

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
 CIN: U67100TZ2014PTC020363
 Corporate Office: Kohnoor Square, 47th Floor, N.C. Kelkar Marg,
 R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
 Email: zuber.khan@omkaraarc.com / abhishek.joshi@omkaraarc.com
 Tel: 022-69231111 | Authorised Officer M no.: +91 86579 69231

[Appendix - IV-A]

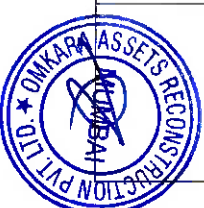
[See proviso to rule 8 (6) v/w 9(1)]

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) v/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 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 08.07.2026 (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 Abhishek Traders (Borrower), Mr. Aditya Kumar (Co-Borrower), Mr. Anand Kumar (Co-Borrower/M	All that property i.e. one residential Hall on Third Floor over Garage No.03, 04 & 05 at "Chetak Complex" comprising of 1352.42 sq. ft. which is situated at Indian Oil Corporation Building, Zone - II, Maharana Pratap	Mr. Anand Kumar Gupta and Mrs. Vandana Gupta	Rs. 1,21,11,492.32 (Rupees One Crore Twenty-One Lakh Eleven Thousand Four Hundred Ninety-Two and Paise	28.02.2022	27.06.2024	Rs.69,26,000/- (Rupees Sixty-Nine Lakh Twenty-Six Thousand Only) (Plus applicable G.S.T, since the property is leasehold)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 6,92,600 (Rupees Six Lakh Ninety-Two Thousand Six Hundred	24.07.2026 From 11.00 A.M. to 12:00 P.M



ortagor) and Mrs. Vandana Gupta (Co- Borrower/M ortagor) (LAN: IBB00001N, IBB00017N)	Nagar (M P Nagar), Ward No.44, Tehsil Huzur Dist. Bhopal, which is bounded as under:- On the Right Side - Road On the Left - IOC Building On the Front by:- Road On the Rear Side:- Road	Thirty-Two Only)						
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449								

*Bank/ARC dues to have priority over any other statutory dues.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	03.08.2026 till 5:30 pm
Date of E-Auction & Time	05.08.2026 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.bankauction.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) r/w 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.

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: 13.07.2026
Place: Bhopal

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



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk,
Dadar (West), Mumbai – 400028.
 Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Bid for sale of following secured property/ies mortgaged in the account of M/s. Abhishek Traders published in "Business Standards" & "Business Standards (Vernacular)" on 16.07.2026.

Authorised Person: Zuber Khan: +91 86579 69231.

Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
1.	All that property i.e., one residential Hall on the 3'd Floor over Garage No. 03, 04 & 05 at "Chetak Complex" situated at Indian Oil Corporation Building, Zone-II, Maharana Pratap Nagar (M P Nagar), Ward No 44, Tehsil Huzur Distt. Bhopal.	Rs.69,26,000/- (Rupees Sixty-Nine Lakh Twenty-Six Thousand Only)	Rs. 6,92,600/- (Rupees Six Lakh Ninety-Two Thousand Six Hundred Only)

1. Name of the bidder : _____

2. Address of the bidder : _____
 (Attach residence proof) _____

3. Mobile/ telephone no. _____

4. PAN NO. : _____

(Attach copy of PAN Card)

5. Bid Amount Offered : ₹ _____

6. Bid Amount negotiable towards increase in amount : Yes/ No

7. Details of Earnest Money : _____
 Deposited (EMD) by Pay Order/Draft no. _____

(Favoring "Omkara PS 06/2021-22 Trust" payable at Mumbai) Dated _____ Amount ₹ _____
 or by NEFT/ RTGS

Beneficiary Name	Omkara PS06/2021-22 Trust
Bank Name	ICICI Bank
Account Number	344905001084
IFSC Code	ICIC0003449
Branch	Bandra (E), Mumbai

I HEREBY CONFIRM THAT I HAVE GONE THROUGH THE OFFER DOCUMENT OF THE OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE OFFER (DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED)

DATED: _____

PLACE: _____

(Signature of the bidder)



ANNEXURE TO BIDDING FORM

Terms and Conditions of sale of immoveable property more particularly described in the sale notice belonging to "M/s Abhishek Traders" under SARFAESI Act 2002.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The property shall be sold on **05.08.2026 from 12:00 pm to 02:00 pm** on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis".
2. The secured assets will not be sold below Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder. All Offers shall be in a sealed envelope through Bid Form which may be obtained by contacting our authorized officer Mr. Zuber Khan over his mobile +91 86579 69231 /or email zuber.khan@omkaraarc.com and submitted by super scribing "BID IN ACCOUNT OF M/S Abhishek Traders" with Earnest Money Deposit details.
3. The last date for payment of EMD, and submission of Bid Form duly filled in and other Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is **03.08.2026 up to 05.30 PM**.
4. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour "Omkara PS 06/2021-22 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under:

Beneficiary Name	Omkara PS06/2021-22 Trust
Bank Name	ICICI Bank
Account Number	344905001084
IFSC Code	ICIC0003449
Branch	Bandra (E), Mumbai

5. Bids below reserve price or without EMD amount shall not be accepted.
6. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
7. Inter - se bidding may take place.
8. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Omkara Assets Reconstruction Pvt. Ltd (OARPL). The property is being sold with all the existing and future encumbrances whether known or unknown to OARPL.
9. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. 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 due diligence and inquiries regarding the encumbrances, title of property/ies &



to inspect & satisfy themselves. Properties can be inspected strictly on the above-mentioned dates and time.

10. The successful bidder shall deposit 25% of 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 & amp; 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 bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of Authorised Officer. 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. 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.
13. For any property related query or inspection of property schedule, the interested person may contact the concerned Mr. Abhishek Joshi over his email abhishek.joshi@omkaraarc.com or Mr. Zuber Khan over his mobile +91 86579 69231 /or email zuber.khan@omkaraarc.com or at address as mentioned above in office hours during the working days.
14. The Bank/ARC reserves it's right to sell the property through private treaty as per law, in the event of failure of auction.
15. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
16. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License 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.

Place:

Date:

Sd/-
Authorized Officer
For Omkara Assets Reconstruction Private Limited
(Acting in its Capacity as Trustee of Omkara PS06/ 2021-22 Trust)

Signature of the Bidder:

Date:



Annexure VI - A F F I D A V I T cum D E C L A R A T I O N
(For the Auction/Sale process in the matter of M/s Abhishek Traders)

We/I _____, an _____ having address at _____

submit and confirm as follows:

1. We hereby state, submit and confirm that we are not disqualified from submitting a bid/proposal in respect of property being:

All that property i.e., one residential Hall on the 3'd Floor over Garage No. 03, 04 & 05 at "Chetak Complex" situated at Indian Oil Corporation Building, Zone-II, Maharana Pratap Nagar (M P Nagar), Ward No 44, Tehsil Huzur Distt. Bhopal.

2. We hereby state, submit and declare that the bidder/interested party or any other person acting jointly with us or any person who is a promoter and/or in the management and/or control of us or any person who shall be the promoter and/or in management and/or control of the business is not:

- (a) an undischarged insolvent.
- (b) a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
- (c) been convicted for any offence punishable with imprisonment –
 - i. for two years or more under any Act specified under the Twelfth Schedule; or
 - ii. for seven years or more under any law for the time being in force.
- (d) disqualified to act as a director under the Companies Act, 2013.
- (e) prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities markets.
- (f) executed a guarantee in favor of **M/s Abhishek Traders**.
- (g) a related party of **M/s Abhishek Traders** and/or any other person acting jointly, or any person who is a promoter and/or in the management and/or control of **M/s Abhishek Traders**.
- (h) connected person not eligible under the above clauses (Connected person shall mean any person who is the promoter or in the management or control of the bidder, the holding company, subsidiary company, associate company or related party of a person);

3. We hereby state, submit and confirm that whatever states herein above is true, correct and best of my knowledge.
4. That pursuant to the Public Notice for e-auction for sale of immovable property dated 26.03.2026 issued by the Authorized Officer of Omkara Assets Reconstruction Private Limited, acting in its capacity as Trustee of "Omkara PS 06/2021- 22 Trust" (hereinafter referred to as "OARPL"), the Purchaser / Bidder has made/is making bid for purchase of Secured Assets as mentioned in the public notice.
5. We declare that no person who was or is a promoter or in management or control of the business of M/s. Abhishek Traders, the Borrower and/ or is a relative of its guarantors or mortgagors is holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder.
6. We declare that no person who was/is a promoter or in management or control of the business of the holding company, subsidiary company, associate company or related party or connected person of the said Borrower, its guarantors, mortgagors is and/ or was holding any position in the

TO BE NOTARISED

Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder or is connected/related in any manner.

7. We further declare that none of the persons of the said Borrower, its guarantors, mortgagors have directly or indirectly approached the Bidder or had any influence in taking the decision or offered inducement of any nature to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors or in respect of price/ consideration offered to the OARPL.
8. We declare that Bidder is neither a related party nor has any conflict of interest and has taken independent business decision to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors solely in due course of business and based on commercial considerations after independent due diligence of the Secured Assets of the said Borrower, its guarantors, mortgagors.
9. We further declare that Bidder does not have any commercial or any such similar connections or relation with the Debtor Entity i.e. the Borrower, its guarantors, mortgagors or its promoters, its subsidiary, holding or associate companies or related parties or connected persons of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors that have had influence on the decision of the Bidder to acquire the Secured Assets of Debtor Entity i.e. the Borrower, its guarantors, mortgagors or in the matter of decision as to price/consideration offered to OARPL.
10. We declare that the Bidder or any of its officers/KMP has not been subject to any disability corresponding to the regulatory violations under any law within or outside the jurisdiction of India.
11. We hereby declare that this Declaration has been executed by the Bidder under proper authority and have obtained all approvals as may be required in this regard.
12. We make this declaration knowing that on the faith and strength thereof OARPL has agreed to consider our bid for purchase of the Secured Assets of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors.
13. The terms/expressions used herein have to be understood and construed in accordance with the definitions contained in Companies Act, 2013, Insolvency and Bankruptcy Code, 2016 and such applicable laws.
14. We hereby state, submit and confirm that whatever stated above is true, correct and the best of knowledge.

