

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**

CIN: U67100TZ2014PTC020363

**Corporate Office:** Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: s.banerjee@omkaraarc.com

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(Acting as a Trustee of India Resurgence ARC Trust VI)

[Appendix - IV-A] [See proviso to rule 8 (6)]

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") 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(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, Citi Union Bank in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 22.01.2020 under section 13(2) thereby calling upon borrower(s)/mortgagors/ guarantors/corporate guarantors i.e., (1) **Wasudeo Industries (Borrower)** Sy No 65/1 & 65/2, T S No 161/23, Mouza-Sindi (Railway), Tahsil-Seloo, District - Wardha, Maharashtra, Pin- 442105 (2) **Wasudeo Patodia (Borrower/ Guarantor/ Mortgagor)**, residing at Flat No A-302, Wing A, Third Floor, Anusaya Complex, Doctors Colony, Wardha Road, Nagpur 440015. (3) **Rekhadevi (Borrower/ Guarantor/ Mortgagor)**, residing at Flat No A-302, Wing A, Third Floor, Anusaya Complex, Doctors Colony, Wardha Road, Nagpur 440015 (4) **Deepak Patodia (Borrower/Guarantor/Mortgagor)** residing at, Flat No A-302, Wing A, Third Floor, Anusaya Complex, Doctors Colony, Wardha Road, Nagpur 440015, for repayment of outstanding amount aggregating to Rs. 2, 98, 66, 414/- (Rupees Two Crore Ninety-Eight Lakhs Sixty-Six Thousand Four hundred and fourteen only) as on 22.01.2020 plus accrued interest within 60 days from the date of the said notice. The borrower(s)/mortgagors/ guarantors/corporate guarantors having failed to repay the entire dues as per said Demand Notice within 60 days, the Authorized Officer of Citi Union Bank issued a notice under Section 13(4) under the SARFAESI Act and Security Interest (Enforcement) Rules 2002 and took Physical Possession of the below mentioned secured properties as on 06.08.2024.

Further, previously Citi Union Bank has assigned the debt of Wasudeo Industries to India Resurgence ARC Private Limited (IRAPL) as on 03.05.2023 & India Resurgence ARC Private Limited vide Security Receipt Purchase Agreement dated 16.08.2024 has transferred all rights, title, liabilities and obligations in favour of OARPL Acting as a Trustee of India Resurgence ARC Trust VI, OARPL Acting as a Trustee of India Resurgence ARC Trust VI has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security.

NOW THEREFORE the Authorized Officer of OARPL acting as a Trustee of India Resurgence ARC Trust VI hereby intends to sell the below mentioned secured properties for recovery of dues. 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). The description of the immovable properties along with details of reserve price and earnest money deposit (EMD) and known encumbrances is as mentioned below:

<b>Description Of The Property:-</b> Flat No A-302, Wing A, Third Floor, Anusaya Complex, Plot No B, Behind Radisson Blu Hotel, Chhatrapati Nagar, Corporation House No 1231, Ward No 5, Khasra No 33-35/3, City Sy No 492/2, Sheet Nos 671 & 672, Mouza - Somalwada, Tashil and District Nagpur, Maharashtra	
<b>Reserve Price:</b> INR 56, 00, 000/-	<b>EMD:</b> INR 5, 60, 000/-
<b>Date of E- Auction &amp; Time:-</b> 19 May 2025 from 11am to 12pm	
<b>Date of Inspection:-</b> 25-04-2025	
<b>Minimum Bid Increment Amount:-</b> INR 55,760/-	
<b>Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD:-</b> 20-05-2025	

The auction shall be conducted online through OAPL. 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 **20-05-2025 by 6:00 PM**. For detailed terms and conditions of the sale, please refer to the link provided in <https://omkaraarc.com/auction.php> and/or <https://www.bankauctions.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@bankauctions.com, Mr. Bhavik Pandya maharashtra@c1india.com, at 8866682937 and for any property related query contact the Authorised Officer, Mr. Shubhdeep Banerjee (Mo: 7558392736) Mail: s.banerjee@omkaraarc.com. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002**

This notice is also a mandatory Notice of 30 (Thirty) days to the Borrower/Guarantors of the above loan account under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses 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: 16.04.2025  
Place: Mumbai

Sd/-  
For Omkara Assets Reconstruction Pvt Ltd  
(Acting as a Trustee of India Resurgence ARC Trust VI)