



OMKARA
ASSETS RECONSTRUCTION PRIVATE LTD.

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

Notice is hereby given to the public in general and in particular to the Borrower M/s. Khodke Agro Energy, and co-borrowers/Guarantors/Partners Shri. Prashant Vinayakrao Khodke, Smt. Suchita Pravin Khodke and Mrs. Meena Ranjeet Jagtap and Shri. Milind Chandrakant Khodke (Patil) and Smt. Seema Prashant Khodke and M/s. Vidarbha Sugar Mill Ltd and M/s. Khodke Agro Products Pvt Ltd and M/s. Khodke Agro Products Pvt Ltd. that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by the Nagpur Nagarik Sahakari Bank Ltd (NNSB) has absolutely assigned & transferred the financial asset/entire outstanding debt lying against the said borrowers & mortgagor guarantor along with underlying securities and their all rights and powers in favor of OARPL acting in the capacity of Trustee of PS 47/2021-22 Trust. 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 04.08.2026 at 11.00 am (last date and time for submission of bids is 03.08.2026 by 6.00 PM), for recovery of **Rs. 7,19,88,751.00/- (Rupees Seven Crore Nineteen Lakhs Eighty-Eight Thousand Seven Hundred and Fifty-One Only)** as on **March 1st, 2015**, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 47/2021-22 Trust) has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 21.03.2022 along with underlying security from Nagpur Nagarik Sahakari Bank Ltd (NNSB). Therefore, Omkara Assets Reconstruction Pvt Ltd has stepped in the shoes of Nagpur Nagarik Sahakari Bank Ltd (NNSB) 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
	Rs.	Rs.
All that piece and parcel of the shop bearing Nos. 5, 6, 7, 8, 9, 10, 11, 12 & 13 having total built up area admeasuring 1599.23 Sq. ft (148.57 Sq Mts.) and Balconies admeasuring 476.17 Sq. ft. as such total Built up Area Admeasuring 2075.40 Sq. ft. as such total built up Area Admeasuring 2075.40 Sq. ft. (192.88 Sq. Mtrs) on second floor in commercial complex constructed on Nazul Plot No. 8, out of sheet No. 48-B, of Mouje-Gaothan Amravati, Pragane-Badnera Tq. & Dist. Amravati, within the jurisdiction of Sub- Registrar Amravati and Within the limits of Municipal Corporation of city Amravati, Bearing Municipal Property No. 771, In ward No. 32, in the name of Smt. Suchita Pravin Khodke and Sour Seema Prashant Khodke and the said shops are commonly Bounded as Under:-Towards East: By Passage, Towards West: By Passage & Steps, Towards North: By Passage, Towards North: By Passage	76,50,000/-	7,65,000/-

Date of E- Auction : 04.08.2026 at 11.00 A.M to 2.00 P.M

Minimum Bid Increment Amount : Rs. 25,000/- (Twenty Five Thousand only)

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 03.08.2026 by 6:00 pm

Date of Inspection: 25.07.2026 between 01.00 pm to 04.00 pm

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 the properties put on Auction.

This publication is also a Fifteen-day 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://omkaraarc.com/auction.php> and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Email- 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, Mr. Bhavik Pandya, Mobile: 88666 82937 Email -Maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Sd/- Authorized Officer,

Date: 18.07.2026

Omkara Assets Reconstruction Pvt Ltd.

Place: Amravati

(Acting in its capacity as a Trustee of Omkara PS 47/2021-22 Trust)