



**OMKARA**  
ASSETS RECONSTRUCTION PVT. LTD.

# Omikara Assets Reconstruction Private Limited

**Corporate Office:** Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9773406175.

## Sale notice for sale of immovable properties [See proviso to rule 8 (6) read with 9(1)]

### 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 Atul Shashikant Gahbhiye and Co-borrower Manjusha S. Sakharkar that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by the Authorised Officer of Omikara ARC Secured Creditor on 03.02.2024. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 18.02.2026 at 11.00 am (last date and time for submission of bids is 17.02.2026 by 6.00 PM), for recovery of **Rs. 26,55,856.96/- (Rupees Twenty-Six Lakh and Fifty-Five Thousand Eight Hundred Fifty-Six and Ninety-Six Paise Only)** as on 03.07.2020 plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc

The Omikara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omikara PS 33/2020-21 Trust has acquired entire outstanding debts lying against the said borrower/ guarantors vide Assignment Agreement dated 30.03.2021 along with underlying security **Edelweiss Housing Finance Limited (EHFL)**. Therefore, Omikara Assets Reconstruction Pvt Ltd has stepped in the shoes of **Edelweiss Housing Finance Limited (EHFL)** and become entitled to recover entire outstanding dues and enforce the securities.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
All that part and parcel of the property at shop No. 35 and 36, wing III, First Floor, "Rahul Complex-I" Admeasuring-169 sq.ft city survey no. 102/1 KH no.414, Sheet No.260, Mouza Nagpur, St Bus Stand, New Subhas Road, Ward No. 6, Tah & dist – Nagpur-440018. <b>Boundaries :- East – Plot No. 11A &amp; 11B, West – Road, North -Road, South - Road (Bid Increment: Rs. 20,000 (Amalgamated Shop)</b>	<b>Rs. 18,00,000/-</b>	<b>Rs. 1,80,000/-</b>

<b>Date of E-Auction</b>	<b>18.02.2026 at 11.00 A.M to 2.00 P.M</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:</b>	<b>17.02.2026 by 6:00 pm</b>
<b>Date of Inspection</b>	<b>13.02.2026 between 01.00 pm to 04.00 pm</b>

**Known Liabilities:** To the best of our knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction.

This publication is also a Fifteen-days notice to the borrowers/co-borrowers 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 the secured creditor website i.e., <http://omkararc.com/auction.php> and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Email- [pratiksha.patel@omkararc.com](mailto:pratiksha.patel@omkararc.com) Bidder may also visit the website <http://www.bankeauction.com> or contact 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:88666 82937 Email – [Maharashtra@c1india.com](mailto:Maharashtra@c1india.com). Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Date: 30.01.2026  
Place: Nagpur

Sd/-, Authorized Officer,  
(Pratiksha Patel)  
Omikara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omikara PS 33/2020-21 Trust)