


<b>Omkara Assets Reconstruction Private Limited</b> Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Mobile: +91 8097998596   Board: +91 22 269231111 Email: <a href="mailto:abhishek.shelar@omkaraarc.com">abhishek.shelar@omkaraarc.com</a>   <a href="http://www.omkaraarc.com">www.omkaraarc.com</a>	
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[Appendix - IV-A]

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

Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor as mentioned in the table below that the described immovable properties mortgaged/charged to Allahabad Bank (Now Merged with Indian Bank) Original Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Original Secured Creditor, who are now the Secured Creditor, thus, the said property shall be sold on "*As is where is*", "*As is what is*", and "*Whatever there is*" and "*Without recourse basis*" on **09.09.2025 at 11:00 am (last date and time for submission of bids is 08.09.2025 by 6:00 pm)** for recovery as mentioned in the table below.

OARPL (acting in its capacity as trustee of Omkara PS 07/2017-18 Trust) has acquired entire outstanding debts due and payable by the Borrower/Co-Borrower/Guarantor/Mortgagor vide Assignment Agreement dated 26.12.2017 along with underlying security from Allahabad Bank (Now Merged with Indian Bank).

The details and description of the Borrower/Co-borrower/Guarantor/Mortgagor along with the due and payable amount as on mentioned below:

Sr. No.	Borrower	Director/Guarantor/Corporate Guarantor	Date of Notice U/s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s.13(2) of SARFAESI Act, 2002
1	Sai Ansh Gold House Private Limited	1. Ms. Vanitha Chamanlal Awatane 2. Mr. Pradeepkumar Lalchand Bothra 3. Lalchand Bothra	03.06.2013	Rs.28,44,87,676/- as on 03.06.2013 alongwith further dues interest, charges, cost etc.
2	Shubhankar Mercantile Private Limited	1. Ms. Vanitha Chamanlal Awatane 2. Mr. Pradeepkumar Lalchand Bothra 3. Sai Ansh Gold House Private Limited	21.05.2012	Rs.11,65,54,395/- as on 02.05.2012 alongwith further dues interest, charges, cost etc.

Description of the Immovable Properties, reserve price and the earnest money deposit and Bid Increment as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD	Bid Increment
<b>Lot I</b> Non - Agriculture Land bearing Survey No. 155, 162, 171, 172, 175, 176, 178, 183, 184, 195, 196, 197, 199, 253, 254, 255, 265, 276, 291, 294, 302, 307, 314, 806, 917, 919, 932, 937, 957, 966, 975, 981, 996, 1014, 1039, 1043, 1051, 1058, 1070, 1099, 1103, 1104, 1110, 1113, 1128, 1131, 1133, 1136, 1138, 1150, 1164, 1167, 1425, 1122, 1355 and 1125 admeasuring 40.08 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Sai Ansh Gold House Private Limited bounded as follow.	Rs.63,00,000/-	Rs.6,30,000/-	Rs.1,00,000/-

North: Open Land South: Open Land East: Open Land West: Open Land			
<b><u>Lot II</u></b> Non - Agriculture Land bearing Survey No. 294, 1140, 232, 284, 197, 965, 1111, 995, 1171, 1060, 919, 185, 242, 300, 368, 312, 304, 373, 252, 1157, 1151, 1135, 1041, 1015, 1134, 1168, 1128, 307, 276, 1162, 1149, 1155, 1199, 181, 918, 1143, 184 and 248 admeasuring 23.33 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Shubhankar Mercantile Private Limited bounded as follow. North: Open Land South: Open Land East: Open Land West: Open Land	<b>Rs.36,00,000/-</b>	<b>Rs.3,60,000/-</b>	<b>Rs.1,00,000/-</b>

<b>Date of E- Auction</b>	<b>09.09.2025 at 11:00 am</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	<b>08.09.2025 by 6:00 pm</b>
<b>Last Date to withdraw the BID</b>	<b>08.09.2025 by 6:00 pm</b>
<b>Date of Inspection</b>	<b>Lot I – 22.08.2025 between 02:30 pm to 03:00 pm Lot II – 22.08.2025 between 03:00 pm to 03:30 pm</b>
<b>Known Liabilities/encumbrances</b>	<b>Lot I: - Land Revenue Tax of Rs.7,61,250/- as on Year 2019-20 Lot II: - Land Revenue Tax of Rs.1,94,250/- as on Year 2019-20.</b>

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>.

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. 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, Mr. Abhishek Shelar, Mobile: +91 8097998596 Mail: abhishek.shelar@omkaraarc.com At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code, 2016.

**Date: 12.08.2025**

**Sd/-**  
**Authorized Officer,**  
**Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)**