Place:

Date:

Before Me

TENDER DOCUMENT FOR E-AUCTION

Whereas the Omkara Assets Reconstruction Pvt Ltd (OARPL) acting through its Authorised Officer, in exercise of its power under Section 13(2) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sale through e-Auction the properties mentioned in ANNEXURE VII for realization of the secured debts due to OARPL with up to date Intt. & expenses and others under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Omkara Assets Reconstruction Pvt Ltd Address- As per Paper Publication or Annexure VII
Auction to be Conducted by	M/S C1 India Pvt. Ltd., Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015 (Phone numbers: +91-124-4302020 / 21 / 22 / 23 / 24, +91 7291981124 / 1126
Auction Schedule	Date of Auction: - 05.08.2026 Timings: - 12:00 p.m. to 2:00 p.m. Auction Website:- https://www.bankeauctions.com Please refer sale notice for number of extensions. Note: if the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes.
Annexure	1) E-copies of e-Auction Sale Notice published in newspapers (Annexure I) 2) Details of Bidder (Annexure II) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid. 3) Declaration by Bidder (Annexure III) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid. 4) Confirmation by Bidder Regarding Receipt of Training (Annexure IV) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OARPL mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com 5) Price Confirmation Letter by H1 Bidder (Annexure V) INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, OARPL mentioned in the Sale Notice & copy to support@bankeauctions.com , immediately on completion of the bidding. 6) Annexure VI: Affidavit cum Declaration in spirit of Sec 29A (Enclosed in the End) 7) Annexure VII – Description of the Property
Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor OARPL will be responsible for any lapses / failure on the part of the Bidder, in such cases.



E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider M/S C1 INDIA PVT. LTD. on behalf of OARPL, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither OARPL nor M/S C1 INDIA PVT. LTD. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.
2. M/S C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/S C1 INDIA PVT. LTD. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of Properties by OARPL under SARFAESI Act, 2002.
4. **Type of Auction:** e-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
7. **Bid Price:** The Bidder has to quote the total price.
8. For other terms and conditions, please see the e-auction notice published by OARPL Procedure of E-Auctioning:
 - a. e-Form Submission
 - b. All interested bidders need to fill online form available on e-Auction domain with necessary details.
 - c. Online e-Auction:
 - i. OARPL will declare its Opening Price (OP), which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online eAuction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
 - ii. The "Bid Increase Amount" has been fixed in respect of each property which the bidders can view on their bidding screen, and the bidders will have to increase the bid amount in the multiple of "Bid Increase Amount".
 - iii. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for some minutes (refer sale notice for details), from the time that bid comes in. Please note that the auto-extension shall be for limited / unlimited times (as given under the sale notice) and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to



avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.

9. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, OARPL at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted by you, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.
11. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid Placed by bidder
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction
12. The decision of the OARPL regarding declaration of successful bidder shall be final and binding on all the Bidders.
13. OARPL shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
14. OARPL / M/S. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
16. Successful bidder: At the end of the E-Auction, OARPL will evaluate all the bids submitted and will decide upon the successful bidder. OARPL's decision will be final & binding on all the bidders.
17. **Duration of Auction:** The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure I below. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

Terms & Conditions for Sale of Property (ies)

1. The E-Auction is being held on “**AS IS WHERE IS**” and “**AS IS WHAT IS BASIS**”.
2. To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The auction advertisement does not constitute and will 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 the OARPL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.



4. The particulars specified in the auction notice published in the newspapers and annexed herein below as ANNEXURE I, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission.
5. The inspection of property put on auction will be permitted to interest bidders at sites to on the day and time mentioned in the public notice annexed as ANNEXURE I.
6. The EMD is required to be deposited in the bank account within the stipulated date and time as per the details mentioned in the sale notice. For payment mode, intended bidders are required to go through the attached sale notice. 4 *Please refer the payment mode for the remittance of EMD amount to the concerned account given under the sale notice. advertisement released in the newspaper which is annexed herewith as ANNEXURE I and register their name at "<https://www.bankeauctions.com>" and get user ID and Password free of cost and get training on e-Auction from our service provider, M/S C1 India Pvt. Ltd. by contacting on Helpline No. 01244302020/21/22/23, +91 7291981124 / 1126 and e-mail ID: support@bankeauctions.com.
7. After Registration of bidders on the website as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded on the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE I)
 - a. Copy of the NEFT/RTGS challan.
 - b. Copy of PAN card.
 - c. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
 - d. Copy of proof of address, without which the bid is liable to be rejected.
8. The e-Auction will take place through web portal "<https://www.bankeauctions.com>" on the time specified in the e-Auction notice published in the newspaper and as per ANNEXURE I attached herewith.
9. The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE I below.)
10. The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.
11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
12. If the dues of the OARPL together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to OARPL are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
13. The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column "Bid Increase Amount" in ANNEXURE I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE I.
14. The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.bankeauctions.com>) online (within 07 working days from date of auction). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
15. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e. on the same day or 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.

16. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
17. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
18. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of OARPL shall be final. In such an eventuality, OARPL shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by OARPL. For any kind of dispute, bidders are required to contact the concerned authorized officer only. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
19. The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.
20. The Interested parties & bidder shall neither be a related party to the borrowers and its guarantors, mortgagors in terms of **section 29A** IBC nor has having any conflict of interest with said Borrower and its guarantors, mortgagors. The Interested parties & bidder must have taken independent business decision to make the bid for purchase/assignment of the assets/accounts of the Borrower and its guarantors, mortgagors, solely in due course of their business and against adequate commercial considerations after independent due diligence. A declaration cum affidavit has to be submitted along with Bid (Enclosed as Annexure – VI in the End).

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of OARPL or to any other party.
- The decision of OARPL declaration of successful bidder shall be final and binding on all the Bidders.
- M/S .C1 INDIA PVT. LTD. / OARPL shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/S .C1 INDIA PVT. LTD. /OARPL is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .C1 INDIA PVT. LTD. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

**Sd/-
Authorised Officer**

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.bankeauctions.com>) and follow the following procedures:

Annexure – II: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign



- upload the scanned copy while submitting the bid

Annexure – III & VI: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – IV: Just after receiving Training on e-Auction, Bidder(s) will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com

Annexure – V: Just after the completion of e-Bidding Process, the H1 Bidder will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

Annexure VII – Description of the Property

Lot No.	Owner of the Property	Description of the Property
1	Mr. Anand Kumar Gupta and Mrs. Vandana Gupta	All that property i.e., one residential Hall on the 3'd Floor over Garage No. 03, 04 & 05 at "Chetak Complex" situated at Indian Oil Corporation Building, Zone-II, Maharana Pratap Nagar (M P Nagar), Ward No 44, Tehsil Huzur Distt. Bhopal.



The Terms and Conditions for the E-Auction Sale
Account Name: M/s Abhishek Traders

1. The auction sale will be conducted online on "As is where is", "As is what is" "whatever there is" and "Without Recourse Basis" on **05.08.2026 12:00 to 2:00 pm (noon)**.
2. The auction will be conducted online through Omkara Assets Reconstruction Private Limited's (OARPL) approved the auctioneer portal 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).
3. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 is **03.08.2026 till 5:30 pm (evening)**.
4. The immovable property will not be sold below the Reserve Price.
5. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
6. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, affecting the property, prior to submitting their bid. Public 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 the OARPL.
7. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. 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 & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
8. All dues / arrears / unpaid taxes including but not limited sales taxes, dues of Municipal Taxes, Electricity Dues, Society Dues, Industrial Cooperation etc, labor / workmen dues / compensation if any or other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
9. The successful bidder shall deposit 25% of 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.
10. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.



11. The interested bidders shall submit their EMD details and documents through Web Portal: bankeauctions.com through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS** payable at Mumbai in favor "**Omkara PS 06/2021-22 Trust**" which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS** payable at Mumbai in the following **Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449**. Please note that the Cheques shall not be accepted as EMD amount.
12. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
13. 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.
14. The bidders must hold 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 bidder himself. Omkara ARC / Service provider shall not be held responsible for internet connectivity, network problems, system crash own, power failure etc.
15. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised 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.
16. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. 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.
17. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do 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.
18. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorised Officer, **Mr. Zuber Khan, Mobile: +91 86579 69231**, Mail: zuber.khan@omkaraarc.com or at address as mentioned above in office hours during the working days.
19. The Bank/ARC reserves it's right to sell the property through private treaty as per law, in the event of failure of e-auction.
20. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
21. 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.
22. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License 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.

23. 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.
24. The Interested parties & bidder shall neither be a related party to the borrowers and its guarantors, mortgagors in terms of section 29A IBC nor have any conflict of interest with said Borrower and its guarantors, mortgagors. The Interested parties & bidder must have taken independent business decision to make the bid for purchase/assignment of the assets/accounts of the Borrower and its guarantors, mortgagors, solely in due course of their business and against adequate commercial considerations after independent due diligence. A declaration cum affidavit has to be submitted along with Bid.
25. 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.

