

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

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Authorised Officer M no.: +91 86579 69231 / + 91 86556 68565

**[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. 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 as on 11.07.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr Parashkumar Babubhai Patel (Borrower), Mr Babubhai Somabhai Patel (Borrower/Mortgagor), Mrs	Property No. 1: All that piece and parcel of Tenement No 1339/1, admeasuring 90 Sq Mtrs (Plot Area) together with admeasuring 83.20 Sq Mtrs (Build Up Area) lying and situated at Sector 5-A, of Mouje Gandhinagar of Taluka	Property No. 1: Mr. Babubhai Somabhai Patel	Rs. 2,74,24,175.21 /- (Rupees Two Crore Seventy-Four Lakh Twenty-Four Thousand	28.12.2022	Property No. 1: 13.04.2025 (Physical)	Property No. 1: Rs. 1,05,50,00 0/- (Rupees One Crore Five Lakh Fifty	Property No. 1: Rs. 50,000/- (Rupees Fifty Thousand Only)	Property No. 1: Rs. 10,55,000/- (Rupees Ten Lakh Fifty-Five Thousand Only)	Property No. 1: 06.08.2025 From 12:00 pm to 01:00 pm



Varshaben Shaileshbhai Patel (Co-Borrower), Mrs Smitaben Pareshkumar Patel (Co-Borrower), Mrs Kokilaben Babubhai Patel (Co-Borrower), Mr Shaileshkumar Babubhai Patel (Co-Borrower/Mortgagor) and Mr Apurvakumar Manilal Patel (Guarantor)	Gandhinagar and Dist Gandhinagar and and bounded as under: Towards East: 18 Mtrs Road Towards West: Plot No 1339/2 Towards North: Plot No 1338/2 Towards South: 6 Mtrs Road	One Hundred Seventy-Five and Paise Twenty-One Only)								
Admeasuring Plot Area: 90 Sq Mtrs. Construction Area: 83.20 Sq Mtrs (Built Up Area)	Property No. 2: Mr. Shailesh Babubhai Patel									
Property No. 2: 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 "Ashwaneagh 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 Admeasuring Area: 2497.82 Sq Ft										
Property No. 3: All that piece and parcel of Shop No 3 Admeasuring 5479 Sq Ft on third Floor of the scheme named as "Ashwaneagh 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	Property No. 3: Mr. Shailesh Babubhai Patel					Property No. 2: 22.02.2025 (Physical)	Property No. 2: Rs. 1,94,40,00 0/- (Rupees One Crore Ninety-Four Lakh Forty Thousand Only)	Property No. 2: Rs. 1,00,000/- (Rupees One Lakh Only)	Property No. 2: Rs. 19,44,000 (Rupees Nineteen Lakh Forty-Four Thousand Only)	Property No. 2: 07.08.2025 From 11.00 am to 12.00 pm
	Property No. 3: 22.02.2025 (Physical)						Property No. 3: Rs. 3,05,00,00 0/- (Rupees Three Crore Five Lakh Only)	Property No. 3: Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Property No. 3: Rs. 30,50,000/- (Rupees Thirty Lakh Fifty Thousand Only)	Property No. 3: 07.08.2025 From 12.00 pm to 13.00 pm







	Mouje: Dahegam Taluka Dahegam Dist: Gandhinagar. Admeasuring Area: 5479 Sq Ft								
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Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Note: The above three properties are also mortgaged/secured in the account of Mr. Babubhai S. Patel (L.A.N: 753000010981, 747000000554 & 721000021542) as common securities. Hence, Omkara ARC reserves its right to appropriate the residual sale consideration received in the account of Parash 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	19.08.2025 till 6:00 pm
Date of E-Auction & Time	21.08.2025 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.bankcauction.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 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: 16.07.2025

Place: Gandhinagar

Sd/-

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

