

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028.**Email:** gehna.balwani@omkaraarc.com / abhishek.joshi@omkaraarc.com**Tel.:** 022-69231111 | **Authorised Officer M no.:** +91 9173670406**[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 provision 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. Further, Omkara Assets Reconstruction Pvt Ltd (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 handover of 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 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 31.08.2026 (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 Vrajanand Aluminum (Borrower), Mr. Piyush Shah (Proprietor, Guarantor & Mortgagor), Mrs. Malti Piyush Shah (Guarantor)	All rights, title and interest in the immovable property bearing Plot No. B-59, admeasuring 117.80 Sq. Mtrs., undivided land admeasuring 137.80 Sq. Mtrs, Built-Up Area admeasuring 54.37 Sq. Mtrs in “Wagheshwari Society” constructed on the	Mr. Piyush Shah	Rs. 2,12,76,632.83 (Rupees Two Crore Twelve Lakh Seventy-Six Thousand Six Hundred Thirty-Two and Eighty-Three Paise Only)	16.05.2024	19.01.2025 (Physical)	Rs. 70,23,000/- (Rupees Seventy Lakh Twenty-Three Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh Only)	Rs. 7,02,000/- (Rupees Seven Lakh Two Thousand Only)	25.09.2026 From 1:30 P.M to 2:30 P.M

		land bearing R.S. No. 972, FP No. 518, 519, 537 and 539 area admeasuring 12372 Sq. Mtrs, Mouje Bapod, Registration Sub-District and District Baroda and bounded as under: East: Left of Margin, 7.50 Mtrs TP Road North: Block No B-60 West: Left of Margin, Block No B-66 South: Left of Margin, Block No B-58								
2		All rights, title and interest in the immovable property bearing Shop No 4 on the Ground Floor admeasuring 250 Sq. Ft. Super Built Up Area, undivided land and common area admeasuring 156 Sq. Ft, in the scheme in the name and style of "Gokul Upvan" constructed on the land bearing R.S. No. 971, TP No. 54, FP No. 520 paiki admeasuring 837 Sq. Mtrs, Mouje Bapod, Registration Sub District and District Baroda and bounded as under: East: Main Road				19.01.2025 (Physical)	Rs. 9,00,000/- (Rupees Nine Lakh Only)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 90,000/- (Rupees Ninety Thousand Only)	25.09.2026 From 1.30 P.M to 2:30 P.M

		North: Shop No. 5 West: Parking South: Shop No. 3								
Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555										

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	19.10.2026 till 05:30 P.M
Date of E-Auction & Time	20.10.2026 12:00 P.M to 02:00 P.M

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://www.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 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) 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: 09.09.2026

Place: Vadodara

Sd/-

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