



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.

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[Appendix - IV-A]

[See proviso to rule 8 (6)]

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) 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 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 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.	Mr. Mukeshbhai Balubhai Dhameliya (Borrower), Mr. Bharatbhai Balubhai Dhameliya (Co-Borrower), Mr. Balubhai Jivarajbhai Dhameliya (Co-Borrower), Mrs. Ashimitaben Bharatbhai Dhameliya (Co-Borrower) & Mrs.	All that piece and parcel of the immoveable property comprising of Residential open plot No. 77 having Land area admeasuring 66.89 Sq Mts together with undivided Proportionate share admeasuring 3.75 sq Mts of scheme known as “Shiv Darshan”	Mrs. Darmishtaben Mukeshbhai Dhameliya	Rs. 1,25,26,529.99/- (Rupees One Crore Twenty-Five Lakh Twenty-Six Thousand Five Hundred Twenty-Nine and Ninety-Nine Paise Only)	28.09.2022	31.10.2025 (Physical)	Rs. 12,98,000/- (Rupees Twelve Lakh Ninety-Eight Thousand Only)	Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)	01.10.2026 (From 11.00 A.M to 12:00 P.M)

	Darmishtaben Mukeshbhai Dhameliya (Co- Borrower/Mortgagor)	Lying and situated at Block No 329 (Old Revenue Survey No. 348) of Mouje : Kamrej of Taluka : Kamrej of Dist Surat and bounded as under : Towards East: Road Towards West: Plot no 78 Towards North: Plot No 76 Towards South: Society Road								
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449										

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	28.10.2026 till 06:00 P.M
Date of E-Auction & Time	29.10.2026 01:00 P.M to 2:00 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: 21.09.2026

Place: Surat

Sd/-

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