



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 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/ Mortgagor **Nirmal Thakurdas Somnani and Guarantor Shri Ankit Gurumukh Chattani** 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 Omkara ARC Secured Creditor on 12.07.2024. 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 30.09.2025 at 11.00 am (last date and time for submission of bids is 29.09.2025 by 6.00 PM), for recovery of **Rs. 8,89,808/- (Rupees Eight Lacs Eighty-Nine Thousand Eight Hundred Eight Only)** as on 31.05.2021 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 36/2021-22 Trust) has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 28.09.2021 along with underlying security **Akola Urban Co-operative Bank Ltd (AUCB)**. Therefore, Omkara Assets Reconstruction Pvt Ltd has stepped in the shoes of **Akola Urban Co-operative Bank Ltd (AUCB)** 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
Shop No 214, 2nd Floor (Built up area of 9.44 Sq. Mtrs or 101.61 Sq. Fts), Shrey Infra Business Centre, with 01.16% undivided share in plot No.2, Survey No 3207, Sheet No 80, Ward No 3, Corporation House No 268/K/2014, Mouza-Sitabuldi, situated at Hanuman Galli, Nagpur.	Rs. 11,22,000/-	Rs. 1,12,200/-
Date of E-Auction	30.09.2025 at 11.00 A.M to 2.00 P.M	
Bid Increment	10000/- (Ten Thousand Only)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	29.09.2025 by 6:00 pm	
Date of Inspection	27.09.2025 between 01.00 pm to 04.00 pm	
Known Liabilities	Not Known	

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://omkaraarc.com/auction.php>. and the contact details of authorized officer **Pratiksha Patel** (Contact No. 9773406175) Email- pratiksha.patel@omkaraarc.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.

Date: 12.09.2025
Place: Nagpur

Sd/- Authorized Officer,
(Pratiksha Patel)

Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)