



# 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 – II A & IV-A]

[See proviso to Rule 6(2) and Rule 8 (6)]

## SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTY

**E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) and Rule 8 (6) 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 movable and 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 on 14.06.2024.

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 **19/03/2026 at 11:00 am (last date and time for submission of bids is 18/03/2026 by 5:00 pm)**.

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

LOT NO.	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD	Bid Increment
LOT 1.	Non-Agricultural Property located at Mauje Deori Tq. Akot. Dist. Akola bearing Gut no. 162 out of its portion admeasuring 1.41 Hr. i.e 14100 sq.mts owned by Mr. Rajesh Badrinarayan Rathi, The Sole Proprietor of M/s.Sai krupa Agro Processors <b>Boundaries: East:</b> Land of Shri Pravin Garikwad <b>West:</b> Land of Shri Rama Pandav & Damodhar Wanhade <b>North:</b> Remaining part of the same land <b>South:</b> Akot-Shegaon Road	2,44,00,000/-	24,40,000/-	5,00,000/-
LOT 2.	Machinery situated at the above factory premises.	41,00,000/-	4,10,000/-	40,000/-
COMBINATION	LOT 1 + LOT 2	2,85,00,000/-	28,50,000/-	5,40,000/-

Date of E- Auction 19/03/2026 at 11.00 am

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 18/03/2026 by 5:00 pm

Date of inspection 12/03/2026 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](mailto:support@bankeauctions.com), Mr. Bhavik Pandya, Mobile: 8866682937, E mail [maharashtra@c1india.com](mailto:maharashtra@c1india.com) and for any property-related query contact the Authorised Officer, Mr. Vinod Pungliya, Mobile: +91 9323188245, Mail: [vinod.pungliya@omkaraarc.com](mailto: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)