

[Appendix - IV-A]

[See proviso to rule 8 (6) read with 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: 05th February 2026

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

Notice is hereby given to the public in general and to the Borrower and Co-borrower in particular that the below described immovable property mortgaged/charged to the Secured Creditor, will be sold on “As is where is Basis” & “As is what is Basis” and “Whatever there is Basis” and “Without recourse basis” on **05th February 2026 at 11.00 am to 12.00 pm** (last date and time for submission of bids is **04th February 2026 up to 4.00 PM**) for recovery of outstanding amount.

Omkara Assets Reconstruction Pvt. Ltd., acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust (OARPL) has acquired entire outstanding debts lying against above said borrower & co-borrower vide Assignment Agreement dated 26th February 2021 along with underlying security from Fullerton India Credit Company Limited (FICCL). Accordingly, OARPL has stepped into the shoes of FICCL, the original secured creditor and has become entitled to recover dues and enforce the securities. Further, OARPL vide Assignment Agreement dated 19th March 2025 transferred the said account to Omkara PS 21/2024-25 Trust for initiating / continuing the legal action.

The description of the Borrower and Co-borrower and the amount outstanding along with Interest and Expenses due to OARPL from below mentioned borrower and co-borrower and description of the Immovable Property, reserve price and the earnest money deposit (EMD) and known encumbrances (if any) are as under: -

Particulars of Loan Account	Description of the <u>Immovable Property</u>	Reserve Price	EMD	Minimum Bid Increment Amount
1. Mrs. Gayatri Khande (Borrower) 2. Jeetmal Khande (Co-Borrower) 3. Deepak Khande (Co-Borrower)	Apartment No. 203, Priya Building 22, Kanungo Bakhal, Indore, Madhya Pradesh, 452001 Admeasuring sq ft. carpet area i.e. 690 Sq Ft.	Rs.20,23,000 /- (Rupees Twenty Lakhs Twenty-Three Thousand only)	Rs.2,02,000/- (Rupees Two Lakh Two Thousand only)	Rs.25000/- (Rupees Twenty-Five thousand Only)

Amount Outstanding	Rs. 49,19,407.27/- as on 31 st December 2021 Plus future interest, cost & expenses till date of payment & realization of all dues. (As per Demand Notice dated 31 st January 2022)
Status of Possession	Physical Possession of the secured assets was taken by Authorized Officer of (OARPL) on 19 th May 2023.
Date of Inspection	03 rd February 2026 between 2 PM to 4 PM
Last date & time for submission of bid documents for participation	04 th February 2026 up to 4 PM at Branch Office of OARPL located at Office No 206-207, Arunachal Building, Near Barakhamba Road, New Delhi-110001 or at email id:- nitin.kashyap@omkaraarc.com / Surender.singh@omkaraarc.com . <u>Further</u> , you may contact the authorized officer on his contact No.8447636680 / 8947960010
Any Encumbrance	Not Known
Any other Relevant Information	All bidders are advised to visit on www.omkaraarc.com / http://omkaraarc.com/auction.php or www.bankeauctions.com for detailed terms and conditions of E-Auction. The Intending bidders shall comply and give declaration under Section 29A of Insolvency and Bankruptcy Code, 2016.

This notice is also a mandatory Notice of 15 days to the Borrower & Co-borrower of the above loan account under Rule 8 (6) read with 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 with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with interest, cost & expenses before the Auction date. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through e-auction as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: - 07th January 2026

Place :- Indore

Surender Singh (Chief Manager)
Authorized Officer
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 21/2024-25Trust)