Date: 16.07.2026

Place: Bhopal

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





SHRIRAM FINANCE LTD.

Plot No.48,Above Pooja Electronic MP Nagar Zone II Bhopal MP 462011
Regd. Office: Shri Towers, Plot No. 14A, South Phase,IndustrialEstate,Guindy,
Chennai 600032, Tamil Nadu, Tel. 914448524666.
Website: www.shriramfinance.in, CorporateIdentificationNumber(CIN)
L65191TN1979PLC007874.

DEMAND NOTICE

Under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, ("The Act") read with Rule 3 (1) of the Security Interest (Enforcement) Rules 2002. The undersigned is the Authorized Officer of the SHRIRAM FINANCE LTD(Formerly known as ShriramCity Union Finance Ltd.), ("SFL") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In exercise of powers conferred under the Section 13 (12) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued a Demand Notice under Section 13 (2) of the Act, calling upon the following borrower(s), to repay the amounts mentioned in the respective Demand Notice issued to them that are also given below. In connection with above, Notice is hereby given once again, to the Borrowers to pay SFL, within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice, from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/instruments, if any, executed by the said borrower(s). As security for due repayment of the loan, the following asset have been mortgaged to SHRIRAM FINANCE LTD.(Formerly known as Shriram City Union Finance Ltd.) by the said borrower(s) respectively.

S.No	Name of the Borrower (S) / Guarantor (s) (Name of the Branch)	Demand Notice Date And Amount	Description of secured asset (Immovable Property)
1	Borrower: 1) KRISHNA STAGE DECORATORS PROPRIETOR KRISHNA KUMAR YADAV S/O CHIRONJI LAL YADAV At –LIG 26 Ward 11 New Garibi Line Itarsi Hoshangabad, Narmadapuram 461111 Also At- Awam Nagar Pipal Mohalla Itarsi Hoshangabad (NARMADAPURM) 461111 Co Borrower: 2) Renuka Yadav/w/o Krishna Kumar Yadav At –LIG 26 Ward 11 New Garibi Line Itarsi Hoshangabad, Narmadapuram 461111 3) Puneet Shukla S/o Girish Shukla At – LIG 22 Ward No 16 Shakti Nagar Malviyaganj Itarsi, Hoshangabad Narmadapuram 461111 Branch : HOSHANGABAD Loan No : CDHOSTF1807310003	12/06/2026 Rs.68,51,930/- (Sixty-Eight Lakh Fifty-One Thousand Nine Hundred Thirty Rupees)	Immovable Property i.e All that piece and parcel of land admeasuring area 1500 Sq.ft., along with construction thereon, bearing Khaska No.109/1(P), Patwari Halka No. 13 Situated At Ward No. 9, Mouzalqbalganj Itarsi, Tal.-Itarsi, Dist.-Narmadapuram (Hoshangabad) M.P And which is bounded by towards as follows:- On or towards East side - Another Plot On or towards West side - Road On or towards South side - Property of Salim Bhai On or towards North side - Remaining Portion of Seller

Shriram Finance Ltd Through
It's Authorized Signatory

Date:-12/06/2026



HDFC BANK LIMITED

We understand your world **Head Office:** HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Department for Special Operation : Scheme No. 94, Brilliant Avenue, Behind Bombay Hospital, Ring Road, Indore-452010

Symbolic Possession Notice

Whereas, The Undersigned being the Authorized Officer of the **HDFC Bank Limited**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of power conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 04.11.2025 calling upon the below mentioned borrower & guarantors to repay the amount mentioned therein within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower, guarantors and public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of conferred on him under sec-13(4) of the said Act read with rule 9 on this **10.07.2026**

Details of the Borrower, Guarantors and immovable Property etc.

Sr. No.	Name	Property Mortgaged	Demand Notice Date	Amount mentioned in the Notice in Rs.*
1.	1. M/s Ajay Matching Center (Borrower) 2. Mr. Piyush Pavecha (Proprietor/Mortgagor/ Guarantor) 3. Mr. Rahul Pavecha (Guarantor/Mortgagor)	(a) Commercial/Residential House no. 27, ground floor, first floor and second Floor situated in Mohalla New Cloth Market, Ratlam, Madhya Pradesh- 457001, Owner- Mr. Piyush Pavecha. Boundaries- North: Public Road, South: House of Shaitanmal Ji, East: House of Jammalal Ji, West: House of Mohan Bai Jhamakal (b) Plot No. 156, under TIT Scheme 20, Shastri Nagar, Ratlam, Madhya Pradesh- 457001, Owner: Mr. Rahul Pavecha. Boundaries- North: House of Mela Bai, South: House of Arun Ji, East: Road, West: Back Lane (c) Survey No. 332/4 & 1148/3, Village Bibdod, Teh. & Dist. Ratlam, Madhya Pradesh- 457001, Owner: Mr. Rahul Pavecha. Boundaries- North: Land of Mr. Surana, South: Land of Mr. Deepak, East: Pvt Road, West: Other Land (d) Stock Book Debts & Receivables	04.11.2025	Rs. 92,64,120.76 as on 31.10.2025, and interest thereon from 01.11.2025.
2.	1. M/s Pushpanjali Ex (Borrower) 2. Mr. Rahul Pavecha (Proprietor/Mortgagor) Mr. Piyush Pavecha (Guarantor/Mortgagor)		04.11.2025	Rs. 94,35,336.65 as on 31.10.2025, and interest thereon from 01.11.2025.

*Subsequent interest till date is also due till realization.

The borrower & guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the said property will be subject to the charge of the HDFC Bank Ltd. for an amount mentioned above and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

**For HDFC Bank Limited,
Authorised Officer**

Date: 10.07.2026, Place: Ratlam (M.P.)



SMFG INDIA CREDIT COMPANY LIMITED

Corporate Office: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai – 400051

POSSESSION NOTICE (For Immovable Property) (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

1. Whereas the undersigned being the authorized officer of SMFG India Credit Company Limited, having its registered office at Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai 600116 and corporate office at 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai — 400051, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 15-04-2026 calling upon the borrower (1) CHAI TERMINAL Address 53 ALANKAR MARKET, DEWAS, DEWAS, NEAR JAIN NAMKIN, MADHYA PRADESH, DEWAS - 455001 (2) PAVAN MORYA Address 32 1 REVA BAG, NEAR JEKEMANSURI STORES, DEWAS, MADHYA PRADESH, DEWAS-455001 (3) NIRMALA BAI MORYA Address 32 1 REVA BAG, NEAR JEKEMANSURI STORES, DEWAS, MADHYA PRADESH, DEWAS-455001 under loan Account 216020911682971 to repay the amount mentioned in the notice being of Rs 3796893/- (Rupees Thirty Seven Lakhs Ninety Six Thousand Eight Hundred Ninety Three Only) as on 7 April 2026, within 60 days from the date of receipt of the said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that undersigned has taken Physical possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 14 Day of July in the year 2026.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of SMFG India Credit Company Limited for an amount of Rs. 3796893/- (Rupees Thirty Seven Lakhs Ninety Six Thousand Eight Hundred Ninety Three Only) as on 7 April 2026, and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

LAND OF SURVEY NO 360/1 PEKI (360/1/MIN-1/MIN-1, PATWARI HALKA NO. 40, NEW DEWAS, TEHSIL & DIST DEWAS MEASURING 2400 SQ. FT. BOUNDARIES :- EAST - OTHER PLOT, WEST - PLOT OF DEVENDRA, NORTH - ROAD, SOUTH - WALL OF D-MART

Date: 16.07.2026 Sd/- Authorized Officer
Place: DEWAS, M.P. SMFG India Credit Company Limited



TRUHOME FINANCE LIMITED

(Formerly Known As Shriram Housing Finance Limited)

Reg.Off: Srinivasa Tower, 1st Floor, Door No. 5, Old No. 11, 2nd Lane, Cenatophu Road, Alwarpet, Teynampet, Chennai-600018
Head Office. Level 3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051
Website: <http://www.truhomefinance.in>

PHYSICAL POSSESSION NOTICE

Whereas The undersigned being the authorised officer of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued demand notices to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the said demand notices.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned being the Authorised officer Truhome Finance Limited (Formerly Shriram Housing Finance Limited) has taken PHYSICAL POSSESSION of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on 12/07/2026.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) for an amount as mentioned herein below with interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Borrower's Name and Address	
1. MR. VIKRAMSINGH PRAKASHSINGH CHAUHAN	2. MRS. DURGA VIKRAMSINGH CHAUHAN
All Current Address: PLOT NO 71 GHARANSAR SCO GHARANSAR WATHODA ROAD MAHALAXMI LAWN NAGPUR NAGPUR Maharashtra INDIA 440008.	
ALL ALSO AT: Property Address: Western Portion Ph No 34 Ward No 21 KH No 23 1B House No 2223 B 71 A Plot No 71B Sheet No 555 11 CTS No 30 Mouza Wathoda Tah Nagpur - Nagpur Nagpur 440008	
Amount due as per Demand Notice	
Demand Notice: 09-05-2025.	
Rs.16,62,167/- (Rupees Sixteen lakh Sixty Two Thousand One Hundred Sixty Seven Only) as on dated. 07/05/2025 further interest and other costs, charges and expenses.	
Loan Account no. SILHNAAGR0000629	
Description of Mortgaged Property	
All that consisting of THE PIECE AND PARCEL OF Plot No. 71B, Western Portion, PH No. 34A, Ward No 21, Kh.No. 23/1B, Admeasuring 600 square feet, House No. 2223/B/71/A, Sheet No. 555/11, City Survey No. 30, Mouza, Wathoda, Nagpur	
Bounded as under-East: Remaining portion of Plot No. 71B, South: Others Layout/ West: Plot No 70, North: Pandhan	
Place: Amravati Date : 12.07.2026	Sd/- Authorised Officer- Truhome Finance Limited (Earlier Known as Shriram Housing Finance Limited)



इण्डियन ओवरसीज़ बैंक

Indian Overseas Bank

(मानव सर्वकार का उद्देश्य: A Govt. of India Undertaking)
असली सुनिश्चितता का वास्तु: असली Good people to grow with

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES (under Proviso to Rule 8(6) /Rule 9(1) of Security Interest (Enforcement) Rules)

E-Auction Sale Notice for Sale of Immovable properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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, the **Possession (constructive/physical)** of which has been taken by the Authorised Officer of Indian Overseas Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "whatever there is" on **20.08.2026** for recovery of amount mentioned hereunder due to the Indian Overseas Bank (Secured Creditor) from the Borrower(s) & Guarantor(s) mentioned hereunder. The reserve price and Earnest Money deposit is mentioned hereunder. The sale will be done by the undersigned through e-auction platform provided at the following Web Portal: <https://baanknet.com>.

