OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.
Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028
Tel.: 022-26544000 | Email: mumbai@omkaraarc.com | www.omkaraarc.com | CIN: U67100TZ2014PTC020363

[Appendix - IV-A] [See proviso to rule 8 (6) r/w rule 9(1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: 16.02.2026

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, being Erstwhile Andhra Bank, Erstwhile Dena Bank, Bank of Baroda, Bank of India, Indian Bank, State Bank of India, Union bank of India & IDBI Bank the **SYMBOLIC/PHYSICAL** possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. **("OARPL"). OARPL** is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028.Further, the Erstwhile Andhra Bank, erstwhile Dena Bank, Bank of Baroda, Bank of India Indian Bank and IDBI Bank have vide Deeds of Assignment dated 3rd January 2018, 14th December 2018, 31st March 2020, 31st December 2020 , 31st March 2021 & 29th April 2023 assigned the entire outstanding debt of **Sanghavi Exports International Private Limited** along with the underlying securities to OARPL acting in its capacity as Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust, Omkara PS 20/2020-21 Trust, Omkara PS 30/2020-21 & Omkara PS 02/2023-24 Trust respectively

Pursuant to the assignment agreement, OARPL has stepped into the shoes of the assignor banks and is entitled to recover dues and enforce the securities. The Secured Assets will 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", "Whatever there is" and " Without recourse Basis" on **16-02-2026** at 11:00 AM (last date and time for submission of bids is **13-02-2026** by 05:00PM), for recovery of amount shown below in respective column due to OARPL and it's consortium members as Secured Creditors from the Borrower and Guarantors shown below.

The Reserve Price and the earnest money deposit of respective property has been mentioned below in respective column.

The description of Borrowers and mortgagors with description of the immovable property and known encumbrances (if any) are as under: -

<table>
<tr><th>Name of Borrower and Guarantors</th><th>Outstanding Dues in Rs.</th><th>Date of Demand Notice</th><th>Dates of Symbolic/ Physical Possession</th></tr>
<tr>
<td><u>Borrower:</u> Sanghavi Exports International Private Limited
(in liquidation under IBC, 2016)
<u>Guarantors:</u> (1) Mr. Kalpesh. V. Sanghavi, (2) Mr. Jayesh V. Sanghavi, (3) Mr. Kirtilal R. Sanghavi, (4) Mr. Chandrakant R. Sanghavi, (5) Mr. Rameshchandra R. Sanghavi, (6) Mr. Ketan K. Sanghavi, (7) Mr. Viren K. Sanghavi, (8) Mr. Agam K. Sanghavi, (9) Mrs. Bharitben V. Sanghavi, (10) Mrs. Pramilaben K. Sanghavi, (11) Mrs. Kalpanaben R. Sanghavi, (12) Mrs. Devikaben C. Sanghavi, (13) Ms. Nikitaben V. Sanghavi, (14) Kirtilal R. Sanghavi (HUF), (15) Rameschandra R. Sanghavi (HUF) (16) Chandrakant R. Sanghavi (HUF), (17) Vasantlal Sanghavi (HUF), (18) Sanghavi Family Trust, (19) Royal Estate Holding India Pvt Ltd, (20) Sanghavi Star Retail Pvt Ltd, (21) Sanghavi Jewellery Mfg. Pvt Ltd, (22) Sanghavi Diamond Mfg. Pvt Ltd</td>
<td>
<table>
<tr><th>Financial Creditor</th><th>Dues as on 15.12.2020</th></tr>
<tr><td>OARPL</td><td></td></tr>
<tr><td>As assignee of erstwhile Andhra Bank</td><td>79,14,86,985</td></tr>
<tr><td>As assignee of erstwhile Dena Bank</td><td>120,84,32,089</td></tr>
<tr><td>As assignee of Bank of Baroda</td><td>69,53,44,692</td></tr>
<tr><td>As assignee of Bank of India</td><td>404,06,99,250</td></tr>
<tr><td>As assignee of Indian Bank</td><td>96,78,71,602</td></tr>
<tr><td>As Assignee of IDBI Bank Limited</td><td>66,48,03,907</td></tr>
<tr><td>Sub-total (OARPL)</td><td>8,36,86,38,525</td></tr>
<tr><td>State Bank of India</td><td>121,85,47,697</td></tr>
<tr><td>Union Bank of India</td><td>93,65,62,549</td></tr>
<tr><td>Sub-total</td><td>281,99,14,153</td></tr>
<tr><td>Total</td><td>1052,37,48,771</td></tr>
</table>
Total dues as on 15.12.2020: Rs. 1052,37,48,771 (Rupees One Thousand Fifty-Two Crores Thirty-Seven Lakhs Forty-Eight Thousand Seven Hundred and Seventy-One only)
</td>
<td>09-12-2019</td>
<td>
Symbolic Possession
<table>
<tr><th>Sr. No (As per the schedule below)</th><th>Date of possession</th></tr>
<tr><td>1.</td><td>15.12.2020</td></tr>
</table>
Physical Possession
<table>
<tr><th>Sr.no (As per the schedule below)</th><th>Date of possession</th></tr>
<tr><td>2 to 4</td><td>30.04.2023</td></tr>
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(22) Sanghavi Diamond Mfg. Pvt Ltd			

