

# Omkaara Assets Reconstruction Private Limited

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, NC Kelkar Marg R G Gadkari Chowk, Dadar (W)- 400 028. 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 Omkaara 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 03.06.2025 at 11.00 am (last date and time for submission of bids is 02.06.2025 by 5.00 PM), for recovery of **Rs.4,72,01,020/- (Rupees Four Crore Seventy Two Lakh One Thousand Twenty Only)** as on **31.05.2025** Plus Interest and Expenses w.e.f.01.06.2025 due to the Omkaara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Omkaara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkaara 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	<b>154.00 Lakh</b>	<b>15.40 Lakh</b>

Date of E- Auction	03.07.2025 at 11.00 am
Minimum Bid Increment Amount	Rs. 10,00,000/- (Rupees Ten Lakh Only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	02.07.2025 by 5:00 pm
Date of Inspection	27/06/2025 between 01.00 pm to 02.00 pm
Known Liabilities	Not Known

This Publication of sale notice is also deemed to be a Fifteen Days' notice to the Borrower/Co-borrower/Guarantor/Mortgagor under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The intended bidders who have deposited the EMD and require assistance in creating Login ID and Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction 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 : 8866682937 E mail – maharashtra@c1india.com.. and for any property related query contact the Authorised Officer Ashwin Newalkar, Mobile: +91 7303021311 Email - [ashwin@omkaaraarc.com](mailto:ashwin@omkaaraarc.com).

**Date: 13.06.2025**

**Place: Khamgaon**

**Sd/-**

**Authorized Officer,**

**Omkaara Assets Reconstruction Pvt Ltd.**

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