

Omkaara Assets Reconstruction Private Limited

Corporate Office: 47th Floor, Kohinoor Square, NC Kelkar Marg, RG Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-6923 1111/ 73030 21311



[Appendix - IV-A]
[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 below mentioned Borrowers (s) and Guarantors (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which was taken by the Authorized Officer of Omkaara Assets Reconstruction Pvt Ltd. Further, Omkaara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkaara PS 36/2021-22 Trust) has acquired entire outstanding debts lying against above said borrower/guarantor) vide Assignment Agreement dated 28.09.2021 from The Akola Urban Co-Operative Bank Limited (Assignor Bank) along with underlying security from assignor bank. Accordingly, Omkaara ARC has stepped into the shoes of assignor bank.

Pursuant to the Assignment Agreement, Omkaara ARC is entitled to recover dues and enforce the securities. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues the properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" on 15.10.2024 at 11.00 am (last date and time for submission of bids is 14-10-2024 by 5.00 PM), for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Guarantor(s) shown below.

The description of Borrowers (s) and Guarantor (s) immovable property and known encumbrances (if any) are as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	DESCRIPTION OF THE PROPERTY	Demand Notice and amount	Reserve Price	EMD
Y P Enterprises (Borrower), Mr. Yogesh Gunwant Shahu (Proprietor & Borrower), Mr. Rahul Pramod Shahu (Guarantor), Mr. Umesh Bhawanishankar Shahu (Guarantor) and Smt. Shobha Gunwant Shahu (Guarantor & Mortgagor)	A Shop No.1, situated at Mouje Akola within the limits of Grampanchayat Bhaurad., Tq. & District Akola, bearing property (Malmatta) No. 1388/3/1, in ward no. 02 and Shop admeasuring East-West- 16.00 ft., North- South- 17 ft. i.e. Total area Shop is 272 Sq. ft. (i.e. 25.27 Sq. mtr) & Shop bounded by – Toward East- Open Land of Shree Mohan Bhirad, Towards West- Shop No. 2 & 3 Towards North – Dabki Road, Towards South – Remaining land of Same plot	Demand notice dated 14.01.2021 and amount Rs.6,53,834.40/- (Rupees Six Lakh Fifty Three Thousand Eight Hundred Thirty Four and Forty Paise Only) as on 31.12.2020 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment	Rs.12.50 lakh	Rs.1.20 lakh

Date of E- Auction	15.10.2024 at 11 am to 12 pm
Minimum Bid Increment Amount	Rs.1,25,000/- (Rupees One Lakh Twenty Five Only)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	14.10.2024 till 5.00 pm
Date of Inspection	05.10.2024
Known Liabilities	There are no know liabilities.

This Publication is also a Thirty Days' notice to the borrowers/guarantor under Rule 8(6) 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>. 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 or Mr. Bhavik Pandya, Mobile: 8866682937 E mail – maharashtra@c1india.com. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016

Date: 05.09.2024

Place: Akola

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)