S. No.	Name and address of the Borrower /Guarantors / Mortgagor	Outstanding Amount	Description of Properties & Name of Property Owner	Reserve Price EMD Amount Bid Increment Amt
MANDIDEEP BRANCH: Plot No.196, B- Sector, Indira Nagar, Mandideep Dist. - Raissen, M.P., Pin - 462 046 Tel. : : 8925952327				
1	Borrowers / Mortgagors / Guarantors M/s Aishwarya Comferts (Borrower) Represented by its Proprietor Mrs. Deepa Paul W/o. Late Raghunath Paul (Mortgagor) Permanent/Communication/Factory/Office Address: Factory at: Kharsa No.13/1/1/3/1/2, Village- Khanpura, Industrial Area, Mandideep District- Raissen, M.P. Residence at: H-406, E-7, Arera Colony, Tehsil- Huzur, District- Bhopal, M.P.- 462016 Also at: H.No.-98, Trilochan Nagar, Trilanga, Bhopal, M.P.- 462039	as on 13.07.2026 ₹ 1,48,68,486.32 + interest & Other Charges Constructive possession	Schedule: Property Belonging to Mrs. Deepa Paul w/o Late Raghunath Paul All that part and parcel of the property consisting of Commercial Diverted Land in Revenue Survey No.13/1/1/3/1/2, admeasuring area 0.252 Acre i.e. 0.102 Hectare, situated at Village- Khanpura, P.H. No. 16, Tehsil- Gauharganj, in Mandideep, District- Raissen (M.P.) Boundaries: East – Land of Kunal Gani, West – Land of Gitika Gani, North – Land of Agrawal Ji, South-Approach Road to the Land The above said property standing in the name of Mrs. Deepa Paul, W/o. Late Raghunath Paul, as set out in the Regd. Sale Deed dated 26.06.2013 vide its Book No-A-1, Vol. No.20 and Document Serial No. 272(1), registered before SRO, Obudallaganj (M.P.) along with all other Appurtenances.	₹ 1,19,77,000/- (Inclusive of 1% of Income Tax) ₹ 11,97,000/- ₹ 50,000/-

Date and Time of E-Auction : 20.08.2026 (11.00 am to 1.00 pm)

Note : TDS applicable "In case of any sale/transfer of immovable property of Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as applicable Income Tax.

For detailed terms and conditions of the sale, Please refer to the link provided in the following websites/ web page portal.
(1) <https://baanknet.com>. (2) www.ioib.in

Note : This may also be treated as a Notice under Rule 8(6) / 9(1) & Rule 6(2) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.

Authorised Officer, Indian Overseas Bank

Date: 14.07.2026



Equitas Small Finance Bank Ltd.

(FORMERLY KNOWN AS EQUITAS FINANCE LTD.)
Registered Office: No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600 002

POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property)

Whereas the undersigned being the Authorized Officer of M/s. Equitas Small Finance Bank Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of powers conferred under section 13(12) read with [Rule 3] of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the below mentioned Borrowers to repay the total outstanding amount mentioned in the notice being within 60 days from the date of receipt of the said notice. Since the below mentioned Borrowers having failed to repay the below stated amount within the stipulated time, notice is hereby given to the below mentioned borrowers and the public in general that, the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The Borrowers in particular and the public in general are hereby cautioned not to deal with the schedule mentioned properties and any dealings with the properties will be subject to the charge of M/s. Equitas Small Finance Bank Limited and further interest and other charges thereon." The Borrower's attention is invited to provisions of sub –section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

Sl. No.	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Symbolic Possession Date
1	Branch: Anand Nagar 700010770300 Borrower: Mr/Mrs Vipin Singh Rajput Co-Borrower: Mr/Mrs Kusum Lata Rajput; Mr/Mrs Rajendra Singh Rajput	All That Piece And Parcel Of Property Bearing One Residential Plot No. 05 Out Of 04 Plots, Part Of Kharsa No. 418/3, 418/4, 418/7, And 418/8, Total 04 Plots, Total Rakha 4.80 Acre (1.942 Hectare), PH.No. 08, Situated At Gangour Gokul Dharm, Gram – Vishakheda, Ward No. 01, Tehsil Goharganj Dist - Raissen (M.P.), Ad Measuring Area 600 Sq.Ft., Measurement: 600 Sq.Ft. Extentsqft : 600, Registration District : Raissen, Registration Office : Sro, North By: Plot No. 06, South By: Plot No. 04, East By: Plot No. 25 West By: Colony Rasta.	22.04.2026 & Rs. 311775/-	10.07.2026
2	Branch: MP - Ashoknagar SEMPASKO439259 Borrower: Mr/Mrs Dhanna Lal Co-Borrower: Mr/Mrs Guddi Bai	All That Piece And Parcel Of Land And Building Situated At- Ward No - 15, Bhukhand No-281.P. H.No-27,Survey No.-1580 And Update Survey No.-1580/1(S) Sri Narayan Vihar Colony District-Ashoknagar M.P. Total Extent Of Ad-Measured Area 800 Sq. Ft., North By : 30 Ft. Wide Road, South By : Other Plot,East By : 20 Ft. Wide Road, West By : Plot Of Seller.	22.04.2026 & Rs. 194552/-	10.07.2026
3	Branch: Mhow ELPBIMOW0015395 Borrower: Mr/Mrs Hemant Co-Borrower: Mr/Mrs Bhagvanti Bai	All The Piece And Parcel Of Land Along With Building Situated At Village Banganga Ward No.19, Survey No. 201/1 Tehsil And District-Indore M.P. Total Admeasuring Of Area-15-40=600 Sq.Ft., North By : 30 Ft. Wide Road, South By : Aft Of Bagad Then Land Of Meta Ji,East By : Other'S House, West By : Other'S House.	22.04.2026 & Rs. 1155303/-	10.07.2026
4	Branch: Khargone SEKRGE0434662 Borrower: Mr/Mrs Jagdish Co-Borrower: Mr/Mrs Karuna Bai	All The Piece And Parcel Of Land Along With Building Permission Situated At Village -Rehgaon , Kharsa No. 93, H.No.-42, P.H.N.-25 Tehsil Bhikanganj , Distric Khargone 451335 M.P. Total Ad Measuring Of Land Area -40*20=800 Sq.Ft., North By : House Of Bhurelal, South By : Common Road, East By: House Of Mahesh, West By : House Of Madan.	22.04.2026 & Rs. 189380/-	
5	Branch: Ratlam 700010438171 Borrower: Mr/Mrs Seema Ninama Co-Borrower: Mr/Mrs Dashaarath Ninama	All The Piece And Parcel Of Land Situated At Village- Bilpank, Saral No. 186, P.H.N. 47, Tehsil & Dist. Ratlam Mp, 457001 / Measurement : Total Ad Measuring Area - 25*25 = 625 Sq.Ft., Extentsqft : 625, Registration District : Ratlam , Registration Office : Ratlam, North By : House Of Mr. Naran Kana, South By : House Of Mrs. Kamen Bai, East By : Road, West By: Road.	22.04.2026 & Rs. 169378/-	10.07.2026
6	Branch: Dewas SEDEWAS0466359 Borrower: Mr/Mrs Rakesh Co-Borrower: Mr/Mrs Lalita Rakesh Beragi Rakesh	All The Piece And Parcel Of Land Along With Building Situated At Village Nalesara , P.H.No. 13, Kh. No. 136, Tehsil And District - Dewas M.P. Total Ad Measuring Of Area -26*30=780 Sq. Ft., North By : Road, South By : Vacant Land, East By: Tempal Of Shree Ram, West By : Vacant Land.	22.04.2026 & Rs. 161889/-	10.07.2026
7	Branch: Piplahana SEPPLNA0421292 Borrower: Mr/Mrs Irfan Co-Borrower: Mr/Mrs Nazmeen; Mr/Mrs Samat Khan	All The Piece And Parcel Situated In Village-Survey No 727/2,Peki,Ward No-07 Tanki Compound,Tehsil Sanwer District Indore Madhya Pradesh-453551 Ad Measuring Area-400 Sqft, North By : Rasta 15 Foot, South By : House Of Mansur, East By: House Of Yusuf, West By: Plot Of Aarif.	22.04.2026 & Rs. 159007/-	10.07.2026
8	Branch: Chhatarpur 700011531301 Borrower: Mr/Mrs Ajay Kumar Co-Borrower: Mr/Mrs Kiran Harjan	All that piece and parcel of Land Property part of house/plot No. 62/01, area extend of 740 sqft. Along with all right and benefit there to, Situated at Moja – Chhatarpur, Ph.No. 51, Tahsil & Distt - Chhatarpur (M. P.), Measurement: 740 sqft., Registratondistrict : Chhatarpur, Registrationoffice : Chhatarpur, Extentsqft : 740, North By: Boundaries of Halle Ahiwara, South By: C.C. Road, East By : 04 ft C.C. Kullya, West By: Part of House seller Umesh Balmik.	25.03.2026 & Rs. 745390/-	10.07.2026
9	Branch: Satna 700009537175 Borrower: Mr/Mrs Ramprasad Yadav Co-Borrower: Mr/Mrs Rani Yadav; Mr/Mrs Vipin Yadav	Property Situated At Mouza- Badhaiya, Ph.No. - 53 Mataha, Ri. Circle - Rajpanpur, Bearing Kharsa No. 95/2 Area 0.0620 Hect. Tehsil - Samjpur Baghelan, Dist. Satna (M.P.), And Four Boundaries Of The Plot Mentioned As Per Nazari Kamsal., North By : Land Of Yogendra Tiwari., South By : Government Road, East By : House Of Mohan Yadav, West By : Government Land.	22.04.2026 & Rs. 510607/-	10.07.2026

