OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100TZ2014PTC020363
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[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. Ruchir Sharad Goenka, Mr. Sharad Nathmal Goenka and Mr. Ritesh Sharad Goenka** that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical 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 13.11.2026 at 11:00 am (last date and time for submission of bids is 12.08.2026 by 5:00 PM)**, for recovery of **Rs.3,53,17,276/- (Rupees Three Crore Fifty Three Lakhs Lakhs Seventeen Thousand Two Hundred Seventy Six Only) as on 08.01.2015** Plus Interest and Expenses w.e.f. 09.01.2015 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:

DESCRIPTION OF THE PROPERTY	Reserve Price (RP)	Earnest Money Deposit (EMD)
Mouje Tajnapur, Pra. Tq. & Dist. Akola RSDRD Akola within the limits of ZPPS and Municipal Corporation Akola in the Area, popularly known as Deshmukh File, Opp Shivaji Park, Akot Road, Akola bearing Nazul Plot No. 5/2 of Nazul Sheet No 36/C, having area 675 Sq. Mtrs out of which on South-East Portion admeasuring Eastern Side 68 ft. Western Side 64 ft. Southern side 60 ft. and Northern side 57 ft. thus total area 3861 Sq. fts Le, 358.83 Sq, mtrs and old Construction building standing thereon which consist of Basement 1604 Sq. fts ground floor 1623 Sq. ft Mazinine Floor 500 Sq. fts and First floor 1990 Sq. fts total construction area 5717 sq. fts i.e. 531.31 sq. mtrs **which bounded by-** Towards East Road and Bridge of Akot Road, Towards West- House of Pawar, Towards North- Land of Ruchir Goenka, Towards South-Govt Road.	**Rs. 5,88,00,000/-**	**Rs. 58,80,000/-**
Mouje Tajnapur, Pra. Tq. & Dist Akola RSDRD Akola within the limits of ZPPS and Municipal Corporation Akola in the Area popularly known as Deshmukh File, Opp. Shivaji Park, Akot Road, Akola bearing Nazul Plot No 5/1 of Nazul Sheet No 36/C, admeasuring Eastern Side 575 ft Western Side 64 ft. Southen side 97 ft. And Northern side 112 ft. thus total area 6810 Sq fts Le 632.1 Sq. mtrs and old RCC Construction 2500 Sq ft with tin shed thereon **which is bounded by-** Towards East - Akola to Akot Road, Towards West - Railway site, Towards North - Land of Shri Ruchir Goenka out of Nazul plot no. 4/1, Towards South - Land of Shri Ruchir Goenka out of Nazul Sheet no.5/2		
Mouje Tajnapur Pra. Tq. & Dist Akola RSDRD Akola within the limits of ZPPS. and Municipal Corporation Akola in the Area popularly known as Deshmukh File, Opp Shivaji Park Akot Road, Akola bearing Nazul Plot No 4/1 of Nazul Sheet No 35/C out of which on South East side Corner adjacent e Northern side of plot admeasuring Eastern side 66 ft. Western side 54 ft. Southern side 108.5 ft. and Northern side 103 ft. thus total area 6330 sq fts i.e. 588.057 sq. mtrs. And standing approximate 2000 sq. ft. Le 185 87 sq. mtrs. Shed thereon **which bounded by-** Towards East - Road of Common use, Towards West - Land left for internal private Road Towards, Towards North- Land left for internal private Road, Towards South-Property of Ruchir Goenka out of Nazul sheet no. 5/1.		

DATE OF E- AUCTION	**13.11.2026 at 11:00 am**
MINIMUM BID INCREMENT AMOUNT	**Rs.25,00,000/-**
LAST DATE AND TIME FOR SUBMISSION OF BID LETTER OF PARTICIPATION/KYC DOCUMENT/PROOF OF EMD:	**12.11.2026 by 5:00 pm**
LAST DATE TO WITHDRAW THE BID	**12.11.2026 by 5:00 pm**
DATE OF INSPECTION	**04.11.2026 between 1:00 pm to 2:00 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: 16.10.2026
Place: Akola

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