TERMS & CONDITIONS

1. The auction sale will be conducted online through the auctioneer portal www.bankeauctions.com on “As is where is Basis”, “As is what is Basis” “whatever there is Basis” and “Without Recourse Basis” on 05th February 2026.
2. The auction will be conducted ‘ONLINE’ through 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 +91-729181124/25/26
3. The secured assets will not be sold below the Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes, RWA dues etc. shall have to be borne by the successful bidder.
4. Property under consideration is put for auction excluding the inventory lying within the property and OARPL shall have the right to put the inventory for auction separately, if required.
5. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer is 04th February 2026 up to 4.00 PM at Office No. 206-207, Arunachal Building, Near Barakhamba Road, New Delhi-110001 or at nitin.kashyap@omkaraarc.com / surender.singh@omkaraarc.com.
6. In case of any variation in the area mentioned in the sale notice, title documents, mortgaged documents and area at actual, OARPL will not be responsible for the same.
7. To the best of our knowledge and information available on record with us, there is no encumbrance on the property. However, the intending bidders should make their own independent due diligence and inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to OARPL.
8. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. The OARPL, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies and to inspect the property and office of government, revenue authority and court to satisfy themselves. The Property can be inspected strictly on the date and time mentioned in Sale Notice.

9. All dues / arrears / unpaid taxes including but not limited to sales taxes, Municipal Taxes, Electricity Dues, Industrial Cooperation etc., labor / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser.
10. The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.
11. Property will be sold to the bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of the Authorized Officer, if any. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
12. The bid once submitted cannot be withdrawn and the bidder must purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited, and the properties shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of properties/amount.
13. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
14. The interested bidders shall submit their EMD details and documents through the **Web Portal: bankeauctions.com** through Login Id & Password. The EMD amount should be paid by way of NEFT / RTGS payable at Mumbai in favour of “**Omkara PS 21/2024-25Trust**” which is refundable without interest to the unsuccessful bidders. The bank account details to pay EMD through RTGS/NEFT are as under:
Account: 055505017445, Name of the Beneficiary: Omkara PS 21/2024-25 Trust, Bank Name: ICICI Bank, Branch Name: ICICI Bank Towers, IFSC Code: ICIC0000555.
Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
15. 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 and for any property related query may contact the concerned **Nitin Kashyap & Surender Singh (Mobile – 8447636680/8947960010), E-Mail : nitin.kashyap@omkaraarc.com /**

surender.singh@omkaraarc.com at address as mentioned above in office hours during the working days.

16. Bids below reserve price or without EMD amount shall not be accepted.
17. The highest bid shall be subject to approval & confirmation of OARPL (the secured creditor). The Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
18. The bidders must hold a valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. OARPL/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
19. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/Pan Card/Driving License/ Aadhar Card etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
20. OARPL reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
21. The Authorized Officer/Secured Creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
22. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.
23. If the dues of the OARPL and other Secured Creditors/Financial Creditors secured by the assets put up for sale together with all costs, charges and expenses incurred by the OARPL/Secured Creditors are tendered to their satisfaction by or on behalf of the Borrower at any time before the date fixed for sale or transfer of the Secured Assets, the assets in question shall not be sold or transferred.
24. At the time of submission of the bid, the bidder should submit an affidavit in the spirit of Section 29 A of Insolvency and Bankruptcy Act, 2016 which shall be subject to verification, if any of the contents of the Affidavit are found incorrect or contrary to the record, the amount deposited by the purchaser shall be forfeited after allowing an opportunity for clarification. After the said verification, the Sale Certificate shall be issued.
25. All bidders are advised to visit on www.omkaraarc.com / <http://omkaraarc.com/auction.php> or www.bankeauctions.com for detailed terms and conditions of E-Auction.
26. All bidders who submitted the bids shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

27. If a bidder places a bid in the last Five (5) minutes of the closing of the E-Auction the Auction's Duration shall automatically extend for Five (5) minutes from the time the bid comes in. Please note that the auto-extension shall be unlimited times and will take place only if a valid bid comes in the last Five (5) minutes of closing.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) READ WITH 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of 15 days to the Borrower & Co-borrower of the above loan account under Rule 8(6) read with 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 with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with interest, cost & expenses before the auction date. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through e-auction as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: - 07th January 2026

Place: - Indore

Surender Singh (Chief Manager)

Authorized Officer

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)