



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/Guarantor. 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 Paresh Kumar Patel as on 30.03.2026 (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 Pareshkumar Babubhai Patel (Borrower), Mr Babubhai Somabhai Patel (Borrower/Mortgagor), Mrs Varshaben Shaileshbhai Patel (Co-Borrower), Mrs Smitaben Pareshkumar Patel (Co-Borrower), Mrs Kokilaben Babubhai Patel	Property No. 1: All that piece and parcel of Shop No 25,26,27 Total Admeasuring 2497.82 Sq Ft on First Floor, of the scheme named as "Ashwamegh Business Hub" lying and situated at Sub -Plot No "A" of Final Plot No 441/1 (Old Final Plot No 1673/A) of Town Planning Scheme No 3 of Revenue Survey No 1673 Paiki of City Survey No 4514 Paiki of Mouje: Dahegam Taluka Dahegam Dist: Gandhinagar.	Property No. 1: Mr. Shailesh Babubhai Patel	Rs. 2,71,11,825.86 (Rupees Two Crore Seventy-One Lakh Eleven Thousand Eight Hundred Twenty-Five and Eighty-Six Paise Only)	28.12.2022	Property No. 1: 22.02.2025 (Physical)	Property No. 1: Rs. 1,57,50,000/- (Rupees One Crore Fifty-Seven Lakh Fifty Thousand Only)	Property No. 1: Rs. 50,000/- (Rupees Fifty Thousand Only)	Property No. 1: Rs. 15,75,000/- (Rupees Fifteen Lakh Seventy-Five Thousand Only)	Property No. 1: 21.04.2026 From 11:00 A.M. to 12:00 P.M.



(Co-Borrower), Shaileshkumar Babubhai Patel (Co- Borrower/Mortgagor) and Mr Apurv Kumar Manilal Patel (Guarantor)	Mr	Property No. 2: All that piece and parcel of Shop No 3 Admeasuring 5479 Sq Ft on third Floor of the scheme named as "Ashwamegh Business Hub" lying and situated at Sub-Plot No "A" of Final Plot No 441/1 (Old Final Plot No 1673/A) of Town Planning Scheme No 3 of Revenue Survey No 1673 Paiki of City Survey No 4514 Paiki of Mouje: Dahegam Taluka Dahegam Dist: Gandhinagar.	Property No. 2: Mr. Shailesh Babubhai Patel			Property No. 2: 22.02.2025 (Physical)	Property No. 2: Rs. 2,47,05,000/- (Rupees Two Crore Forty-Seven Lakh Five Thousand Only)	Property No. 2: Rs. 50,000/- (Rupees Fifty Thousand Only)	Property No. 2: Rs. 24,70,500/- (Rupees Twenty- Four Lakh Seventy Thousand Five Hundred Only)	Property No. 2: 21.04.2026 From 11:00 A.M. to 12:00 P.M.
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.										

Note: The above two properties are also mortgaged/secured in the account of Mr. Babubhai S. Patel (LAN: 753000010981, 747000000554 & 721000021542) as common securities. Hence, Omkara ARC reserves its right to appropriate the residual sale consideration received in the account of Paresh Patel (i.e. the amount remaining in excess after appropriating the total contractual dues) to adjust the outstanding dues in the account of Mr. Babubhai S. Patel, till the entire payment is made.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	05.05.2026 till 5:30 pm
Date of E-Auction & Time	07.05.2026 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>.

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 Authorized 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: 11.04.2026
Place: Dahegam, Gandhinagar

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

