OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Tel.: 022-69231111

[Appendix - IV-A] [See proviso to Rule 8 (6) with Rule 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower that the below described immovable property mortgaged/charged to the Secured Creditor Khamgaon Urban Co-Operative Bank Limited ("KUCBL") in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002. ("KUCBL") had issued a **Demand Notice dated 24.05.2021** under Section 13(2) of SARFAESI Act thereby calling upon **Borrower/Mortgagor/Guarantor i.e. M/s. Saikrupa Agro Processors, Mr. Rajesh Badrinarayan Rathi, Mr. Santosh Badrinarayan Rathi, Bhagwandas Narayandas Rathi for repayment of outstanding amount aggregating to Rs. 4,14,68,000/- (Rupees Four Crore Fourteen Lakh Sixty Eight Thousand)** as on 01.05.2021 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. Subsequently loan account was assigned to Omkara Asset Reconstruction Pvt. Ltd. ("OARPL") (acting in its capacity as Trustee of Omkara PS 25/2021-22 Trust Vide assignment agreement dated, 28.12.2021. 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 the physical possession of secured assets i.e. Residential Flat on 13.06.2024 and Industrial Unit on 14.06.2024 .

NOW THEREFORE, the Authorized Officer of OARPL hereby intends to sell the below-mentioned secured property for the recovery of dues. The property 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", and "Whatever there is" and "without recourse basis" on 19/10/2026 at 11:00 am (last date and time for submission of bids is 16/10/2026 by 5:00 pm).**

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:

Description of immovable property	Reserve Price	EMD	Bid Increment Amount
Lot No. 1 : Industrial unit along with Plant & Machinery as mentioned below. That the non-agricultural property located at village Deori Tq. Akot Dist. Akola bearing Gut No.162 out of its portion admeasuring 1H.41R. i.e. 14100 sq mtrs, which is converted for industrial purpose along with main factory building, gin house, office, electric room, weight bridge, pump house, press house, press shed, store, operator room and machinery which is standing thereon **bounded as under** :- On or towards the East: Land of Shri. Pravin Gaikwad, On or towards the West:: Land of Rama Pandav & Damodar Wankhede, On or towards the North: Remaining Land out of Gut No. 162, On or towards the South: Akot- Shegaon Road.	**2,25,33,000/-**	**22,54,000/-**	**5,00,000/-**
Lot No. 2 – Plant & Machinery at the Industrial unit mentioned above in Lot 1.	**25,33,000/-**	**2,54,000/-**	**50,000/-**
Lot No. 3 – Residential Property situated at Vidyanagar, Flat No. 203 on second Floor, located at Mauje Umri Umarkhed, Tq. & Dist. Akola bearing field survey no. 35/2, Nazul Plot No.3/6, Nazul Sheet No.81 out of it layout plot no.5 and out of it portion admeasuring East-West 23.77 mtrs, North- South 20.12 mtrs. Total admeasuring 478.26 sq.mtrs **bounded as :** On or towards the East – Road , On or towards the West – Road, On or towards the North – Plot No.4, On or towards the South – Road. On the said plot a building is constructed consisting of basement, ground floor, first floor and second floor. Out of said building the area between roof of first floor and second floor. Out of the said building the area between roof of first floor till roof of second floor, by north- south division, half portion falling on the western side and by further making East-West division of half portion falling on western side, ortion falling on sourthen side of the second floor, which is admeasuring North-South – 14 ft. 2 inch, Easr-West – 41 ft.6 inch, total admeasuring 587.64 sq.ft having a constructed flat which is **bounded as:** On or towards the East : Flat sold to Mr. Bhagwandas Rathi, On or towards the West : Road, On or towrafs the North : Flat sold to Mr. Anilkumar Rathi, On or towards the South : Road.	**23,50,000/-**	**2,35,000/-**	**50,000/-**

Date of E- Auction	**19/10/2026 at 11.00 am**
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	**16/10/2026 by 5:00 pm**
Date of inspection	**15/10/2026 3:00 pm to 5:00 pm**
Known Encumbrance Details	**Not Known**

Please note that the Industrial unit and Machinery as mentioned above will be sold under a single Lot No. 1, 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.

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.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 e-Auction Service Provider **"M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Satish Naidu, Mobile: +91 8879545079, Mail: satish.naidu@omkaraarc.com.** At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29A of Insolvency and Bankruptcy code. 2016.

Sd/- Authorized Officer

Omkara Assets Reconstruction Pvt Ltd

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

Date: 30.09.2026

Place: Akola