

[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 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", "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:

| Name of Borrower(s)/ Guarantors/ Mortgagors | Details of the Secured Asset | Owner of the property | Outstanding Dues as on 03.06.2025 (IN INR) | 13(2) Notice Date | Possession Date | Reserve Price (IN INR) | Bid Increment Amount (IN INR) | EMD (IN INR) | Date & Time of Inspection |
|--|---|---|---|----------------------|---------------------------------|--|--|---|--|
| Naraindas And Sons (Borrower) Prop: Arjundas Sangtani, Arjundas Sangtani (Proprietor, Guarantor & Mortgagor), Anita A Sangtani (Guarantor & Mortgagor) and Govind A Sangtani (Guarantor) | All that piece and parcel of House along with Plot No 46. Bright Colony, Eidgah Hills, Tehsil Huzur, District Bhopal (M.P.), land admeasuring 20x50 total 1000 Sq. Ft (as per Sale Deed) and construction thereon existing and future and Bounded as under: East: Plot No 62 and 63, West: Road, North: Plot No 45, South: House No 46-47A Plot Area: 1000 Sq. Ft (as per Sale Deed) | Arjundas Sangtani & Anita A Sangtani | Rs. 1,08,17,384.43 (Rupees One Crore Eight Lakh Seventeen Thousand Three Hundred Eighty Four and Paise Forty Three Only) | 09.08.2022 | 28.06.2024 (Physical) | Rs. 56,00,000/- (Rupees Fifty Six Lakh Only) | Rs. 25,000/- (Rupees Twenty Five Thousand Only) | Rs. 5,60,000/- (Rupees Five Lakh Sixty Thousand Only) | 26.06.2025 (From 11.30 A.M. to 12.30 P.M.) |

| | |
|--|--------------------------------|
| Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD | 01.07.2025 till 6:00 pm |
| Date of E-Auction & Time | 03.07.2025 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.bankeauction.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 15 (Fifteen) 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 : 05.06.2025

Place : Bhopal

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