

Omkara Assets Reconstruction Private Limited Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Mobile: +91 9769170774 Board: +91 22 269231111 Email: tanaji@omkaraarc.com www.omkaraarc.com	
--	---

[Appendix - IV-A]

[See proviso to rule 8 (6) and 9(1)]

Sale notice for sale of immovable properties

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) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and without recourse basis on 15.07.2026 at 01.00 PM (last date and time for submission of bids is 14.07.2026 by 6.00 PM), for recovery of below mentioned dues to Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 03/2025-26 Trust) Secured Creditor from below mentioned borrowers and guarantors.

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 03/2025-26 Trust) has acquired entire outstanding debts due and payable by the said Borrowers/Co-borrowers/Guarantors/Mortgagors from Saraswat Co-operative Bank vide Assignment Agreement dated 27.02.2026 along with underlying security.

Sr. No.	Name of Borrower	Name of Director/Guarantors/Co-borrower/	Date of Notice U/s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s.13(2)
1	Hem Tools Centre Private Limited	Shah Arvind Vadilal Shah Hemang Arvind Shah Sudha Arvind Shah Kinjal Hemang	03/01/2022	Rs.2,63,70,408/- as on 31/12/2021
2	Hem Tools Centre (Sole Proprietorship of Mr. Hemang Arvind Shah).	Nil	24/12/2021	Rs.1,31,07,294/- as on 20/12/2021
3	Mr. Arvind Vadilal Shah	Hemang Arvind Shah Arvind Vadilal Shah	10/10/2022	Rs.72,85,370/- as on 30/09/2022

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Name of Borrower	Reserve Price	EMD	Bid Increment
------------------------------------	-------------------------	----------------------	------------	----------------------

Flat No. A/21, 2 ND Floor, Vardhaman Kutir CHSL, Opp. Jain Temple, Dominic Colony, Shankar Lane, Kandivali West, Mumbai –530.00 sq. ft. BUA 400067, MH. North: Shankar Lane South: BMC Garden East: B Wing/Adarsh Dairy Road West: Vasupujya Darshan	M/s. Hem Tools Centre Pvt. Ltd. Mrs. Kinjal Hemang Shah	89,44,000/-	8,94,400/-	1,00,000/-
Shop No. 208, 2nd Floor, Trade Centre Premises CHSL, Narayan Dhuru Street, Masjid Bunder, Mumbai - 400003, 104.00 sq. ft. Carpet Area Maharashtra. North: AK Mansion Building South: Raman Tara Heights East: Other Building West: Narayan Dhuru Street	M/s. Hem Tools Centre Pvt. Ltd	36,45,000/-	3,64,500/-	30,000/-
Flat No. A/23, 2nd Floor, Vardhaman Kutir CHSL, Opp. Jain Temple, Dominic Colony, Shankar Lane, Kandivali West, Mumbai –395.00 sq. ft. BUA 400067, MH. North: Shankar Lane South: BMC Garden East: B Wing/Adarsh Dairy Road West: Vasupujya Darshan	Mr.Arvind Vadilal Shah	66,65,000/-	6,66,500/-	50,000/-

Date of E- Auction	15.07.2026 at 01.00 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	14.07.2026 by 6:00 pm
Inspection	03.07.2026 at 3.00 pm to 4.00 pm

This Publication of sale notice is also deemed to be a Fifteen Days' notice to the Borrower/Co-borrower/Guarantor/Mortgagor under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The intended bidders who have deposited the EMD and require assistance in creating Login ID and Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction 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 : 8866682937 E mail – maharashtra@clindia.com.. and for any property related query contact the Authorised Officer, Tanaji Mandavkar Mobile: +91 9769170774 Email -tanaji@omkaraarc.com.

For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 03/2025-26 Trust)

Sd/-
Authorized Officer

Date: 23.06.2026

Sd/-
Authorized Officer