Date: 16.07.2026, Place: MADYA PRADESH **Authorized Officer, Equitas Small Finance Bank Ltd.**



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TJ2014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028.
Email: zuber.khan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111/Authorised Officer M no.: +918657969231

[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. 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 lenders/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 08.07.2026 (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 Abhishek Traders (Borrower), Mr. Aditya Kumar Gupta (Co-Borrower), Mr. Anand Kumar Gupta (Co-Borrower/Mortgagor) and Mrs. Vandana Gupta (Co-Borrower/Mortgagor) (LAN: IBB00001N, IBB00017N)	All that property i.e. one residential Hall on Third Floor over Garage No.03, 04 & 05 at "Chetak Complex" comprising of 1352.42 sq. ft., which is situated at Indian Oil Corporation Building, Zone – II, Maharana Pratap Nagar (M P Nagar), Ward No.44, Tehsil Huzur Dist. Bhopal, which is bounded as under:- On the Right Side - Road, On the Left - IOC Building, On the Front by:- Road, On the Rear Side - Road.	Mr. Anand Kumar Gupta and Mrs. Vandana Gupta	Rs. 1,21,11,492.32 (Rupees One Crore Twenty-One Lakh Eleven Thousand Four Hundred Ninety-Two and Paise Thirty-Two Only)	28.02.2022	27.06.2024	Rs. 69,26,000/- (Rupees Sixty-Nine Lakh Twenty-Six Thousand Only) (Plus applicable G.S.T. since the property is leasehold)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 6,92,600 (Rupees Six Lakh Ninety-Two Thousand Six Hundred Only)	24.07.2026 From 11.00 A.M. to 12.00 P.M

Account No.: 344950001084, 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: 03.08.2026 till 5:30 pm

Date of E-Auction & Time: 05.08.2026 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.bankauction.com>.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) RW 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) r/w 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.

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: 16.07.2026
Place: Bhopal

Sd/- Authorized Officer, OMKARA ASSETS RECONSTRUCTION PVT LTD.
(Acting in its capacity as a Trustee of OMKARA PS 06/2021-22 Trust)

OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

ओमकारा एसेट्स रिकन्स्ट्रक्शन प्रा. लि.
सीआइएफ़न: U67100T22014PTC020363
कारपोरेट कार्यालय: कोहिनूर स्थलेर, 4थी फल, एन.सी. केंसलर मार्ग, आर.पी. गडवली चौक, वायर (हेल्ड), मुंबई – 400026
ईमेल: zuber.khan@omkaraarc.com/abhishek.joshi@omkaraarc.com फोन: 022- 662231111 | प्राधिकृत अधिकारी, मो.नं.: +9186657969231

[परिशिष्ट–IV]—[५] दिखें नियम 9(1) के साथ नियम 8(6) का प्रावधान]

अवल संपत्ति की बिक्की के लिए ई–नीलामी हेतु सार्वजनिक नोटिस

प्रतिभूति हित (प्रवर्तन) नियमावली, 2002 के नियम 9(1) के साथ नियम 8(6) के प्रावधान के साथ पठित वित्तीय आस्तियों के प्रतिभूतिकरण और पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के तहत अवल परिसंपत्तियों की बिक्की के लिए ई–नीलामी बिक्की नोटिस

सर्व साधारण और खास तौर पर कर्जदार(ओं) और जमानती(ओं) को यह सूचना दी जाती है कि प्रच्युत लेनदार के पास गिरवी / प्रमातिरि नीचे वर्णित अवल संपत्ति जिसका ओमकारा एसेट्स रिकन्स्ट्रक्शन प्राइवेट लिमिटेड, आगे ओमकारा एसेट्स रिकन्स्ट्रक्शन प्रा. लि. (ओआरपीएल) (ओमकारा पीएस 06/2021–22 ट्रस्ट के ट्रस्टी के रूप में अपनी क्षमता से कार्यरत) के प्राधिकृत अधिकारी ने इंडसइंड बैंक लि. (एसआइएन बैंक) से अंतर्निहित प्रतिभूति एसआइएन बैंक से एसआइमेंट करार दिनांकित 25.06.2021 द्वारा नीचे उल्लिखित खातों के समस्त बकाया ऋणों का अधिग्रहण कर लिया। तदनुसार, ओआरपीएल ने एसआइएन बैंक की भूमिका निभाई है और बकाया राशि की वसूली और प्रतिभूति की प्रतिलिपि के प्राधिकृत अधिकारी ने कर्जदार / बंधककर्ता / सह–कर्जदार से नीचे उल्लिखित प्रच्युत संपत्ति का भौतिक कब्जा ले लिया। ओआरपीएल के प्राधिकृत अधिकारी बकाया राशि की वसूली के लिए नीचे उल्लिखित प्रच्युत संपत्तियों को बेचना चाहते हैं और इसलिए प्रच्युत संपत्तियों की खरीद के लिए सौलब्ध लिफाफे में निविदाएं / बोधिया आमंत्रित की जाती हैं। संपत्तियों की नीचे दशांग संबंधित कर्जदार(ओं) और सह–कर्जदार(ओं) से ओआरपीएल, प्रच्युत लेनदार को देय संबंधित कॉलम में दशांगी गई राशि की वसूली के लिए “जो है, जहाँ है”, “जहाँ है, जैसी है”, और “जो भी है” और “कोई वापसी नहीं” आधार पर सरकारी अधिनियम की धाराएँ 13(2) और (4) के प्रावधानों के तहत प्रदत्त शक्तियों का प्रयोग कर बिक्की की जायेगी। कर्जदार(ओं) / जमानतियों / बंधककर्ताओं का विवरण, प्रतिभूतियों, मालिक, बकाया देयों, धारा 13(2) के तहत भेजे मांग नोटिस की तारीख, कब्जे की तारीख, आरक्षित मूल्य, बोली बुद्धि राशि, धरोहर राशि जमा (ईएमडी), निरीक्षण की तिथि व समय निम्नवत् है:

क्र. सं.	कर्जदार(ओं) /जमानतियों / बंधककर्ताओं के नाम	प्रच्युत/परिसंपत्ति का विवरण	संपत्ति का मालिक	बकाया देय राशि दिनांक 08.07.2026 को (₹.)	मांग नोटिस की तारीख	कब्जे की तारीख	आरक्षित मूल्य (₹.)	बोली बुद्धि राशि (₹.)	ईएमडी (₹.)	निरीक्षण की तिथि
1	मेरसर् अविवेक ट्रेडर्स (कर्जदार), श्री आदित्य कुमार गुप्ता (सह–कर्जदार), श्री आनंद कुमार गुप्ता (सह–कर्जदार/बंधककर्ता) और श्रीमती वंदना गुप्ता (सह–कर्जदार/बंधककर्ता) (LAN: IBB00001N, IBB00017N)	संपत्ति अर्थात एक आवासीय हॉल, तीसरी मंजिल गैरगज नंबर 03, 04 और 05 के ऊपर, “वेतक कॉमलेक्स”, मांग 1352.42 वर्ग फुट, इंडियन ऑयल कॉर्पोरेशन बिल्डिंग, जेन–11, महाराष्ट्र प्रताप नगर (एम पी नगर), वाई नं. 44, तहसील हुजुर जिला भोपाल के समस्त भाग व खंड और जिसकी सीमाएँ निम्नानुसार हैं– वाई ओर– सड़क, बाई ओर– आईओसी भवन, सामने मे– सड़क, पीछे की ओर– सड़क	श्री आनंद कुमार गुप्ता और श्रीमती वंदना गुप्ता	₹. 1,21,11,492.32 (रुपये एक करोड़ इक्कीस लाख न्याह्र हजार चार सौ बानवे और बत्तीस पैंना मात्र)	28.02.2022	27.06.2024	₹. 69,26,000/- (रुपये उनहत्तर लाख छब्बीस हजार मात्र)	₹. 50,000 /– (रुपये पचास हजार मात्र)	₹. 6,82,800 /– (रुपये छह लाख बानवे हजार छह सौ मात्र)	24.07.2026 पूर्वा. 11.00 से अप. 12.00 तक

खाता सं.: 344905001084, लागूभाई का नाम: ओमकारा पीएस 06/2021–22 ट्रस्ट, बैंक का नाम: आईसीआईसीआई बैंक, शाखा: बांदा (ईस्ट), मुंबई, आईएफएससी कोड: ICIC0003449

