

**Omkara Assets Reconstruction Private Limited**  
**Registered Office:** No. 9, M.P. Nagar, 1st Street, Kongu Nagar  
Extn, Tirupur – 641607.  
**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, N. C. Kelkar Marg,  
R. G. Gadkari Chowk, Dadar West, Mumbai 400 028. Tel.: 022-  
6923 1111/9769170774.



**[Appendix - IV-A]**

**[See proviso to rule 8 (6) R/w 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) R/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002**

1. Notice is hereby given to the public in general and in particular to the **Santosh Gangaram Rathod (Borrower) Deepa Santosh Rathod (Co-Borrower) Mewad Bhavan Shuddh Shakari Bhojnalay (Co-Borrower)** that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 30.05.2022, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 12.12.2024 between 1.00 pm to 2.00 pm (last date and time for submission of bids is 11.12.2024 by 6.00 PM), for recovery of **Rs. 21,83,152/- (Rupees Twenty-One Lakh Eighty Three Thousand One Hundred Fifty Two Only) as on 30.11.2020** together with further interest, from 01.12.2020 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.
2. The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 26.02.2021 along with underlying security from Fullerton India Home Finance Company Limited.
3. The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

<b>DESCRIPTION OF THE PROPERTY</b>	<b>Reserve Price</b>	<b>EMD</b>
All that Piece and Parcel of Flat No. 02, First Floor, Plot No. 58, Gut No. 26, Krupashree Appartments, Itkheda Palthan Road, Aurangabad - 431001, Admeasuring Area 288 Sq Mtrs  Surrounded by boundaries:  East: Open Land  West: Flat No. 3  North: Side  South: Road	<b>Rs.18,00,000/-</b>  -	<b>Rs. 1,80,000/-</b>

<b>Date of E – Auction</b>	<b>12.12.2024 at 1.00 pm to 2.00 pm</b>
<b>Minimum Bid Increment Amount</b>	<b>Rs.20,000/- (Rupees Twenty Thousand only)</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	<b>11.12.2024 by 6:00 pm</b>
<b>Date of Inspection</b>	<b>05.12.2024 between 12.00 pm to 02.00 pm (only on prior confirmation)</b>
<b>Known Liabilities</b>	<b>Not Known</b>

This Publication is also a 'Thirty Days' notice to the aforementioned borrowers/co-borrower under Rule 8 (6) R/w 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>. and the contact details of authorised officer: Rajendra Dewarde Case officer :Tanaji Mandavkar Phone No.9324546651-9769170774 and Email-[rajendra.dewarde@omkaraarc.com](mailto:rajendra.dewarde@omkaraarc.com) , [tanaji@omkaraarc.com](mailto:tanaji@omkaraarc.com) 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 Email –Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of Insolvency And Bankruptcy Code 2016.

**Date: 22.11.2024**  
**Place: Aurangabad**

**Sd/-**  
**Authorized Officer,**  
**Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)**