OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

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. Mobile: +91 8097998596 | Board: +91 22 26544000 Email: abhishek.shelar@omkaraarc.com | www.omkaraarc.com |

[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) read with 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor Mr. Vinayak Motiram Shelke, Mr. Rahul Vinayak Shelke, Mr. Sahebrao Motiram Shelke, Mr. Wasudeo Motiram Shelke, Mr. Ashok Motiram Shelke and Mr. Harishkumar Parasram Malpani that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised 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 03.11.2026 at 11:00 am (last date and time for submission of bids is 02.11.2026 by 5:00 PM),** for recovery of **Rs. 7,10,15,673.91 (Rupees Seven Crore Ten Lakhs Fifteen Thousand Six Hundred Seventy-Three and Paise Ninety-One Only) as on 30.09.2020** 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 36/2021-22 Trust) has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 28.09.2021 along with underlying security from Akola Urban Co-operative Bank Limited.

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

(Amount in Rupees)

Lot No.	DESCRIPTION OF THE PROPERTY	Reserve Price	Earnest Money Deposit	Bid Incremental Value	Possession	Date of Inspection
I	Factory standing on Land at Mauje Kanshivani R.S.D.R.D. Tq. & Dist. Akola bearing Gat No. 304 out of which 01 H 62 R Land converted into non-agricultural purpose by S.D.O Akola in Rev. Case No. NAP - 34/Kanshivani/25/1997-98 decided on 30/05/1997 and Gat No 307, out of which land admeasuring 01 H 20 R **bounded as follows:** To The East – Field of Shri Bahekar, To The West - Field of Shri Vinayak Shelke, To The North - Field of Shri Malthane, To The South - Field of Shri Navalkar.	5,54,00,000/-	55,40,000/-	5,00,000/-	Physical	19.08.2026 Between 12.30 pm to 1.30 pm
II	Plant and Machinery at Gat No 307	36,00,000/-	3,60,000/-	2,00,000/-	Physical	19.08.2026 Between 12.30 pm to 1.30 pm
III	All that place and parcel of the Property situated at Mouje Kanshivani R.S.D.R.D Tq & Dist Akola bearing field Gat No.250 out of which land admeasuring 0H 04R ie 371.60 Sq.Mtrs along with the construction made over it as per the map approved by Gram Panchayat Kanshivani on 21/05/2008 having built up area 182.91 Sq. Mtrs. bounded as follows: To The East-Gat No.251 of Dilip Shelke To The West-Gat No. 249 of Ashok Shelke To The North – Gat No.250 of Sahebrao Shelke To The South – Vitthal Mandir	40,00,000/-	4,00,000/-	2,00,000/-	Physical	19.08.2026 Between 1.30 pm to 2.30 pm
IV	The property is situated at Kasbe Akola R.S.D.R.D. Tq & Dist Akola within the limits of Municipal Corporation Akola in the area popularly known as Durga Chouk, bearing Nazul Sheet No. 64-A & 64 Nazul Plot No (19, 2/3, 3/3)/6 upon which a three storied building consisting of six separate blocks is constructed Out of the said building the entire Block No.4, 5 and 6 admeasurinf each 55.1 Sq. Mtrs (Total 165.30 Sq. Mtrs) along with the entire construction made over it To The East - General Drain, To The West - 5 Ft wide Common Passage, To The North - General SPace, To The South - Common staircase for the usage of block owners.	1,25,00,000/-	12,50,000/-	3,00,000/-	Symbolic	-

***The Bid of the Bidder participating for the LOT I required to participate for LOT 2 as well. The Bid only for LOT I will be treated as Invalid.**

DATE OF E- AUCTION	**03.11.2026 at 11:00 am**
LAST DATE AND TIME FOR SUBMISSION OF BID LETTER OF PARTICIPATION/KYC DOCUMENT/PROOF OF EMD:	**02.11.2026 by 5:00 pm**
LAST DATE TO WITHDRAW THE BID	**02.11.2026 by 5:00 pm**
KNOWN LIABILITIES/ENCUMBRANCES	**Not Known**

This Publication is also a Fifteen Days' notice to the Borrowers/Co-borrower/Guarantors under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.

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 or contact service provider M/s. C1 India Private Limited, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, or Mr. Bhavik Pandya, Mobile: 8866682937 E mail – maharashtra@c1india.com.**

Date: 14.10.2026
Place: Akola

Sd/- Authorized Officer,
For Omkara Assets Reconstruction Private Limited
(Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)