

**OMKARA**
ASSETS RECONSTRUCTION PVT. LTD.**Omkara Assets Reconstruction Private Limited****Corporate Office:** C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe,
Near Equinox, Kurla (West), Mumbai – 400070. Tel.: 022-26544000/ 9773406175.**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 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 M/s Chetana Bahuuddeshiya Shikshan Sanstha and co-borrowers/guarantors 1. Mr. Madhav Vishnupant Pinjarkar 2. Mr. Ashish Diwakar Kachare. 3). Mr. Sunil Oundalikrao Chaudhary 4). Mr. Sheikh Gulam Haider Abdul Gaffar. 5). Mr. Atul Prahlad Wange. 6) Mr. Kunal Narendra Bisen. 7). Mr. Nikhil Hundraj Tarani. 8). Mr. Atul Narayansingh Gaur. 9). Mr. Dr. Ashwin Namdeorao Kalmegh. 10). Smt. Indutai Diwakarrao Kachare. 11). Smt. Parmeshwari Hundraj Tarani., that the below described immovable property mortgaged/charged to the Secured Creditor i.e. Omkara Assets Reconstruction Pvt Ltd. (OARPL) Further vide Registered Assignment Agreement dated 21.03.2022, Nagpur Nagarik Sahakari Bank Ltd (NNSBL) has absolutely assigned & transferred the financial asset/entire outstanding debt lying against the said borrowers & mortgagor guarantor along with underlying securities and their all rights and powers in favour of OARPL acting in the capacity of Trustee of PS 47/2021-22 Trust related to the credit facility provided to Borrower/ Co- Borrowers /Guarantors. Further Authorised officer of Nagar Nagarik Sahakari Bank Ltd has taken physical possession of the secured asset on 27.12.2024 and handover to OARPL.

Accordingly, OARPL has stepped into the shoes of Nagpur Nagarik Sahakari Bank Ltd (NNSBL), the original secured creditor and become is entitled to recover dues and enforce the securities. Property will be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Action "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 18.07.2025 at 11.00 AM (last date and time for submission of bids is 17.07.2025 by 6.00 PM), for recovery of Rs. 2,48,94,134/- (Rs. Two Crore Forty-Eight Lakhs and Ninety-Four Thousand One Hundred Thirty-Four Only) as on 31.05.2022 Plus Interest and Expenses.

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

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
Tenement No. 48/372 of Building 48/372, under L.I.G// Indora, Hudco Scheme of N.I.T Hudco Tenement Scheme, Indora Layout/Prescient Nagpur/ Ward No. 57, Division P.H.A, Trhsil Registration Sub-District Nagpur, admeasuring 12.75 Sq. Mtrs. i.e. 137.25 Sq. Fts Boundaries: North: Building No. 49 South: Tenement No. 48/371 East: Tenement No. 45/341 West: Road (Lease Hold Property for 30 Yrs)	Rs. 31,74,000/-	Rs. 3,17,400/-
Date of E-Auction	18.07.2025 at 11.00 A.M to 2.00 P.M	
Minimum Bid Increment Amount	Rs. 30,000/- (Rupees Thirty Lakhs Only)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	17.07.2025 by 6:00 pm	
Date of Inspection	04.07.2025 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 Thirty Days' notice to the borrowers/co-borrower 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 the secured creditor website i.e., <http://omkaraarc.com/auction.php> and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Sanket Dongre 7020954784 and Email- pratiksha.patel@omkararc.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.

Date: 18.06.2025

Place: Nagpur

Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 47/2021-22 Trust)