



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 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. Railtech Consultants Pvt Ltd (Borrower), M/s. Arihant Industrial Corporation (Guarantor), Mr. Mohit Sindhvani	Property 1:- All that piece and parcel of Property bearing Flat No. B- 12 having carpet area admeasuring 58.78 sq. mts, having Built up area admeasuring 76.41 sq. mts Plus Terrace admeasuring 5.15 sq. mts i.e. total	Property 1: Mohit Sindhvani & Swati Mohit Sindhvani Property no. 2: - Mohit Sindhvani	Rs. 9,23,41,341.75 (Rupees Nine Crore Twenty-Three Lakh Forty-One Thousand Three Hundred	14.02.2019	Property 1: 07.03.2025 (Physical Possession)	Property 1: Rs. 45,09,000/- (Rupees Forty-Five Lakh Nine Thousand Only)	Property 1: Rs.10,000/- (Rupees Ten Thousand Only)	Property 1: Rs.4,50,900/- (Rupees Four Lakh Fifty Thousand Only)	Property 1: 01.04.2026 From 11.30 A.M to 12:30 P.M



	(Guarantor), Mrs. Swati Sindhwani (Guarantor) & Mr. Sudarshan Sindhwani (Guarantor)	saleable area admeasuring 78.96 sq. mts (850 sq. ft) along with covered/ open Parking No. B -12, at the ground Floor of Wing B in the building known as Atharva Apartment constructed on the land bearing Plot No. 57, out of Land bearing Sector No. 1, situated at PCNTDA , Bhosari, Tal haveli District Pune 411027	& Swati Mohit Sindhwani	Forty-One and Paise Seventy-Five Only)						
		Property 2: All that Piece and parcel of Flat No. 8 on the second Floor, of E Building of the complex Alcon Square admeasuring 756 sq. ft carpet area (70.16 sq. mts) and admeasuring 945 sq. ft Saleable area (87.79 sq. mts) and one covered car parking space no. CP 27 which is situated below living of Flat No. E 4, constructed on land bearing Sector No. 7, plot No. 71/1+2+3 situated at Bhosari, Tal Haveli District Pune 411026	Property 2: Mohit Sindhwani & Swati Mohit Sindhwani			Property 2: 07.03.2025 (Physical Possession)	Property 2: Rs. 54,18,000/- (Rupees Fifty-Four Lakh Eighteen Thousand Only)	Property 2: Rs.10,000/- (Rupees Ten Thousand Only)	Property 2: Rs.5,41,800/- (Rupees Five Lakh Forty- One Thousand Eight Hundred Only)	Property 2: 01.04.2026 From 2.00 P.M to 3:00 P.M

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.



Note: The above two properties are also mortgaged/secured in the account of Mr. Mohit Sindhwani (LAN: 508003453071) as common securities. Hence, Omkara ARC reserves its right to appropriate the residual sale consideration received in the account of Railtech Consultants Pvt Ltd (i.e. the amount remaining in excess after appropriating the total contractual dues) to adjust the outstanding dues in the account of Mr. Mohit Sindhwani, till the entire payment is made.

Last date and time for submission of bid letter of participation/KYC	14.04.2026 till 5:30 pm
Document/Proof of EMD	
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: Pune

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

