

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.
Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028.
Tel: 022-6923 1111.

CIN: U67100TZ2014PTC020363

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction and Financial Assets and of Security Interest Act, 2002 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 properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer, will be sold on As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of dues (mentioned in table below) due to Omkara Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column. Religare Finvest Ltd (Original Lender) had assigned the debts of the below mentioned borrowers to IRAPL acting as a Trustee of India Resurgence ARC Trust II on 05.11.2019. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of India Resurgence ARC Trust II in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security;

Borrower / Co-Borrower / Guarantors / Mortgagors	Borrower: M/s. Poshak Bio Research Private Limited
	Co-borrowers: 1. Urvashiben Samirbhai Patel (As Legal Heir of Samir Mukundbhai Patel) 2. Dipiti Jayeshbhai Patel 3. Samir Mukundbhai Patel 4. Jayesh Kantibhai Patel 5. Yashbhai Samirbhai Patel (As Legal Heir of Samir Mukundbhai Patel)
Date of Demand Notice u/s 13(2)	13(2) Notice issued as on 13.05.2024
Date of Possession	13 (4) physical possession taken on 14.02.2026
Dues as on 05.08.2026	Rs. 9,96,43,194/- (Rupees Nine Crore Ninety-Six Lakh Forty-Three Thousand One Hundred Ninety-Four Only)
Description of Property	Survey No. 85/P, and 85/P/1, at Village Khambholaj, Khambholaj – Ode Road, Tal. Anand, Dist. Anand - 388335, Gujarat. Location Coordinates: 22.586012, 73.088766 Area: 7,228 sq. mt. Owner: 2428 sq. mt. is owned by M/s. Poshak Bio Research Private Limited and 4800 sq. mt. is owned by Late Mr. Samirbhai Mukundbhai Patel (represented by legal heirs Mrs. Urvashiben Samirbhai Patel and Mr. Yashbhai Samirbhai Patel) along with Mr. Jayeshbhai Kantibhai Patel
Known Encumbrances (if any):	None that are known of.



Reserve Price (in Rs)	Rs. 1,44,44,000/- (Rupees One Crore Forty-Four Lakh Forty-Four Thousand Only)
EMD (in Rs)	Rs. 14,44,400/- (Rupees Fourteen Lakh Forty-Four Thousand Four Hundred Only)
Bid Increment	Rs. 2,00,000 (Rupees Two Lakh Only)
Inspection Date/Time	28.08.2026 between 1:00 pm to 3:00 PM
Last date for payment of EMD and Bid Submission	23.09.2026 up to 5:00 PM
E-Auction Date & Time	25.09.2026 from 12:00 PM to 01:00 PM

TERMS & CONDITION OF THE AUCTION:

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/>. The auction shall be conducted online through OARPL. EMD to be remitted by way of NEFT/ RTGS to

Account Holder	Account No.	IFSC	Bank and Branch
India Resurgence ARC Trust II	57500000340699	HDFC0000060	HDFC Bank, Fort, Mumbai

The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. ARCA EMART Pvt.Ltd.", Support Landline No./Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. Fouzia, Mobile No. 7997043999, Email- eauction@auctionbazaar.com and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mo: 9819058003) Mail: harshwardhan.kadam@omkaraarc.com.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of 30 (Thirty) days to the Borrower(s) 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 with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Date: 17.08.2026
Place: Mumbai



Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of India Resurgence ARC Trust II)