



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47<sup>th</sup> Floor, N.C. Kelkar Marg,

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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 PROPERTIES**

**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 properties 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 Assets	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
1.	M/s. Shree Narayan Traders (Borrower), Arun Tayal (Proprietor/Guarantor), Hitesh Kumar Tayal (Guarantor/Mortgagor) and Annu Tayal (Guarantor/Mortgagor)	<b>Property No. 1-</b> Shop No. G-14, Ground Floor, Shyam Apartments, situated at Plot No. 32, Street No. (New No. 32, Street No. 2), Malhaganj, Indore (M.P.) and bounded as Follows: East: House of Soni West: Passage North: Lift South: Flat No. 13 Admeasuring area 150 Sq. Ft. (SBUA)	Mr. Hitesh Kumar Tayal	50,99,422/- (Rupees Fifty Lakh Ninety Nine Thousand Four Hundred Twenty Two Only)	02.02.2021	07.06.2024 (Physical)	Rs. 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs.10,000/- (Rupees Ten Thousand Only)	Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand Only)	15.10.2025 From 12:00 pm to 01:00 pm



		<b>Property No. 2 -</b> Plot No. 1229 "Gomtesh City situated at Arihant Nagar Ext. Village Jambudi Hapsi, Tehsil and District Indore (M.P) land admeasuring 1000 Square Feet and construction thereon existing and future and bounded as follows: East: Plot No. 1223 West: Road North: Plot No. 1230 South: Plot No. 1228 <b>Admeasuring Plot Area: 1000 Sq. Ft.</b>	Mrs. Annu Tayal					Rs. 27,50,000/- (Rupees Twenty Seven Lakh Fifty Thousand Only)	Rs.10,000/- (Rupees Twenty-Five Thousand Only)	Rs. 2,75,000/- (Rupees Two Lakh Seventy Five Thousand Only)	15.10.2025 From 02:00 pm to 03:00 pm
Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555											

**CERSAI Details:**

Property	Security Interest ID	Asset ID
Shop no. G-14	400016694639	200016657047
Plot No. 1229	400016694806	200016657214

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.bankeauction.com>. Contact no. 88666 82937 (Bhavik Pandya).

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF THE 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: Indore

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

