48, 4) South:E-50.	<b>Owned by</b> <b>Saikrupa Enterprises</b> <b>Prop: Shri. Subhash T. Pathrikar</b> <b>(Borrower &amp; Mortgagor)</b>	<b>Date: 26.07.2022</b> <b>Rs. 2,99,63,160.79/-</b> (Rupees Two Crores Ninety-Nine Lakhs Sixty-Three Thousand One Hundred Sixty Rupees and Seventy-paise only) as on 26.07.2022	<b>Rs.</b> <b>1,12,00,000.00</b>	<b>Rs.</b> <b>2,00,000.00/-</b>	<b>Rs.</b> <b>11,25,000.00/-</b>

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:

15th October 2025 up to 6:00 pm

Date of E- Auction & Time

16th October 2025 at 11:00 am to 12:00 pm (noon)

Possession type

Physical

Inspection date

07th October 2025 at 01.00 PM to 3.00 PM

Account: 055505010193 Name of the Beneficiary: Omkara PS 25/2021-22 Trust, Bank Name: ICICI Bank, Branch: ICICI BKC Towers, IFSC Code: ICIC0000555

**TERMS & CONDITION OF THE AUCTION:** For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/>.  
The auction shall be conducted online through OARPL. **The last date of submission of bid** (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is **15.10.2025 by 6:00 PM**. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com)/ [support@auctionbazaar.com](mailto:support@auctionbazaar.com), Concerned Person: Mrs.M.Kiranmai, Mobile No.7997043999, Email- [kiran@auctionbazaar.com](mailto:kiran@auctionbazaar.com) and for any property related query contact the Authorized Officer, **Mr. Vinod Pungliya, Mobile No.: +91 93231 88245**, Mail: [vinod.pungliya@omkaraarc.com](mailto:vinod.pungliya@omkaraarc.com)  
Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

**STATUTORY NOTICE FOR SALE UNDER 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002**  
This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) /Guarantors/Mortgagors of the above loan account under Rule 8 (6), 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 within the time stipulated under the SARFAESI Act.. 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.

Sd/-  
Assistant Vice President  
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust)

Date: 10.09.2025  
Place : Mumbai