

## CAPRI GLOBAL CAPITAL LIMITED

Registered & Corporate Office:- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013, Circle Office :- 9B, 2nd Floor, Pusa Road, New Delhi - 110060

### APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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(s)/ Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. 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. 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 CGCL for an amount as mentioned herein under with interest thereon.

S. Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1. (Loan Account No. LNMEKP0000020212 (Old) 80400005657731 (New) of our Karampara Branch) Pradeep Kumar (Borrower) Mr. Arun Rai, Mrs. Jaya Singh, M/s Vandana Enterprises (Co-Borrower)	All Piece and Parcel of the Property bearing No. A-52, Entire First Floor (Without Roof Right), admeasuring 100 Sq.Yrds i.e. 83.61 Sq.Mtrs, Kharsa No. 136, Amritpuri A, Garhi Jharla Maria, East of Kailash, New Delhi - 110065, Bounded As; East: House No. 53, West: House No. 51, North: Gali/Part of Floor, South: Jaggi Wali Gali/Entry	13-10-2025 Rs. 21,52,759/-	09.01.2026
Place: DELHI / NCR		Sd/- (Authorised Officer)	
Date : 14.01.2026		For Capri Global Capital Limited (CGCL)	

## Be Swasth Healthcare Limited

CIN: L93000DL1985PLC021397  
Regd. Office: 812, Aggarwal Cyber Plaza-1, Netaji Subhash Place, Pitampura, New Delhi-110034  
Email: cs@be-swasth.com, Contact No: 011-46142960

### EXTRACT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

PARTICULARS	Quarter Ended		Nine Months Ended		Year Ended
	31-Dec-2025 Un-Audited	30-Sep-2025 Un-Audited	31-Dec-2024 Un-Audited	31-Dec-25 Un-Audited	31-Mar-2025 Audited
Total Income from operations	2.25	2.26	2.25	6.76	6.75
Net Profit / (Loss) Before Exceptional and Extraordinary Items and Tax	(2.96)	(2.38)	(1.03)	(6.14)	(2.21)
Net Profit / (Loss) after taxes, minority interest and share of profit/(loss) of associates	(2.96)	(2.38)	(1.03)	(6.14)	(2.21)
Total Comprehensive Income for the period	(2.96)	(2.38)	(1.03)	(6.14)	(2.21)
Paid-up equity share (face value 10/- each)	111.90	111.90	111.90	111.90	111.90
Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-
Earning Per Share (of ₹ 10/- each) (not annualised)	(0.28)	(0.21)	(0.09)	(0.55)	(0.20)
A) Basic					
B) Diluted					

- Notes:
- The above Un-Audited Financial Results of the Company, reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on Monday, January 12, 2026. The Limited Review Report of the Statutory Auditors is being filed with the Metropolitan Stock Exchange of India Limited.
  - The above is an extract of the detailed format of Un-Audited Financial Results for the quarter and nine months ended December 31, 2025, filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Un-Audited Financial Results for the quarter and nine months ended December 31, 2025 along with the Limited Review Report of the Statutory Auditors is available on the website of the Stock Exchange i.e. www.mseil.in and of the Company i.e. www.be-swasth.in.



Place: New Delhi Date: 12.01.2026

## ARAVALI SECURITIES & FINANCE LIMITED

CIN - L67120HR1980PLC039125  
REGD OFFICE: PLOT No.136, GROUND FLOOR, RIDER HOUSE, SECTOR 44, GURGAON-122003, HARYANA.  
Email: info@aravalsecurities.com Website: www.aravalsecurities.com

### STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED 31ST DECEMBER, 2025

Sl. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended
		31/12/2025 (Unaudited)	30/09/2025 (Unaudited)	31/12/2024 (Unaudited)	31/12/2025 (Unaudited)	31/03/2025 (Audited)
1	Total Income	23.93	23.62	24.60	71.13	67.81
2	Net Profit / (Loss) for the period before tax, (before Exceptional and/or Extraordinary Items)	(4.43)	(2.47)	(6.24)	(13.77)	(20.75)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items)	(4.43)	(2.47)	(6.24)	(13.77)	(20.75)
4	Net Profit / (Loss) for the period after tax, (after Exceptional and/or Extraordinary Items)	(4.43)	(2.47)	(6.24)	(13.77)	(20.75)
5	Total Comprehensive Income for the period (Comprising Profit/Loss) for the period (after tax) and the comprehensive income (after tax)	(4.31)	(2.35)	(6.11)	(13.40)	(20.35)
6	Equity Share Capital	1515.38	1515.38	1515.38	1515.38	1515.38
7	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)					(1607.73)
8	Earnings Per Share (of Rs. 10/- each)					
Basic:		Rs (0.03)	Rs (0.02)	Rs (0.04)	Rs (0.09)	Rs (0.14)
Diluted:		Rs (0.03)	Rs (0.02)	Rs (0.04)	Rs (0.09)	Rs (0.14)

- NOTES:
- The above is the extract of the detailed format of unaudited financial results for the quarter & nine months ended 31st December, 2025, filed with Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the audited financial results are available on the website of BSE Limited (www.bseindia.com) where the securities of the Company is listed and on the website of the Company at www.aravalsecurities.com.
  - The above financial results have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 (the "Act"), having regard to the recognition and measurement principles laid down in Ind AS 34 (Interim Financial Reporting) and other recognized accounting practices generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations").
  - The aforementioned unaudited financial results of the company for the quarter & nine months ended 31st December, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 13th January, 2026.
  - The Statutory Auditors of the Company have carried out limited review of the aforementioned unaudited financial results of the company for the quarter & nine months ended 31st December, 2025 and has given unmodified opinion on the same.
  - Provision for taxation under Income Tax Act, 1961 has been made based on the anticipated taxable income for the year as a whole.
  - The Company's operations at present are confined to only one segment i.e. providing Financial and Other Advisory Services and accordingly there are no separate reportable operating segments as per Ind AS 108 - Operating Segments.
  - The figures for the quarter ended 31st December, 2025 are the balancing figures being difference between the unaudited figures in respect of nine months ended 31st December, 2025 and the published year to date figures upto the six months ended 30th September, 2025 of the relevant financial year.
  - The Figures of the previous quarterly year have been regrouped/rearranged whenever necessary, in order to make them comparable.



Date: 13th January, 2026 Place: Gurgaon.

## POSSESSION NOTICE

### EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759  
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

### APPENDIX IV [Rule-8(1)] POSSESSION NOTICE (for Immovable property)

Whereas, The Authorized Officer of the Secured Creditor mentioned herein, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 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 as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Thereafter, Assignor mentioned herein, has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited also as its ownacting in its capacity as trustee of Trust mentioned hereunder (hereinafter referred to as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on the date mentioned against each property.

Sl No	Name of Assignor	Name of Trust	Loan Account Number	Borrower Name & Co-Borrower(s) Name	Amount & Date of Demand Notice	Date of Possession	Possession Status
1.	Poonawalla Housing Finance Limited, hereinafter referred as Original Lender (Formerly Magma Housing Finance Limited)	EARC Trust SC - 425	HU0031/H/16/100015	Borrower Mr. Pramod Kumar Tiwari & Co-Borrower Mrs. Manju Tiwari	14.02.2023 & ₹ 28,87,076.34	09.01.2026	Symbolic Possession
2.	Religare Housing Development Finance Corporation Limited	EARC TRUST SC- 421	XMH000UNO along with Mrs. SUNITA DINESH	Mr. DINESH JAISWAL (Borrower) along with Mrs. SUNITA DINESH (Co-Borrower)	16.08.2023 & Rs. 11,39,752.32/-	09.01.2026	Symbolic Possession
3.	HDB Financial Services Limited	EARC Trust - SC 483	10064287	Borrower Mr. DINESH SAH GUPTA & Co-Borrower Mrs. UKCHHI DEVI	21.09.2023 & Rs. 19,33,824.09/-	09.01.2026	Symbolic Possession
4.	Housing Development Finance Corporation Limited	EARC Trust SC- 469	614221087	Mrs. Anita Govil (Borrower)	25.09.2021 & Rs. 10,71,934/-	09.01.2026	Symbolic Possession