भागीदारी का बोली पत्र/ ब्यादाईई दस्तावेज/ ईएमडी साक्ष्य जमा करने के लिए अंतिम तिथि व समय

03.08.2026 समय अप. 6.30 तक

05.08.2026 समय अप. 12.00 से अप. 2.00 तक

ई–नीलामी का तिथि व समय

05.08.2026 समय अप. 12.00 से अप. 2.00 तक

नीलामी की निबंन व शर्तें: बिक्की के विस्तृत निबंन व शर्तों के लिए कृपया प्रच्युत/पत्र ऋणदाता (ओआरपीएल) की वेबसाइट अर्थात <http://omkaraarc.com/auction.php> या सेवा प्रदाता की वेबसाइट अर्थात <https://www.bankauctions.com> पर दिया लिंक देखें।

प्रतिभूति हित (प्रवर्तन) नियमावली, 2002 के नियम 9(1) के साथ पठित नियम 8(6) के तहत बिक्की के लिए सांविधिक नोटिस

यह सूचना उपर्युक्त ऋण खाते के कर्जदार(ओं) के लिए प्रतिभूति हित (प्रवर्तन) नियमावली, 2002 के नियम 9(1) के साथ पठित नियम 8(6) और वित्तीय आस्तियों के प्रतिभूतिकरण और पुनर्गठन और प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के प्रावधानों के तहत उपरोक्त बतायी तादीख व समय पर ई–नीलामी के माध्यम से नीलामी/ बिक्की की जानकारी देने के लिए 15 (पंद्रह) दिनी अनिवार्य नोटिस दी है।

कृपया ध्यान दें कि उपरोक्त फोन नंबर ओमकारा एसासी के प्राधिकृत प्रतिनिधियों के एकमात्र आधिकारिक नंबर हैं। ओमकारा एसासी अपने प्रतिनिधियों की ओर से अपनी संपत्ति की बिक्की करने के लिए किसी एजेंट/दलाल को मान्य/अधिकृत नहीं करता है और कोई भी व्यक्ति जो इस तरह के लेनदेन में शामिल हो रहा है, वह अपने जोखिम पर ऐसा कर रहा है और ओमकारा एसासी को ऐसे किसी भी लेनदेन के लिए उत्तरदायी नहीं ठहराया जाएगा।

दिनांक: 16.07.2026
स्थान: भोपाल

हम/— प्राधिकृत अधिकारी, ओमकारा एसेट्स रिकन्स्ट्रक्शन प्रा. लि. (ओमकारा पीएस 06/2021–22 ट्रस्ट के ट्रस्टी की क्षमता से कार्यरत)

 IndusInd Bank		कॉर्पोरेट कार्यालय : इंडसइंड बैंक लिमिटेड, नं. 34, जी.एन. चेद्री रोड, सेनआई-600017 www.indusind.com फोन: 0442834600, 26346301 फैक्स: 0442834632						
ई-नीलामी सूचना								
वित्तीय परिसम्पत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित (प्रवर्तन) नियमावली 2002 के नियम 8(6)/9(1) के प्रावधानों के साथ पठित प्रतिभूति हित प्रवर्तन अधिनियम 2002 तहत अवल सुनिश्चित संपत्ति की ई-नीलामी बिक्की की सूचना								
इंडसइंड बैंक लिमिटेड के अधिकृत अधिकारी द्वारा आम जनता और विशेष रूप से उच्चारकर्ता और सह-उच्चारकर्ता/गारंटर को यह सूचना दी जाती है कि नीचे बताई गई अवल संपत्ति, जिसे सुरक्षित लेनदार के पास गिरवी/चार्ज किया गया था और जिसका भौतिक कब्जा इंडसइंड बैंक लिमिटेड (सुरक्षित लेनदार) के अधिकृत अधिकारी ने ले लिया है, उसे “जैसा है, जहाँ है” और “जो कुछ भी है” के आधार पर विक्रय जाएगा। मामले का विवरण इस प्रकार है:								
उच्चारकर्ताओं/ सह-उच्चारकर्ताओं/ गारंटर्स के नाम	बकाया राशि	13(2) मांग सूचना का दिनांक	कब्जा दिनांक	संपत्ति का विवरण	संपत्ति के लिए आरक्षित मूल्य	संपत्ति के लिए बचाना राशि	नीलामी की दिनांक और समय	
1. श्री गोपाल मुखेल 2. श्री कृष्णपाल मुखेल 3. श्रीमती मंगला 4. श्री महेश सिंह ऋण खाता 11105192M	दिनांक 30.03.2023 तक ₹. 8,81,922.85 /- (आठ लाख इक्कासी हजार नौ सौ बाईस रुपये और पचासी पैसे) बकाया राशि	30.03.2023	09-03-2026	सर्व नंबर 289, 299 / 1, 300, लक्ष्मी बाईं वाई नंबर 9 (देवार मार्ग पर पटेल मंगलिक भवन से आगे नहर तक, अंदर का क्षेत्र), ग्राम धामनोद, तहसील धर्मपुरी, जिला धार (मध्य प्रदेश), पिनकोड: 454552 में स्थित प्लॉट का समस्त हिस्सा एवं अंश, प्लॉट का एरिया (15 फीट x 50 फीट) 750 वर्ग फुट है।	₹. 20,62,500 /- (बीस लाख बासठ हजार पाँच सौ रुपये)	₹. 2,06,250 /- (दो लाख छह हजार दो सौ पचास रुपये)	21-08-2026 को सुबह 11 बजे से शाम 4 बजे तक	
1. श्री घुमल 2. श्री विदेश 3. श्रीमती निर्मला 4. श्रीमती शकुन्तला ऋण खाता 11105052M	दिनांक 27.07.2022 तक ₹.15,48,481.12 /- (पंद्रह लाख अठ्ठासीस हजार चार सौ इक्कासी रुपये और बारह पैसे) बकाया राशि	27.07.2022	16-04-2026	प्लॉट नंबर 120पैकी का उत्तरी हिस्सा (प्लॉट नंबर 120/ 2) बाईं नंबर 03, भगवत्सेवर मार्ग, (हरिजन मोहल्ला), गौतमपुरा रोड के पीछे, नगर पंचायत देवासपुर, जिला इंदौर (मध्य प्रदेश) में स्थित संपत्ति, कुल – 1005 वर्ग फुट (93.40 वर्ग मीटर)	₹. 27,65,000 /- (सत्ताईस लाख पैंसठ हजार रुपये मात्र)	₹. 2,76,500 /- (दो लाख छिहर हजार पाँच सौ रुपये मात्र)	21-08-2026 को सुबह 11 बजे से शाम 4 बजे तक	
1. श्री कमलेश कनावा 2. श्रीमती प्रेमलता कनावा ऋण खाता 11105233M	दिनांक 22.01.2025 तक ₹.11,32,776.48 /- (ग्यारह लाख बीस हजार सात सौ छिहर रुपये और उनपचास पैसे)	22.01.2025	25-02-2026	गौंव मालीवाड़ा के अदाबी क्षेत्र में, पी.एच. नं. 31, बालेरूप मार्ग बांर, तहसील और जिला धार (मध्य प्रदेश) में स्थित आवासीय भूकान की संपत्ति (पूर्वी हिस्सा) को सर्वे नंबर 106 पैकी (क्षेत्रफल 0.005 हेक्टेयर या 525 वर्ग फुट) के हिस्से पर बना है।	₹. 27,25,000 /- (सत्ताईस लाख पच्चीस हजार रुपये मात्र)	₹. 2,72,500 /- (दो लाख बहतर हजार पाँच सौ रुपये मात्र)	21-08-2026 को सुबह 11 बजे से शाम 4 बजे तक	
नियम और शर्तें (1) ऑनलाइन नीलामी बिक्की के लिए बोली दस्तावेज, घोषणा-पत्र और सामान्य नियम व शर्तें सुरक्षित लेनदार की वेबसाइट https://www.indusind.com ; सेवा प्रदाता की वेबसाइट https://www.bankauctions.com पर उपलब्ध हैं। (2) निविदा दस्तावेज जमा करने के साथ-साथ, बोली लागू वाले को रिजर्व प्राइस (आरक्षित मूल्य) का 10% हिस्सा ईएमडी के रूप में जमा करना होगा। ईएमडी जमा करने की अंतिम तिथि 20-08-2026 को शाम 4:00 बजे तक है और न्यूनतम बोली बुद्धि राशि ₹.10,000 /- (दस हजार रुपये) होगी। बैंक ने आरक्षित मूल्य और बचाना जमा राशि (ईएमडी) तय किया है (जो नीचे बताया गया है); इसे केवल आईएमपीएस/आरटीडीएस/एनईएफ्टी के माध्यम से “भोगज ईएमआई” पुरिण एसी (सीएफए) खाता सं. 00073564611059, IFSC : INDB0000007 या इंडसइंड बैंक लिमिटेड के पक्ष में डिमांड ड्राफ्ट / एनईएफ्टी के माध्यम से नं.3,वित्तेश रोड, गुंगमबकम, चेन्नई-600034 के पक्ष में जमा किया जाना चाहिए। (3) सफल बोली लगाने वाले को बिक्की मूल्य का 25% (बोली के साथ पहले ही जमा की गई 10% राशि को घटाकर) जमा करना होगा, यानी खरीदार को बिक्की की पुष्टि होने पर, ई-नीलामी की तारीख को या अगले कामकाजी दिन के अंत तक बाकी 15% का भुगतान करना होगा। इसके बाद, सरकारी पत्र के तहत बिक्की पुष्टि पत्र की तारीख से 15 दिनों के भीतर बिक्की मूल्य की बाकी 75% राशि जमा करनी होगी। (4) अधिकृत अधिकारी के पास किसी भी बोली को स्वीकार या अस्वीकार करने या बिना कोई कारण बताए बिक्की प्रक्रिया को खंगलित /आगे बढ़ाने का पूरा अधिकार है। (5) इच्छुक बोलीदाता लॉगिन आईडी और पासवर्ड भरने, डेटा अपलोड करने, बोली जमा करने, ई-बोली प्रक्रिया पर प्रशिक्षण आदि में सहायता चाहते हैं, वे मेसर्स सी. इंडिया प्राइवेट लिमिटेड, प्लॉट नंबर 68, तीसरी मंजिल, सेक्टर 44, गुडगाय, 122003 हरियाणा, सपोर्ट नंबर: 7291981124, 25, 26 से संपर्क कर सकते हैं और संपर्क करें श्री मिथिलेश – 7080804466 सपोर्ट ई-मेल आईडी : support@bankauctions.com और संपत्ति से संबंधित किसी भी सवाल के लिए बैंक अधिकारी श्री अजीत विव्कर्मा – 9826019343 से संपर्क कर सकते हैं।								
दिनांक 16-07-2026 स्थान: मध्य प्रदेश				अधिकृत अधिकारी कुवे इंडसइंड बैंक लिमिटेड				

