



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai – 400028 Tel.: 022-69231111 CIN: U67100TZ2014PTC020363

[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 below mentioned Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor Khamgaon Urban Co-Operative Bank Ltd ("KUCBL") in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 24.05.2021 under Section 13(2) of SARFAESI Act thereby calling upon Borrower/Guarantors i.e. **Saikrupa Agro Processor (Through Proprietor, Rajesh Badrinarayan Rathi), Mr. Santosh Badrinarayan Rathi and Mr. Bhagwandas Narayan Rathi for repayment of outstanding amount aggregating to Rs. 4,14,68,000/- (Rupees Four Crore Fourteen Lakh Sixty-Eight Thousand Only) as on 24.05.2021 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.**

Further, **Omkara Assets Reconstruction Pvt. Ltd. ("OARPL") (acting in its capacity as Trustee of Omkara PS 25/2021-22 Trust)** has acquired entire outstanding debts lying against the Borrower/Guarantors vide Assignment Agreement dated 28.12.2021 from KUCBL along with the underlying security. Accordingly, OARPL has stepped into the shoes of the assignor and is empowered to recover the dues and enforce the security. The Authorized Officer of OARPL has taken physical possession of the mortgaged asset no. 1 on 13.06.2024 and mortgaged asset no. 2 on 12.06.2024.

NOW THEREFORE, the Authorized Officer of OARPL hereby intends to sell the below-mentioned secured assets for the recovery of dues. The properties shall be sold in exercise of the rights and powers under the provisions of Sections 13 (2) and (4) of SARFAESI Act; on **"As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 05/03/2026 at 11:00 am** (last date and time for submission of bids is **04/03/2026 by 5:00 pm**).

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as follows:

Sl. No.	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD	Bid Increment
1.	Property situated at Vidyanagar, located at Mauje Umri Umarchhed, Tq. & Dist. Akola bearing field survey no. 35/2, Nazul Plot No.3/6, Nazul Sheet No.81 out of it layout plot no.5 and out of it portion admeasuring East-West 23.77 mtrs, North- South 20.12 mtrs. Total admeasuring 478.26 sq.mtrs. Boundaries: East: Road West: Road North: Plot No.4 South: Road. On the said plot, a building is constructed consisting of a basement, ground floor, first floor and second floor. Out of said building the area between roof of first floor and second floor. Out of the said building the area between roof of first floor till roof of second floor, by north- south division, half portion falling on the western side and by further making East-West division of half portion falling on western side, ortion falling on southern side of the second floor, which is admeasuring North-South – 14 ft. 2 inch, East-West – 41 ft.6 inch, total admeasuring 587.64 sq.ft having a constructed flat. Boundaries: East: Flat sold to Mr. Bhagwandas Rathi West: Road North: Flat sold to Mr. Anilkumar Rathi South: Road.	29,00,000/-	2,90,000/-	20,000/-
2.	Property located at Mauje Umari Tq. Akola within limits of Municipal Corporation Akola, Layout plot no.3 admeasuring 8890 sq.ft. on the said plot a commercial complex is constructed known as "Ramlata Business Centre". Out of the said complex Chamber on the second floor, having built-up area admeasuring 325 sq.ft. i.e. 30.20 sq.mtrs. Boundaries: East: Toilet and Bathroom constructed in building West: Another Chamber owned by Vivek Paraskar North: Common Passage South: Service Lane	18,00,000/-	1,80,000/-	20,000/-

Date of E- Auction	05/03/2026 at 11.00 am
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	04/03/2026 by 5:00 pm
Date of inspection	26/02/2026 3:00 pm to 5:00 pm
Known Encumbrance Details	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 & Password, uploading data, submitting bid, training on e-bidding process etc., may contact the 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, Mr. Vinod Pungliya, Mobile: +91 9323188245, Mail: vinod.pungliya@omkaraarc.com. At the time of submission of the bid, the bidder should submit affidavit in the spirit of Section 29A of Insolvency and Bankruptcy code. 2016

Date: 07.02.2026
Place: NAGPUR

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