OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
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. Rahul Vinayak Shelke, Mr. Usha Vinayakrao Shelke, Mr. Vinayak Motiram Shelke and Sahebrao Motiram Shelke** 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 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. 2,36,87,386.73 (Rupees Two Crore Thirty-Six Lakh Eighty-Seven Thousand Three Hundred Eighty-Six and Paise Seventy-Three 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:

Details of the Secured Asset	Reserve Price	EARNEST MONEY DEPOSIT
The Property situated at Kasbe Akola, R.S.D.R.D. Tq & Dist. Akola, within the limits of Municipal corporation Akola, bearing Nazul Sheet No. 64-A & 64, Nazul Plot No.(19, 3/3, 3/2)/1 out of which plot admeasuring 2926 Sq. ft. upon which a Multistoried building is constructed popularly known as Wakharkar Complex, out of the said building one shop bearing No.4, situated on first floor having dimension East-West 11 Ft., North-South 20 Ft. Area 220 Sq. Ft. (20.44 Sq. mtrs) along with proportionate undivided share in land, right in common areas and facilities, easements and appurtenance, **which is bounded as To The** East - Office No. 5 of Shyam Sarbhukan To The West - Office No. 3 of Shri Bhelonde To The North - 3 ft wide common Balcony To the South – Constructed property of Wakharkar.	**Rs. 36,00,000/-**	**Rs. 3,60,000/-**

DATE OF E- AUCTION	**03.11.2026 at 11:00 am**
MINIMUM BID INCREMENT AMOUNT	**Rs. 1,00,000/-**
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**
DATE OF INSPECTION	**19.08.2026 between 4.30 pm to 5.30 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)