 Bandhan Bank	रीजनल ऑफिस: नेताजी मार्ग, मीठाखली छ: रास्ते के पास, एलिसब्रिज, अहमदाबाद-06. फोन : + 91-79-26421671-75			
सांकेतिक आधिपत्य (कब्जा) सूचना				
एतदर्थ सूचना दी जाती है कि वित्तीय आस्तियों का प्रतिभूतिकरण एवं पूर्णतान तथा प्रतिभूतिहित प्रवर्तन अधिनियम, 2002 के नियम 3 के साथ पढ़ते हुए अधिनियम के अंतर्गत प्रदत्त अधिकारों के प्रयोग के तहत प्राधिकृत अधिकारी ने खातें(अकाउंट) के सामने उल्लेखित तिथि को डिमांड नोटिस (मांग पत्र) भेज था व नोटिस प्राप्ति के 60 दिवस के अन्दर राशि की मांग की गई थी। ऋणी द्वारा भुगतान करने में असफल रहने पर कर्जदार और आम जनता को नोटिस द्वारा सूचित किया जाता है कि अग्रोहस्ताक्षरकर्ता ने उपरोक्त अधिनियम धारा 13 की उपधारा (4) संपत्ति नियम 8 के तहत नीचे लिखे लोन खातों में वर्णित बंधक सम्पत्ति का सांकेतिक कब्जा ले लिया है। अतः आम कर्जदार और आम जनता को सूचित किया जाता है कि नीचे वर्णित संपत्तियों के बारे में कोई व्यवहार न करें और न संपत्तियों के किसी किसी व्यवहार पर वह राशि, धरा, खर्च एवं शुल्क के साथ बैंक को चुकाना होगा। सुरक्षित सम्पत्ति को रिडेम/ वापस लेने के संबंध में अधिनियम की धारा 13 की उपधारा (8) में उपलब्ध प्राधान्यों के तहत ऋणियों का ध्यान आमंत्रित किया जाता है।				
ऋणियों के नाम, गैरचर और ऋण खाता सं.	बंधक संपत्ति का विवरण (प्रतिभूती आस्तियां)	मांगपत्र की तिथि	सांकेतिक कब्जे की तिथि	कुल बकाया राशि, मांगपत्र की तारीख तक
श्री राहुल परमार श्रीमती चंद्रकांता परमार श्री प्रेमनारायण परमार 711880000012857	सभी चल और अवल संपत्ति, प्रॉपर्टी का वह साथ हिस्सा, साथ में सभी और आगे के सभी स्टूचर, मकान संख्या सी-5/126 आवास नगर देवास ए.बी. रोड जिला देवास – (मध्य प्रदेश) स्थित है, जिसके मालिक प्रेमनारायण परमार हैं और जो आवरित है। उत्तर: रास्ता, पूर्व: खुली भूमि, पश्चिम: रास्ता, दक्षिण: मकान संख्या सी-6/125	मार्च 26, 2026	जुलाई 10, 2026	₹.8,51,611.08 (मार्च 24, 2025 तक)
कमलेश वर्मा रामनारायन वर्मा यमुना वर्मा राजेश वर्मा 20008230000814	सभी चल और संपत्ति, जिसका क्षेत्रफल 1250 वर्ग फीट/0.012 हेक्ट., सर्वे संख्या केरूप संख्या न्यू 55/12, अंतिम प्लॉट संख्या 55/12, पीपल संख्या 19, पन्नी 93, आरपरणण चौराई, मौजा चौराई बाई संख्या 01, मेन रोड, चौराई, छिन्वाड़ा, मध्य प्रदेश 480115 स्थित है, जिसके मालिक यमुना वर्मा हैं और जो आवरित है। उत्तर: सुशीला बाई की भूमि, पूर्व: केच राम की भूमि, पश्चिम: दया शंकर सोनी की भूमि, दक्षिण: सितनी छिन्वाड़ा रोड	मार्च 20, 2026	जुलाई 10, 2026	₹.27,81,860.63 (मार्च 09, 2026 तक)
श्री राजेंद्र घोषा श्रीमती रेखा घोषा 200082900002090 57220000641100	सभी चल और अवल संपत्ति, जो कलहान्नं वाई संख्या 24, शीट संख्या 11, प्लॉट संख्या 42, खंडवा शहर, खंडवा तमक कुन्नी एरिया जिसे एरिया एडमिन ईस्ट–वेस्ट 21 फीट और नॉर्थ–साउथ 60 फीट के तौर पर जाना जाता है, कुल क्षेत्रफल 1260 वर्ग फीट प्लुस पर दो दुकानें और घर और पहली मंजिल पर बना हुआ घर, जिसके मालिक मोहम्मद अकमल बाई हैं और जो आवरित है। उत्तर: रास्ता, पूर्व: अन्ना का घर, पश्चिम: 3 फीट लेन और दाढ़ा भावसार का घर, दक्षिण: गली	अप्रैल 07, 2026	जुलाई 10, 2026	₹.5,40,749.91 (मार्च 09, 2026 तक)
श्री मोहम्मद अकमल शाह श्रीमती रुखसाना शाह 20008200000508	सभी चल और अवल संपत्ति, जो कलहान्नं वाई संख्या 24, शीट संख्या 11, प्लॉट संख्या 42, खंडवा शहर, खंडवा तमक कुन्नी एरिया जिसे एरिया एडमिन ईस्ट–वेस्ट 21 फीट और नॉर्थ–साउथ 60 फीट के तौर पर जाना जाता है, कुल क्षेत्रफल 1260 वर्ग फीट प्लुस पर दो दुकानें और घर और पहली मंजिल पर बना हुआ घर, जिसके मालिक मोहम्मद अकमल बाई हैं और जो आवरित है। उत्तर: रास्ता, पूर्व: अन्ना का घर, पश्चिम: 3 फीट लेन और दाढ़ा भावसार का घर, दक्षिण: गली	अप्रैल 22, 2026	जुलाई 10, 2026	₹.14,24,006.51 (अप्रैल 03, 2026 तक)
श्रीमती गोमती राठौर श्री किशोरा राठौर 200082000003364 20008200001511	सभी चल और अवल संपत्ति, जो प्लॉट संख्या 10, केरूप संख्या 322/1, बाई संख्या 06, ग्राम खिरियावा, आनंद नगर नैरुल बाई, तहसील खिरियावा, जिला– हर्षा, मध्य प्रदेश – 461441 स्थित है, जिसके मालिक गोमती राठौर पति गोपाल राठौर हैं और जो आवरित है। उत्तर: बेरवा वाले की बाकी जमीन, पूर्व: 7 फीट का रास्ता, पश्चिम: श्री झले टीपर का घर बरन रहा है, दक्षिण: श्री बर्मा का घर और एक फुट पानी की निकारी बनी हुई है।	फरवरी 18, 2026	जुलाई 10, 2026	₹.2,56,776.21 (फरवरी 11, 2026 तक)
श्री खींद्र हंकारे श्रीमती निमिता बाई 200082900001962 900001014269978	सभी चल और अवल संपत्ति, जिसका क्षेत्रफल 600 वर्ग फीट, जो केरूप संख्या 548, प्लॉट संख्या 11, ग्राम भोवनावा खुर्द, तहसील और जिला बुरहानपुर मध्य प्रदेश, 450331 स्थित है, जिसके मालिक श्री खींद्र हंकारे, श्रीमती निमिता बाई हैं और जो आवरित है। उत्तर: श्रीमती विमलबाई अशोक महानज का इलाका, पूर्व: मीर अजब अली और अन्य की भूमि, पश्चिम : रास्ता, साउथ : अशित राजेंद्र कुमार जी और अन्य का इलाका	मार्च 20, 2026	जुलाई 10, 2026	₹.10,19,233.31 (मार्च 09, 2026 तक)
श्री हरपाल सिंह श्रीमती प्रजाकोट कोर 200082000002968	सभी चल और अवल संपत्ति, जिसका क्षेत्रफल 40.0 वर्ग मीटर हैं, जो प्लॉट संख्या ए–833 इडम्बलूर, राम नगर कोलोनो, सरसगढ़ी रोड, खंडवा मध्य प्रदेश, 450001, जिसके मालिक श्री हरपाल सिंह हैं और जो आवरित है। उत्तर: प्लॉट संख्या ए–832, पूर्व: पापा मार्ग, पश्चिम: प्लॉट संख्या ए–835, दक्षिण: प्लॉट संख्या ए–834	मार्च 20, 2026	जुलाई 10, 2026	₹.3,67,151.35 (मार्च 09, 2026 तक)
श्री संदीप दुवे श्रीमती लक्ष्मी बाई 900001290759844	सभी चल और अवल संपत्ति, जो सर्वे संख्या 766/5/2/58, जमीन का क्षेत्रफल 1200 वर्ग फीट, मौजा कलेशान, वाई संख्या 03, पीपल संख्या 18, तहसील– खालावग, जिला– देवास, मध्य प्रदेश– 455336 स्थित है, जिसके मालिक मांलती बाई हैं और जो आवरित है। उत्तर: 13 फीट का रास्ता, पूर्व: रास्ता और निस्तारी की भूमि, पश्चिम: रामदीन सोलंकी का घर, दक्षिण: मंगलाल की भूमि	अप्रैल 15, 2026	जुलाई 10, 2026	₹.15,29,322.52 (अप्रैल 08, 2026 तक)
श्री वीरु चौधरी श्री विमला चौधरी 900000000740527	सभी चल और अवल संपत्ति, जो प्लॉट संख्या एलआइवी एल –51, क्षेत्रफल 46.75 वर्ग मीटर, लालगंगा न्यू एंईस्ट कोलोनोी वाई संख्या 42, तहसील और जिला– बुरहानपुर, मध्य प्रदेश – 450331 स्थित है, जिसके मालिक वीरु चौधरी हैं और जो आवरित है। उत्तर: 4 मीटर चौड़ा कोलोनोी रास्ता, पूर्व: प्लॉट संख्या एलआइवी 52, पश्चिम: प्लॉट संख्या एलआइवी 50, दक्षिण: कोलोनोी खुली भूमि	अप्रैल 15, 2026	जुलाई 10, 2026	₹.14,73,107.51 (अप्रैल 08, 2026 तक)
श्री महेश बिहारी श्रीमती शांता बाई 90000000067955	सभी चल और अवल संपत्ति, जो अंतिम प्लॉट संख्या 59/09, नर्मदा कोलोनोी, क्षेत्रफल – 750 वर्ग फीट/ 69.677 वर्ग मीटर, सर्वे संख्या इंदौर एच सिंह बालोय रोड, इंदौर मध्य प्रदेश, 461001, जिसके मालिक महे, पल्लव सोनम के पीछे, हर्षा, इंदौर रोड रोड, एनओ हर्षा, मध्य प्रदेश स्थित है, जिसके मालिक शांता बाई हैं और जो आवरित है। उत्तर : मेरर साहब की जमीन, पूर्व : पंचोत कारवार की संपत्ति, पश्चिम : खुला प्लॉट, दक्षिण : 25 फीट चौड़ा निस्तारी रास्ता	अप्रैल 22, 2026	जुलाई 10, 2026	₹.12,83,728.15 (अप्रैल 08, 2026 तक)
श्री लखन सोलंकी श्री राजेंद्र सोलंकी श्रीमती लक्ष्मी बाई सोलंकी 20008140001940 20008140002637	सभी चल और अवल संपत्ति, जो प्लॉट संख्या 1034/2/3, उत्तरी भाग (प्लॉट नं. 08–01) प्लॉट संख्या 34, पीपल संख्या 71(26/1) मांगलिया रास्ता गांव, तहसील साई जिला इंदौर मध्य प्रदेश, 453771 स्थित है, जिसके मालिक श्रीमती लक्ष्मी बाई सोलंकी हैं और जो आवरित है। पूर्व: इंदीयालवे (चायवाले) का घर, ईस्ट: अमोलजीलाल का घर, पश्चिम: असलाम भाई का घर, दक्षिण: आम रास्ता	मार्च 20, 2026	जुलाई 11, 2026	₹.5,72,110.15 (मार्च 09, 2026 तक)
श्री अमित दुधिया श्रीमती लक्ष्मी बाई दुधिया 20008210002117	सभी चल और अवल संपत्ति, जो सर्वे संख्या 1034/2/3, उत्तरी भाग (प्लॉट नं. 08–01) प्लॉट संख्या 08, अशोक लेख गुरु, मादवी पालबिलेन महे, जिला इंदौर स्थित है, जिसके मालिक अमित दुधिया हैं और जो आवरित है। उत्तर: प्लॉट संख्या 07, पूर्व: कोलोनोी रास्ता, पश्चिम: प्लॉट संख्या 17, दक्षिण: प्लॉट संख्या 8 का बाकी हिस्सा	दिसंबर 15, 2025	जुलाई 10, 2026	₹.9,34,101.60 (दिसंबर 09, 2025 तक)
स्थान: मध्य प्रदेश तारीख: जुलाई 16, 2026		प्राधिकृत अधिकारी बंडन बैंक लिमिटेड		

