



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: gehna.balwani@omkaraarc.com / abhishek.joshi@omkaraarc.com

Authorised Officer Mobile 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 in the account of 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.	M/S Gandhi Soda Shop (Borrower), Mr. Parag Bharatbhai Mehta (Co-Borrower/Mortgagor) and Mrs. Punamben Paragbhai Mehta (Co-Borrower)	Residential Property of Flat No.503 with Built up Area admeasuring 24-95 sq. meters on 5 th Floor of the building known as "Shri Gayatri Ashro" constructed upon land of Plot No.16 admeasuring 216.00 Sq. Mts. of Revenue Survey No.274/3 bearing City	Mr. Paragbhai Bharatbhai Mehta	Rs. 20,50,010.23 (Rupees Twenty Lakh Fifty Thousand Ten and Twenty-Three Paise Only)	22.10.2021	07.10.2025	Rs. 14,85,000/- (Rupees Forteen Lakh Eighty-Five Thousand)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 1,48,000/- (Rupees One Lakh Forty-Eight Thousand)	24.09.2026 From 10:30 A.M. to 11:30 A.M.

		Survey No.585/B/39 of City Survey Ward No.11 of Jamnagar. On the East: - Common Passage and Foyer On the West: - O.T.S then Other's Property On the North: - Flat No.504 On the South: - Other's Property								
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449										
*Bank/ARC's dues shall remain on priority over other statutory dues.										

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 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: Jamnagar

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