**DESCRIPTION OF THE PROPERTY:** All that piece and parcel of the Freehold residential Unit no. 201 (Rent Right-hand side without roof rights), admeasuring 561 Sq. Ft. Plot No.74,75,80 & 81 Kharsa No. 1347, area measuring 44 Sq. Yds. situated at 674, Village Chhapraula, GT, Bulandshahr Road, Distt Gautam Budh Nagar (hereinafter called the "said property"). Boundaries of the said property as under: East: Plot No. 76, 77, 78 & 79 West: Plot of Atul North: Road 20 Feet South: Plot of HVR Alliance and Steel Limited.

**DESCRIPTION OF THE PROPERTY:** All That Piece And Parcel Of Property Being Plot No. 201, Kharsa No 160, Krishna Nagar Yusuf Pur Chowk, Village Shahbani, G.B. Nagar, Up. Admeasuring Area 50 Sq. Yrds. Boundary As Under: East: Road 16 Feet Wide; West: Plot Malkhan North: Other Property; South: Other Property

**DESCRIPTION OF THE PROPERTY:** All That Piece And Parcel Of Immovable Property H. No. 374, Area 82 Sq. Yards, Or 68.56 Sq. Mtrs., U.P. Kharsa No. 374, Situated In The Revenue Estate Of Village Sorkha, Jahidabad Pargana And Tehsil Dabri, District Gautam Budh Nagar, Out Of Khasra No.201 Bounded As Under:- North - Other's Property South - Other's Property East - Others Property West - Road

**DESCRIPTION OF THE PROPERTY:** Shop No.-Gf Sr 6 Z 6, Ground Floor, An Sal Plaza Complex, Vaishali, Ghaziabad, Village Hasan Pur, Bhowapur, Tehsil & District Ghaziabad, Uttar Pradesh With Undivided Proportionate Share Of Land Undemeath

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. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.

Place: DELHI Date: 14.01.2026

Sd/- Authorized Officer  
Edelweiss Asset Reconstruction Company Limited



## POSSESSION NOTICE (FOR IMMovable PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 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(s) on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice(s). The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. 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.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
0005 6700002308 B.O.: Meerut	Mrs. Usha Karnwal (Borrower)/ Mr. Mahendra Singh (Co-Borrower)/ Mr. Rahul Karnwal (Co-Borrower)/ Mr. Ajay Kumar (Guarantor) & Mr. Pawan Sharma (Guarantor)	16.10.2025	Rs. 7,54,714.50 (Rupees Seven Lakhs Fifty Four Thousand Seven Hundred Fourteen and Fifty Paise Only)	09.01.2026 (Symbolic)	H.No. BH-114 Pallav Puram, Phase -1, Meerut, Uttar Pradesh - 250110.
PLACE:- MEERUT DATE:- 13-01-2026		AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.			

## International Asset Reconstruction Co. Pvt. Ltd.

Corporate Office: A-601,602,605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri Kurla Road, Andheri (East), Mumbai 400093; Registered Office: 406, DLF South Court, Saket, New Delhi - 110017  
CIN No.: U74999012002PIC117525; E: iarc@iarc.co.in Website: www.iarc.co.in

### Public Notice for E-Auction Cum Sale (Appendix-IV A) (Rule 8(6))

Sale Notice for Sale of Immovable Asset under 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), Guarantor(s), and Mortgagee(s) mentioned hereinbelow that the undermentioned Secured Asset, mortgaged to International Asset Reconstruction Company Private Limited, acting in its capacity as Trustee of RetCoS (hereinafter referred to as "IARC"), having its Registered Office: 406, DLF South Court, Saket, New Delhi- 110017; Corporate Office at A-601/602/605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri-Kurla Road, Andheri (East), Mumbai - 400093, and the possession of which was taken by the Authorised Officer (AO) of IIFL Home Finance Limited (assignor of IARC), shall be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WITHOUT RECOURSE" basis for the realization of IARC's dues. The sale will be conducted by the undersigned through the e-auction platform, details of which are available at the website iarc.co.in.

