

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9773406175.

Sale notice for sale of immovable properties [See proviso to rule 8 (6) r/w 9(1)]

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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower Dinesh Narottam Barapatre, Co-borrower Narottam Barapatre, Rajesh Narottam Barapatre, Indira Narottam Barapatre and Prashant N Barapatre that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor on 09.02.2024. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 30.12.2025 at 11.00 am (last date and time for submission of bids is 29.12.2025 by 6.00 PM), for recovery of Rs. 44,84,248.14/- (Rupees Forty- Four Lakhs Eighty-Four Thousand Two Hundred and Forty-Eight and Fourteen Paise Only) as on 3rd July 2020 plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 30.03.2024 along with underlying security Edelweiss Housing Finance Limited (EHFL). Therefore, Omkara Assets Reconstruction Pvt Ltd has stepped in the shoes of Edelweiss Housing Finance Limited (EHFL) and become entitled to recover entire outstanding dues and enforce the securities.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All That Part and Parcel of The Property at Block No.01-7FL, Shop No. 07, Admeasuring 405.91 SQ Ft., First Floor, "MANORAMA TOWER" Municipal House No. 995,996,998 & 999, Ward No. 44, Bhartmata Square, Near Shani Mandir, Budhwari, Mouza-Nagpur, Sheet No. 140, CTS No. 154 & 156, Tahsil & Dist.-Nagpur-440002 North : CTS No. 147 & 148, South: CTS No. 155,153,152,151, 150, East : CTS No. 118 & 153, West : Road & CTS No. 155 (Bid Increment: Rs. 20,000/-)	Rs. 37,73,000/-	Rs. 3,77,300/-

Date of E-Auction	30.12.2025 at 11.00 A.M to 2.00 P.M
Last date and time for submission of bid letter of participation/KYC	29.12.2025 by 6:00 pm
Document/Proof of EMD:	
Date of inspection	27.12.2025 between 01.00 pm to 04.00 pm

Known Liabilities: To the best of our knowledge and information available on record, there is no known encumbrance on any property, However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on Auction.

This publication is also a Fifteen-days notice to the borrowers/co-borrowers under Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e., <http://omkaraarc.com/auction.php> and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 Email- pratiksha.patel@omkaraarc.com 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, Mr. Bhavik Pandya, Mobile:88666 82937 Email -Maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Sd/
Authorized Officer,
(Pratiksha Patel)

Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

Date: 12.12.2025
Place: Nagpur