



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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[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 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 23.09.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
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1.	Meenakshi Textile (Borrower) Prop: Mahesh P Sharma, Mahesh P Sharma (HUF) (Guarantor), Mansi Textile (Guarantor) Prop: Mahesh P Sharma, Mahesh P Sharma (Proprietor of Meenakshi Textiles and Mansi Textiles, Guarantor and Mortgage) & Shushila Mahesh Sharma (Guarantor)	Property 1: All that piece and parcel of Property bearing Shop No 202 on the 2 nd Floor, admeasuring 438 Sq. Ft super built up area and 26.13 Sq. Mtrs built up area and 262.34 Sq Ft carpet area along with 14.62 Sq Mtrs undivided share in the land of "Shreeji Arcade" situate at Revenue Survey No 139/3, Block No 139 admeasuring 15579 Sq Mtrs Paiki, T.P. Scheme No 61 (Parvat-Godadara), Original Plot No 129/B Paiki Final Plot No 129/B/2 admeasuring 1507 Sq. Mtrs of Moje Godadara, City of Surat and bounded as under:- On or towards East: Lift and Office No 203 On or towards West: Office No 201 On or towards North: Society road On or towards South: Passage Area: 438 Sq. Ft (SBUA), 26.13 Sq. Mtrs (BUA) and 262.34 Sq Ft (CA)	Mahesh P Sharma	Rs. 2,09,49,433.95 (Rupees Two Crore Nine Lakh Forty-Nine Thousand Four Hundred Thirty-Three and Paise Ninety-Five Only)	02.02.2021	05.11.2023 (Physical)	Rs. 18,40,000 /- (Rupees Eighteen Lakh Forty Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,84,000/- (Rupees One Lakh Eighty-Four Thousand Only)	15.10.2025 (From 2.30 pm to 3.30 pm)
	Property 2: All that piece and parcel of Property bearing Shop No 203 on the 2 nd Floor, admeasuring 770 Sq. Ft super built up area and 44.28 Sq. Mtrs built up area and 462 Sq Ft carpet area along with 25.70 Sq Mtrs undivided share in the land of "Shreeji	Mahesh P Sharma			05.11.2023 (Physical)	Rs. 32,40,000 /- (Rupees Thirty-Two Lakh Forty Thousand Only)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 3,24,000/- (Rupees Three Lakh Twenty-Four Thousand Only)	15.10.2025 (From 2.30 pm to 3.30 pm)	





	<p>Arcade" situate at Revenue Survey No 139/3, Block No 139 admeasuring 15579 Sq Mtrs Paiki, T.P. Scheme No 61 (Parvat-Godadara), Original Plot No 129/B Paiki Final Plot No 129/B/2 admeasuring 1507 Sq. Mtrs of Moje Godadara, City of Surat and bounded as under:-</p> <p>On or towards East: Parking & Society</p> <p>On or towards West: Passage, Lift & Office No 202</p> <p>On or towards North: Society</p> <p>On or towards South: Office No 204</p> <p>Area: 770 Sq. Ft (SBUA), 44.28 Sq. Mtrs (BUA) and 462 Sq Ft (CA)</p>							<p>15.10.2025 (From 11.00 am to 12.00 pm)</p>
	<p>Property No. 3:</p> <p>All that piece and parcel of Property bearing Flat No 401 on the 4th Floor, admeasuring 488 Sq. Ft i.e. 45.35 Sq. Mtrs built up area along with 25.19 Sq Mtrs undivided share in the land of "Arpan Complex, D-Type Building" situate at Revenue Survey No 39/A Paiki, Block No 61/1 Paiki admeasuring 4380 Sq Mtrs T.P. Scheme No 64 (Dumbhal-Magob), Original Plot No 78 of Moje village Magob, City of Surat and bounded as under:-</p> <p>On or towards East: Ladder, Passage and Flat No 404</p>	<p>Mahesh P Sharma</p>		<p>28.07.2024 (Physical)</p>	<p>Rs. 18,55,000 /- (Rupees Eighteen Lakh Fifty-Five Thousand Only)</p>	<p>Rs. 10,000/- (Rupees Ten Thousand Only)</p>	<p>Rs. 1,85,500/- (Rupees One Lakh Eighty-Five Thousand Five Hundred Only)</p>	

	On or towards West: Open Land & Road On or towards North: Open Land & Road On or towards South: Flat No 402 Area: 488 Sq. Ft i.e. 45.35 Sq. Mtrs (BUA)							
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Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Any other encumbrances: GST liability of approximately Rs. 33 Lakh is outstanding against the owner of the property Mr. Mahesh P Sharma in relation to his business activities.

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

CERSAI Details:

Property	Security Interest ID	ASSET ID
Property No. 1: Shop No 202	400017146013	200017107418
Property No. 2: Shop No 203	400017146263	200017107668
Property No. 3: Flat No 401	400017146516	200017107921

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	28.10.2025 till 6:00 pm
Date of E-Auction & Time	30.10.2025 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.bankauction.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 30 (Thirty) 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: 25.09.2025

Place: Surat

Sd/-

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