



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.

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Tel.: 022-69231111 | Authorised Officer M no.: +918657969231

[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. Further, Omkara Assets Reconstruction Pvt Ltd (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 handover of 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 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.	Mr. Mukeshbhai Balubhai Dhameliya (Borrower), Mr. Bharatbhai Balubhai Dhameliya (Co-Borrower), Mr. Balubhai Jivarajbhai Dhameliya (Co-Borrower), Mrs. Ashimitaben Bharatbhai Dhameliya (Co-Borrower) & Mrs.	All that piece and parcel of the immoveable property bearing Shop No 351 on the 3 rd Floor, admeasuring 13.94 Sq Mtrs Carpet Area Along with undivided share in the Land of "Avadh Viceroy" Situated at Block No 147, 146-A, Final Plot No 56/1& 60 T P	Mrs. Darmishtaben Mukeshbhai Dhameliya	Rs.1,18,71,697.32 (Rupees One Crore Eighteen Lakh Seventy-One Thousand Six Hundred Ninety-Seven and Paise Thirty-Two Only)	28.09.2022	09.03.2025 (Physical)	Rs. 11,25,000/- (Rupees Eleven Lakh Twenty-Five Thousand Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 1,12,500/- (Rupees One Lakh Twelve Thousand Five Hundred Only)	03.04.2026 From 11.00 A.M to 12:00 P.M



	Darmishtaben Mukeshbhai Dhameliya (Co-Borrower/Mortgagor)	Scheme No 21 (Sarhana-Simada) Moje Village Sarhana Tal. Choryasi, Dist Surat and the said property is bounded as under: Towards East: Final Plot No 61/2/A & 61/2/B Towards West: Road Towards North: 60 Mtrs Road Towards South: 18 Mts Road							
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449									

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	14.04.2026 till 05:30 P.M
Date of E-Auction & Time	16.04.2026 12:00 P.M to 02:00 P.M

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://www.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) 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/authorize 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 06/2021-22 Trust)

