

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 |**Email:** mumbai@omkaraarc.com | **Mob.:** +91 8976870980**[Appendix - IV-A]****[See proviso to rule 8 (6) R/w Rule 9(1)]****PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) and 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(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of SBFC Finance limited .Further, Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 26/2024-25 Trust) has acquired entire outstanding debts of the below accounts vide **Assignment Agreement dated 27.03.2025** from SBFC Finance Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. **The Authorized Officer of the SBFC took Physical Possession of the below mentioned security as on 29th August 2024.** The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. **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" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below.** Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
1.Solar Shopee (Borrower) 1. Sunil Dadarao Deshmukh (Co Borrower 2. Sarika Sunil Deshmukh (Co Borrower)	Flat No. S2, Second Floor, Plot No.8, Field Sr. No.8/1, Harihar Enclave, Ujjawal Nagar, Mouza-Wadgaon Road, Tal. & Dist. Yavatmal 445001. Bounded By:	Sunil Dadarao Deshmukh	Demand notice date 26.02.2024 Rs. 21,92,200/- (Rupees Twenty-one lakh ninety-two thousand two hundred only) as on 23 rd February	Rs.20,16,000 /-	Rs.20,000/-	Rs. 2,01,600/--	Date: 05.08.2025 Time: 1 PM to 3 PM (Noon)

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Date of E- Auction & Time	08.08.2025 at 1:00 pm to 2:00 pm (noon)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	07.08.2025 up to 6:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>.

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is **07.08.2025** by 6:00 PM. 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, and for any property related query contact the Authorized Officer, Swapnil Pradhan Mobile: +918976870980 Mail: swapnil.pradhan@omkaraarc.com .

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) R/w Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) Read with Rule 9 , of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so de sired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 23/07/2025

Place: Yavatmal

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 26/2024-25 Trust)