Borrower(s) Co-Borrower(s) Guarantor(s):	
Mr. Atul, M/s. Shri Sai Enterprises, Mrs. Bhawna and Mrs. Gunjan	
DEMAND NOTICE Date and Amount: Date: 09.07.2024	
Rs. 40,50,000/- (Rupees Forty Lakhs Fifty Thousand only)	
Description of the Immovable property/ Secured Asset: Notice of Sale of Mortgaged Property being All that piece and parcel of Property Bearing: Built up Single Storey Property out of Kharsa No. 64, bearing Property No. C-53/4-A, situated at Village Moujpur, in the abadi of Gali No. 2, Mohanpuri, Moujpur, Ilaga Shahdara, Delhi- 110053, area admeasuring 900 sq. ft., owned by Mrs. Bhawna w/o Mr. Pawan Kumar (hereinafter referred to as "the Secured Asset").	
Date of Physical Possession:	Reserve Price
12.11.2024	Rs. 50,24,414.00
Reserve Price	
Rs. 44,00,000/- (Rupees Forty-Four Lakhs only)	
EMD Earnest Money Deposit:	
Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand only)	
BID INCREASE AMOUNT	
Rs. 10,000/- (Rupees Ten Thousand Only)	
Date of Inspection of Secured Asset: February 05, 2026 (1 pm to 3 pm)	
Last date for deposit of EMD: February 13, 2026	
Date/Time of E-Auction: February 16, 2026 (11 am to 12 noon)	

Interested parties may contact the Authorised Officer for further details, clarifications, or for submission of their application. For the detailed terms and conditions of the sale, please refer to the link available on IARC's website at www.iarc.co.in. Interested Parties may also contact Mr. Varun Gupta on 7770042174 and Mr. Aamod Datar on 9819864642 for any assistance.

Place: Delhi Date: 14.01.2026

AUTHORISED OFFICER

## SMFG India Home Finance Co. Ltd.

Corporate Off. : 503 & 504, 5<sup>th</sup> Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051  
Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

