

**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:** zuber.khan@omkaraarc.com / abhishek.joshi@omkaraarc.com**Tel.:** 022-69231111 | **Authorised Officer M no.:** +91 86579 69231

[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 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 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 properties 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 properties. The properties 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 05.03.2026 (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. Khodiyar Fabrication (Co-Borrower/ Mortgagor), Mr. Vikram Vinubhai Sakariya	Property 1:- All that Piece or parcel of Property bearing Shop No. G-43 admeasuring 36.79 sq. mtrs. Built up area, along with undivided share in the land of "Abhishek Arcade", situated at Revenue Survey	Property 1: Sakariya Vikram Vinubhai	Rs. 90,53,710.34 (Rupees Ninety Lakh Fifty-Three Thousand Seven Hundred Ten	15.03.2022	Property 1: 17.03.2024 (Physical Possession)	Property 1:- Rs. 26,19,000/- (Rupees Twenty-Six Lakh Nineteen Thousand Only)	Property 1: Rs. 50,000/- (Rupees Fifty Thousand Only)	Property 1: Rs. 2,61,900/- (Rupees Two Lakh Sixty-One Thousand Nine Hundred Only)	Property 1: 04.04.2026 From 11.00 P.M. to 12:00 P.M.



<p>(Co-Borrower/ Mortgagor), Mrs. Manishaben Sakariya (Co-Borrower) & Vinu Keshavbhai Sakariya (Co-Borrower)</p>	<p>No.302/2, 303/2, 318, 319,320 & 321 Paiki Block No.346/D admeasuring 8095 sq. mtrs. & Akar Rs.14.57 Paisa, T.P. Scheme No.60 (Puna), Final Plot No.117 (Sub Plot No.1) as per Final Plot admeasuring 6476 sq. mtrs. Paiki Western Side 3549.34 sq. mtrs, of Moje Village Puna, City of Surat, Owned by, Sakariya Vikram Vinubhai On the East: - Passage On the West: - Shop No.13 On the South: - Shop No.44 On the North: - Shop No.42</p>		<p>and Paisa Thirty-Four Only)</p>						
	<p>Property 2: All that piece and parcel of Property bearing (as per passing plan plot No.259) as per layout plan B-type, Plot No.39 admeasuring 93.77 sq. mtrs, along with undivided share in the land of road & COP, in "Suryadarshan Silent City", situated at Survey No.302, 303, Block No.287 admeasuring Hecter Area 7-40-85 sq. mtrs i.e.74085 sq. mtrs., Akar Rs.71-37 Paisa, of Moje Village Kamrej, District Surat, Owned By</p>	<p>Property 2: - Vikram Vinubhai Sakariya</p>			<p>Property 2: 01.01.2024 (Physical Possession)</p>	<p>Property 2: Rs. 27,25,000/- (Rupees Twenty-Seven Lakh Twenty-Five Thousand Only)</p>	<p>Property 2: Rs.50,000/- (Rupees Fifty Thousand Only)</p>	<p>Property 2: Rs.2,72,500 /- (Rupees Two Lakh Seventy-Two Thousand Five Hundred Only)</p>	<p>Property 2: 04.04.2026 From 02.00 P.M. to 03:00 P.M.</p>



	Vikram Vinubhai Sakariya:- On the East: - Soc. Road On the West: - Plot No. A/32, A/33 On the South: - Plot No. B/38 On the North: - Plot No. B/40								
Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555									

*Bank/ARC dues to have priority over any other statutory dues.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	14.04.2026 till 5:30 pm
Date of E-Auction & Time	16.04.2026 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: 26.03.2026
Place: Surat

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

