



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100TZ2014PTC020363

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[Appendix - IV-A]

E-Auction Sale Notice for Sale of Immovable Asset 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 (2) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s)/co-borrowers/mortgagors/Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, **The Akola Urban Co-operative Bank Ltd. (AUCBL)** Further, **Omkara Assets Reconstruction Pvt Ltd (OARPL)** has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 28.09.2021 from **The Akola Urban Co-operative Bank Ltd. (Assignor)** along with underlying security from assignor Accordingly, **OARPL** has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the **OARPL** took Physical Possession on 18.03.2024. The Authorized Officer of **OARPL** hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on "As is where is", "As is what is", "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, Guarantor(s) and Mortgagor(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, and Earnest Money Deposit (EMD), and known encumbrances (if any) is given as under:

(Amount in Rs.)

Lot No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price of secured assets	EMD Amount	Bid Increment Amount
I	M/s. Laxmi Agro Industries (Partnership Firm) (Guarantor & Mortgagor) 1. Yogesh Chaganlal Paliwal 2. Anand Chaganlal Paliwal 3. Priyanka Yogesh Paliwal 4. Koushalya Chaganlal Paliwal Guarantor 5. Purushottam Lalchand Dhamat 6. Prakash Dnyandeora Wakode 7. Padmbai Chaganlal Paliwal	Lot No.1 : Industrial Properties along with Machinery situated at the below-mentioned properties. i. Plot No. A-1, in the M.I.D.C. Telhara Industrial area within the village limits of Gram Panchayat Thar and outside the limit of Municipal Council Telhara, in rural area Tq. Telhara Dist. Akola and Registration Sub- District Akola containing by admeasuring 880 sq.mt. or there about. Towards East: Plot No. A-2, Towards West: 20 Sq. Mt. MIDC Road, Towards North: 20 Sq. Mt. MIDC Road, Towards South: Plot No. A-14 & A-15. ii. Plot No. A-2, in the M.I.D.C. Telhara Industrial area within the village limits of Gram Panchayat Thar and outside the limit of Municipal Council Telhara, in rural area Tq. Telhara Dist. Akola and Registration Sub District Akola containing by admeasuring 880 sq.mt. or there about. Towards East: Plot No.A-3, Towards West : Plot No.A-1, Towards North : 20 Sq. Mt. MIDC Road, Towards South Plot No. A-14 iii. Plot No. A-14, in the M.I.D.C. Telhara Industrial area within the village limits of Gram Panchayat Thar and outside the limit of Municipal Council Telhara, in rural area Tq. Telhara Dist. Akola and Registration Sub- District Akola containing by admeasuring 540 sq.mt. or there about. Towards East: Plot No.A-13, Towards West : Plot No.A-15, Towards North : Plot No. A-2, Towards South : 20 Sq. Mt. MIDC Road. iv. Plot No. A-15, in the M.I.D.C. Telhara Industrial area within the village limits of Gram Panchayat Thar and outside the limit of Municipal Council Telhara, in rural area Tq. Telhara Dist. Akola and Registration Sub- District Akola containing by admeasuring 540 sq.mt. or there about. Towards East: Plot No. A-14, Towards West: 20 Sq. Mt. MIDC Road, Towards North: Plot No. A-1, Towards South: 20 Sq. Mt. MIDC Road.	Owned by Laxmi Agro Industries partnership of 1. Yogesh Chaganlal Paliwal 2. Anand Chaganlal Paliwal 3. Priyanka Yogesh Paliwal	Date: 13.12.2018 Rs. 86,95,459.95/- (Rupees Eighty-Six Lakh Ninety -Five Thousand Four Hundred and Fifty-Nine and Ninety-Five Paisa Only) as on 01.12.2018.	57.91	5.80	0.50
		Lot No. 2 Machinery installed at the above-mentioned properties.			6.61	0.67	0.50

Please note that the Plot and Machinery as mentioned above will be sold under a single Lot No. 01, but sale certificates will be issued separately. Further, for the successful sale of Machinery, the successful bidder will have to deposit the GST (as applicable) over and above the bid price.

Inspection date and time	25/08/2026 3:00 pm to 5:00 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	17/09/2026 by 5:00 pm
Date of E- Auction & Time	18/09/2026 at 11:00 am to 12:00 pm (noon)

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <https://omkaraarc.com/auction.php> Bidder may also visit the website <https://www.bankeauktion.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@bankeauktions.com, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Nilesh More, Mobile: +91 9004722468, Mail: nilesh.more@omkaraarc.com. At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29A of Insolvency and Bankruptcy code. 2016

Date: 18.08.2026

Place: Akola

Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust)