



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinor 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/ Mortgagee **Nirmal Thakurdas Somnani and Guarantor Shri Ankit Guremukh Chhattani** 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 ASSET Secured Creditor on 12.07.2024. The below-described 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. 8,89,800/- (Rupees Eight Lacs Eighty-Nine Thousand Eight Hundred Eighty 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 debts 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), Shreya Infra Business Centre, with 01.16% undivided share in Plot No.2, Survey No 3207, Sheet No 08, Ward No 3, Corporation House No 268/K/2014, Mouza-Stalibuli, 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 e-auction website <http://omkararec.com/auction.php>, and the contact details of authorized officer **Pratiksha Patel** (Contact No. 9773406175) Email-pratiksha.patel@omkararec.com Bidder may also visit the website <http://www.banksauction.com> or contact service provider **M/s. C1 India Pvt. Ltd.**, Tel. Helpline: +91-7291981124/2526, Helpline E-mail Id: support@banksauctions.com, Mr. Bhavani 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: 29.09.2025
Place: Nagpur
(Acting in its capacity as a Trustee of OMKARA PS 36/2021-22 Trust)

Sd/- Authorized Officer,
(Pratiksha Patel)
OMKARA ASSETS Reconstruction Pvt Ltd

SYMBOLIC POSSESSION NOTICE

ICICI Bank

Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	M/s. Damodhar Motilal Mundada Bhusar Dukan/ Laxminarayan Damodhar Mundada/ Damodhar Motilal Mundada/ Natina Laxminarayan Mundada/ Lata Damodar Mundada- 095205500269 & 095255000008	Property No.1- Plot No.336, Survey No.143, City Survey No.5223/5, M.C. House No.23-2145, Audha and Nanded Road, Near Karwa Hospital, Mouje and Taluka Hingoli, District Hingoli, Maharashtra 431513/ Property No.2- Plot No.2 (North Portion), Town Council House No.2-663, Survey No.19/1/2, Mouje Malharwadi (Ramakrushna Town), Taluka and District Hingoli, Maharashtra- 431001/ Property No.3- Municipal Property No.10-82, City Survey No. 4566 (East Half Portion), Mohalla Sadar Bazar, Near Star Video, Mahavir Chowk, Mouje and Taluka Hingoli, District Hingoli, Maharashtra- 431513/ Property No.4- Plot No.277 (West Portion), Survey No.155/2, City Survey No.5222/112, Town Council House No.23-2086 (Part), Tapadia Nagar, Near Shivaji Garden, Vrindavan Colony, Mouje and Taluka Hingoli, District Hingoli, Maharashtra 431513 / Property No.5- Flat No.1, Ground Floor, Tara Apartment, Municipal House No.23-1947, Plot No.138, Survey No.154, City Survey No. 5221/ 132, Tapadia Estate, Mudha Garden, Mouje and Taluka Hingoli, District Hingoli, Maharashtra 431001/ Property No.6- House No.14-21, Ward No.14, Sheet No.102, City Survey No.210, Mangalwara, Gadipir Lane, Kasbe and Taluka Hingoli, District Hingoli, Maharashtra 431513/ Property No.7-I.- Plot No.3 (North Portion) and Plot No.4 (South Portion), Town Council House No.2-664(part) and House No.2-665(Part) Respectively, Survey No.19/1/2, Mouje Malharwadi (Ramakrushna Town), Taluka and District Hingoli, Maharashtra 431001/ Property No.7-II.- Plot No.12 and Plot No.13, Town Council House No. 2-673 and House No.2-674 respectively, Survey No.19/1/2, Mouje Malharwadi (Ramakrushna Town), Taluka and District Hingoli, Maharashtra 431001/ 09, September 2025	May 30,2025 Rs. 4,44,24,255.00/-	Hingoli
2.	M/s. Laxminarayan Damodhar Mundada/ Damodhar Motilal Mundada/ Natina Laxminarayan Mundada/ Lata Damodar Mundada - 095205500270 & 095255000007	Property No.1- Plot No.277 (East Portion), and Plot No.278 (West Portion), Town Council House No. 23-2086 and 23-2087 (Respectively), Survey No.155/2, City Survey No.5222/112 & 5222/113, Tapadia Nagar, Near Shivaji Garden, Vrindavan Colony, Mouje and Taluka Hingoli, District Hingoli, Maharashtra- 431513/ Property No.2- Plot No.276 (East Portion), Survey No.155/2, City Survey No.5222/111, Town Council House No.23-2085, Giriraj Bhavan, Tapadiya Nagar, Near Shivaji Garden, Mouje and Taluka Hingoli, District Hingoli, Maharashtra- 431513/ Property No.3- Plot No. 277 (West Portion), Survey No.155/2, City Survey No.5222/112, Town Council House No. 23-2086 (Part), Tapadia Nagar, Near Shivaji Garden, Vrindavan Colony, Mouje and Taluka Hingoli, District Hingoli, Maharashtra- 431513/ Property No.4- Plot No.336, Survey No.143, City Survey No.5223/5, M.C. House No.23-2145, Audha and Nanded Road, Near Karwa Hospital, Mouje and Taluka Hingoli, Maharashtra- 431513/ 09, September 2025	May 23,2025 Rs. 4,53,61,431.00/-	Hingoli

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: September 12, 2025

Place: Hingoli

Sincerely Authorised Officer

For ICICI Bank Ltd.

NAGPUR