

<b>Omkara Assets Reconstruction Private Limited</b> <b>Corporate Office:</b> Kohinoor Square, 47 <sup>th</sup> Floor, NC Kelkar Marg R G Gadkari Chowk, Dadar (W)- 400 028. Tel.: 022-26544000/7303021311.	
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[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 Omkara 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 **26.08.2025 at 11:00 am (last date and time for submission of bids is 25.08.2025 by 6:00 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 Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara 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:

(Rs. In Lakh)				
Sr. no	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD	Bid Increment Amount
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:- Christian Graveyard	139.00	13.90	10.00

<b>Date of E- Auction</b>	26.08.2025 at 12:00 am
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	25.08.2025 by 6:00 pm
<b>Date of Inspection</b>	13.08.2025 – between 02:30 pm to 03:00pm
<b>Known Encumbrances Details</b>	Not Known

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 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@omkaraarc.com](mailto:ashwin@omkaraarc.com).

**Date: 07.08.2025**

**Place: Khamgaon**

**Sd/-**  
**Authorized Officer,**  
**Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust)**