



*Through Speed Post AD/Email  
Without Prejudice*

Ref. No. Omkara/Mum/R3441/ 2025-26

05<sup>th</sup> March 2026

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| 1.M/s, Saikrupa Enterprises<br>Prop: Late Shri. Subhash T. Pathrikar<br>(Borrower & Mortgagor) through its legal heirs<br>Office:<br>Plot No. E-49, Ranjangaon<br>MIDC, Waluj,<br>Aurangabad 431133.<br>Also at<br>Plot No.3, Ghushneshwar Housing Society,<br>Bajaj Nagar, Waluj Aurangabad 431133. | 2.Dnyaneshwar T. Pathrikar<br>(Guarantor)<br>E-49, MIDC, Ranjangaon,<br>Waluj, Aurangabad 431133.<br>Also at<br>E-70/38, MIDC Waluj,<br>Aurangabad 431133. |
| 3.Parmeshwar Suryabhan Nazarkar<br>(Guarantor)<br>Plot No. K-218, MIDC Area Waluj,<br>Aurangabad 431133  |  |

Dear Sir,

**Sub: Notice of 15 days for sale of immovable secured assets under Rule 8(6) of the Security (Enforcement) Rules, 2002 by PUBLIC AUCTION**

1. You all the Noticee no. 1 to 3 are aware that The Omkara Assets Reconstruction Pvt Ltd (OARPL) Assignee of The Khamgaon Urban Co-Operative Bank Ltd. (KUCBL), the secured creditor, issued a demand notice dated 26.07.2022 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, calling upon you to pay the dues as on Rs. 2,99,63,160.79/- (Rupees Two Crores Ninety-Nine Lakhs Sixty-Three Thousand One Hundred Sixty Rupees and Seventy-paise only) as on 26.07.2022 together with interest from 26.07.2022 till discharge of its liability in full.
2. You are also aware that pursuant to Assignment by The Khamgaon Urban Co-Operative Bank Ltd. (KUCBL) vide Assignment Agreement dated 28.12.2021 along with underlying securities has absolutely assigned all its dues and rights to Omkara Assets Reconstruction Private Limited, (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"), having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate office at 47<sup>th</sup> Floor, Kohinoor Square N.C Kelkar Marg Dadar 400028, acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust.
3. Accordingly, OARPL has stepped into the shoes of The Khamgaon Urban Co-Operative Bank Ltd. (KUCBL), the original secured creditor and become entitled to recover entire outstanding dues and enforce the securities.
4. As you all have failed and neglected to clear the dues of OARPL, being the secured creditor, the physical possession of the immovable secured asset has been taken over of by its Authorised officer on 13.02.2024. The said secured asset shall be sold by inviting tender cum public auction around 16<sup>th</sup> October 2025 after following all dues process and procedure. Sale notice will be published in newspaper shortly and will be intimated to you accordingly.

**Registered Office:** No. 9, M.P. Nagar, First Street, Kongu Nagar Extn. Tirupur - 641607.

**Corporate Office:** Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (W), Mumbai - 400028. Tel.: 022-69231111

Email : mumbai@omkaraarc.com / www.omkaraarc.com / CIN: U67100TZ2014PTC020363





5. We hereby give you all Noticee no 1 to 3 jointly and severally notice of minimum 15 (Fifteen) days under Rule 8(6) of the Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
6. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
7. It is needless to add that you are entitled under section 13(8) of SARFAESI Act to redeem the securities by making payment of our entire outstanding dues of **Rs. 2,99,63,160.79/-** (Rupees Two Crores Ninety-Nine Lakhs Sixty-Three Thousand One Hundred Sixty Rupees and Seventy-paise only) as on 26.07.2022 together with interest from 26.07.2022 and all costs charges and expenses.

Yours faithfully,

**For Omkara Assets Reconstruction Private Limited**  
**(Acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust)**

  


**Authorised Officer**  
**Name: Vinod Pungliya**  
**Designation: Assistant Vice President (AVP)**

**Annexure I**

| <b>Sr. no.</b> | <b>Description of immovable property</b>   | <b>Area (sq. ft.)</b> |
|----------------|--|-----------------------|
| <b>1</b>       | <i>Plot No. E-49, Ranjangaon, (sp) MIDC, Waluj, Industrial Area, admeasuring area 600 Sq. Mtr., alongwith building construction, Dist-Aurangabad.<br/>The said property is bounded as follows:<br/>1)East: MIDC Road<br/>2)West: E-42 &amp; E-43<br/>3)North: E-48<br/>4)South: E-50</i> | <b>600 Sq. Mtr.</b>   |

**Encl.: - E-Auction Sale Notice**