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स्वर्ण ऋण (Loan Against Gold) – “जैसी स्थिति है, जहाँ स्थिति है” आधार पर नीलामी सूचना

नीचे उल्लिखित उपभारकर्ता(ओं) को एयू स्मॉल फाइनेंस बैंक लिमिटेड (“बैंक”) से प्राप्त स्वर्ण ऋण सुविधा के अंतर्गत बकाया राशि के भुगतान हेतु नोटिस जारी किए गए हैं। चूंकि उपभारकर्ता(ओं) द्वारा अपनी देय राशि का भुगतान नहीं किया गया है, अतः हम गिरवी रखी गई स्वर्ण वस्तुओं/आभूषणों की नीलामी 17 August 2026 को प्रातः 11:00 बजे से अपराह्न 3:00 बजे (समय) के माध्यम, नीचे उल्लिखित शाखाओं में, जहाँ निर्दिष्ट माध्यम/प्रक्रिया के अनुसार आयोजित करने हेतु बाध्य हैं। यह उपभारकर्ताओं के मामलों में, सभी शर्तों वित्थिक उत्तराधिकारियों पर लागू होंगी। कृपया ध्यान दें कि यदि उपरोक्त नीलामी असफल रहती है, तो बैंक बिना किसी पूर्व सूचना के पुनः नीलामी आयोजित करने का अधिकार सुरक्षित रखता है।

भौतिक नीलामी शाखा का विवरण

Mandsaur -L9001090149067288 BHOPAL AURA MALL ROAD - L26660000769016 L26660000575489 L26660000700507 L256660000394733 L256660001454514 L266600007006536 L26660000339856 L256660002282049 L266600000651168 L26660000708123 JAORA -L266600001697205 L26660000498746 L266600005660091 L266600005059992 L266600000556127 L26660000534439 L26660000557296 L26660000495621 80 FT ROAD RATLAM -L26660000521624 L26660000728375 PALASIYA ROAD CHHINDWARA -L266600001850438 L26660000340504 L256600001642980 L256600001575775 L256600001801762 L266600000756771 L26660000756961 L256600001626641 L2566000015504768 L26660000630608 Vidisha -L9001090155803953 L900109017642766 L9001090156162676 Betul -L9001090153814824 L9001090155134744 L9001090153792261 L9001090151589197 Ashita -L9001090156196521 VIJAY NAGAR JABALPUR -L266600000649423 L266600000677959 L266600000610276 L266600000770535 L266600000556317 L26660000636897 L26660000070334 L266600000930338 L26660000610656 L266600000586800 L26660000753566 L256600002082045 L266600005027093 Ratlam -L9001090155811022 L9001090155075162 L9001090155898931 L9001090156325380 Vijay Nagar -L9001090156251284 Mandla -L9001090156297144 Satna - L9001090155918740 Chhatarpur -L9001090156252607 L9001090155814228 L9001090155575961 INDORE - VIJAYANAGAR - L256600001713847 L266600000487086 L256600001649707 L26660000405143 L266600002034574 Bhanwar Kuan Road Indore - L26660000697801 L266600003038782 Khategaon -L9001090154043633 Raisen Road Bhopal -L9001090156173901 L9001090155856439 L9001090154883934 SARANGPUR -L266600000763207 L256600001747843 RAILWAY STATION ROAD MANDSAUR -L266600000555839 L266600000771782 L266600000751580 L266600000772050 L266600000138125 L266600000702734 UJJAIN -L256600001775589 BHIKANGAON -L26660001792856 L26660001792456 L25660001985814 SEHORE -L25660001750086 Gwalior -L9001090150350835 L9001090145950584 BHARHAT NAGAR SATNA -L26660000675813 JAWAHAR CHOURHA DEWAS -L266600000514637 Jabalpur - L9001090154246790 L9001090156468757 L9001090156304456 L90010901546463205 MANASA -L266600000045009 Rewa - L9001090155325321
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नोट : 1. भौतिक नीलामी के विफल होने की स्थिति में, ई-नीलामी इस वेबलिंग का उपयोग करके आयोजित की जा सकती है - <https://gold.samil.in>

2. प्रस्तावित नीलामी के विफल होने की स्थिति में, कृपया इस सूचना को अगली नीलामी के लिए पूर्व सूचना के रूप में स्वीकार करें।

3. नीलामी, बोली प्रक्रिया में उल्लिखित कुछ नियमों एवं शर्तों के अधीन होगी, जो नीलामी प्रारंभ होने से पूर्व उपलब्ध कराई जाएगी।

हस्ताक्षर/-

प्रबंधक

एयू स्मॉल फाइनेंस बैंक लिमिटेड