Sr. No.	Description of immovable property	Mortgagor	Area	Inspection Date & Time	Reserve Price (Rs. lakhs)	EMD (Rs. lakhs)	Bid Increment Amount (Rs. lakhs)
1	Office Premises No. 402 on 4th floor (North), of Mehta Mahal, built on land bearing Cadastal Survey No. 1501 (New Survey No. 3/8019, 7/8019, 5/8019 and 2/8007 part) of Girgaum Division, situated at 15, Mathew Road, Opera House, Mumbai, along with two (2) car parking spaces. (Known encumbrances are mentioned in the detailed terms & conditions)	Royal Estate Holding (India) Pvt Ltd	3180 sq.ft. BUA (2650 sq.ft. carpet)	09-02-2026 11:00 AM to 12:00 PM	696	69.60	5.00
2	All that piece and parcel of land bearing Sheet No. and Survey No 39/587/A, situate near Civil Court, Town New Deesa, Tal. Deesa, Dist. Banaskantha, North Gujarat together with building and structures thereon.	(1) Mr. Kiritlal R. Sanghavi, (2) Mr. Rameshchandra R. Sanghavi and (3) Mr. Chandrakant R. Sanghavi.	Land - 14763.81 sq.ft. Bldg - 7020 sq.ft. approx.		299	2.99	3.00
3	Plot No. 14, bearing Sheet No. 39, City Survey No. 587(A), (Aghat land), situated near Nyay Mandir (Court), at Town New Deesa, Tal. Deesa, Dist. Banaskantha, North Gujarat together with all building and structures thereon	Mrs. Kalpanaben Rameshchandra Sanghavi	1800 sq.ft.	09-02-2026 11:00 AM to 12:00 PM	32	3.20	0.50
4	Plot No. 13, bearing Sheet No. 39, City Survey No. 587(A), (Aghat land), situated near Nyay Mandir (Court), at Town New Deesa, Tal. Deesa, Dist. Banaskantha, North Gujarat together with all building and structures thereon	Mrs.Pramilaben Kirtilal Sanghavi	930 sq.ft.		17	1.70	0.50

For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php

TERMS & CONDITIONS:

1. The auction will be conducted 'ONLINE' through OARPL's approved service provider M/s. C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website https://www.bankeauctions.com (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
2. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com , Mr. Bhavik Pandya, Mobile : 8866682937 E mail maharashtra@c1india.com.
3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Aniket Joshi (Mob. No. 9869026887) (Email ID aniket.joshi@omkaraarc.com)) & Akshay Shah (Mob. No. 9833505891) (Email ID akshay.shah@omkaraarc.com)** or at address as mentioned above in office hours during the working days.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with Rule 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses till the date of payment. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Sd/-

Aniket Joshi - Authorized Officer
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of
Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust,
Omkara PS 27/2019-20 Trust, Omkara PS 20/2020-21 Trust,
Omkara PS 30/2020-21 & Omkara PS 02/2023-24 Trust)

Date: 25.01.2026
Place: Mumbai