

**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**Email:**abhishek.joshi@omkaraarc.com/gehna.balwani@omkaraarc.com**Authorised Officer M no.:** +91 9173670406**[Appendix - IV-A]****[See proviso to rule 8(6) r/w 9(1)]****PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY****E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the **physical possession** of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold in exercise of 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" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 31.08.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Balajee Export House (Borrower) Prop: Mr. Mukesh Tapiawala, Mr. Mukesh Tapiawala (Proprietor, Guarantor & Mortgagor), Mrs. Smita Mukesh	All rights, title and interest in the immovable property being Flat No. 104, admeasuring area 1500 sq. ft. (SBUA), First floor, "ISHAVASHYAM" Baroda Co-Op. Hsg Society (Pratapgunj Society) situate at R.S. No. 642/B, Plot No. 47/C & 47/A, C.S. No. 363/E &	Mr. Mukesh Tapiawala and Mrs. Smita Mukesh Tapiawala	Rs. 3,75,79,103.36 /-(Rupees Three Crore Seventy-Five Lakh Seventy-Nine Thousand	09.08.2022	16.09.2024 (Physical)	Rs. 33,75,000/- (Rupees Thirty-Three Lakh Seventy-Five Thousand Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)	Rs. 3,38,000/- (Rupees Three Lakh Thirty Eight Thousand Only)	25.09.2026 From 10:30 am to 11:30 am

Tapiawala (Mortgagor and Guarantor) and Mr. Valay Mukesh Tapiawala (Guarantor)	363/D, Mouje Vadodara Kasba, District and Sub District Vadodara. Towards East: Flat no. 103 and Passage Towards West: O.T.S. Towards North: O.T.S. Towards South: Road Admeasuring area 1500 sq. ft. (SBUA)		One Hundred Three Rupees and Thirty-Six Paise Only)							
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449										
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor: Attachment of Additional Commissioner of State Tax for Rs. 180 lakhs vide their notice issued on 09.05.2023. Bank/ARC dues to have priority over any other statutory dues.										

CERSAI Details:

Property	SECURITY INTEREST ID	ASSET ID
Flat No. 104	400012752885	200012726553

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	05.10.2026 till 6:00 pm
Date of E-Auction & Time	06.10.2026 12.00 pm to 2.00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php>. or website of service provider i.e. <http://www.bankeauction.com>. Contact no. 88666 82937 (Bhavik Pandya).

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 09.09.2026

Place: Vadodara

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)