### POSSESSION NOTICE FOR IMMovable PROPERTY [(Appendix IV) Rule 8(1)]

WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Co. Ltd. a Housing Finance Company [duly registered with National Housing Bank (Fully Owned by RBI)] (hereinafter referred to as "SMHFC") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrower(s) (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower(s) mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	Lan :- 61153951172041 1. Davinder Dhani Ram S/o. Dhani Ram 2. Dhani Ram S/o. Shyo Ram 3. Gurnel Singh S/o. Shyo Ram 4. Sinder W/o. Dhani Ram 5. Mamta Devi W/o. Gurnel Singh	All The Piece And Parcel Of The Property Measuring 1 Marla, Being 1/4 Share Out Of 4 Marla, Comprised In Khewat/Khatoni No. 660/766, Kharsa No. 84/30/1/2 (0-4), Situated At Mouja Bilaspur, Tehsil - Bilaspur, District - Yamunanagar, Recorded In The Name Of Sh. Dhani Ram And Sh. Gurnel Singh Both Sons Of Sh. Sheo Ram, Vide Regd. Sale Deed No. 1217 Dt- 19-12-1997. Bounded As Under:- East-Property Of Mohan Lal, West-Property Of Bhagwan Devi, North-Sadhaura Road, South-Property Of Sant Ram.	10.10.2025 Rs. 20,97,215.06 (Rs. Twenty Lakh Ninety Seven Thousand Two Hundred Fifty and Paise Six Only) as on 09.10.2025	12.01.2026
2.	Lan :- 611539211066117 1. Javed Khan S/o. Iqbal Khan 2. Reshma Javed Khan W/o. Javed Khan	All The Piece And Parcel Of The Property/House Measuring Area 310 Sq. Yards, i.e. 0-10 Marla Being 5/172 Share Out Of 17 Kanal 04 Marla, Comprised In Khewat No-5, Khatoni No-10, Kharsa No. 202/2/2(4-0), 3/2 (2-0), 8 (8-0) And 22/9/1/1 (3-14), Kitee 2, As Per Jamabandi For The Year 2018-2019, Hb No.138, Situated At Mouja Mandoli, Tehsil Jagadhari, District Yamunagar Recorded In The Name Of Javed Khan S/O Iqbal Khan As Per Sale Deed Bearing Wasika No. 1040 Dated 09-05-2022. Bounded As Under:- East-Road, West-Property Of Rehmanid, North-Property Of Other Owner, South-Property Of Rehmanid.	10.10.2025 Rs. 19,07,086.17 (Rs. Nineteen Lakh Seven Thousand Eighty Six & Paise Seventeen only) as on 09.10.2025	12.01.2026
3.	Lan :- 61153951115118 1. Raj Kumar S/o. Fakir Chand 2. Jaipal Fakir Chand 3. Raj Kumar S/o. Fakir Chand 4. Rekha Devi W/o. Jai Pal 5. Suresh Devi W/o. Raj Kumar	All The Piece And Parcel Of The Property Area 6 Kanal 1 Marla 5 Sarsai, Which is 1094/2736 Share Out Of 15 Kanal 4 Marla, Comprised In Khewat No-58, Khatoni No. 102, Kharsa No. 20 / 14 Min (0-10) And Khatoni No. 103 Kharsa No. 20 / 14 (6-14), 15 (8-0), Kitee-2, Situated At Parvati Tehsil Jagadhari District Yamunanagar As Per Regd. Transfer Deed 9419 Dated 15/1/2018 Recorded In The Name Of Smt. Suresh Devi W/o Raj Kumar And Rekha Rani W/O Jai Pal. Bounded as Under:- East:- Bajaj Sahib, West:- Pakka Gohar, North:- Gullu, South:- Sumer Chand & Jasmer Singh & Sher Singh.	10.10.2025 Rs. 24,11,594.45 (Rs. Twenty Four Lakh Eleven Thousand Five Hundred Ninety Four & Paise Forty Five Only) as on 09.10.2025	12.01.2026

Place : Yamunanagar, Haryana Date : 12.01.2026

Sd/- Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.

## OMKARA ASSETS RECONSTRUCTION PVT. LTD

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R.V.G. Gadkari Chowk, Dadar(W), Mumbai - 400028 Tel: 022-69231111/9833546349

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

### PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMovable PROPERTIES

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

Notice is hereby given to the public in general and in particular to Borrower(s), Co-Borrower(s), that the below described immovable property mortgaged/charged to Secured Creditor, the possession of which has been taken by the Authorised Officer of Sammaan Capital Limited being the secured creditor.

Further Omarkara Assets Reconstruction Pvt. Ltd. (OARPL) acting in its capacity as trustee of Omarkara PS 22/2024-25 Trust, has acquired entire outstanding debt along with the underlying security vide Assignment Agreement dated. 29.03.2025, from Sammaan Capital Limited (Indiabulls Housing Finance Limited) the assignor. Pursuant to the said Assignment Agreement OARPL has stepped into the shoes of the assignor and is entitled to recover the dues and enforce the security. Accordingly, the below described immovable property will be sold on "As is where is", "As is what is" and "Whatever there is" and "Without Recourse" for recovery of total outstanding dues of Rs. 12,29,328/- (Rupees Twelve Lakh Twenty-Nine Thousand Three Hundred Twenty-Eight Only.) as on 11.01.2026, plus interest and expenses w.e.f. 12.01.2026 due to OARPL from above mentioned Borrower/Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act.

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

DESCRIPTION OF THE PROPERTY	Reserve Price In Rupees	EMD In Rupees	Borrower/ Co - Borrower
Flat No-FF-8 Plot No-B-8/1, 1st Floor Rear RHS. DLF Ankur Vihar, Loni Ghaziabad Up. 201102 Flat area -309 sq.ft.	8,10,000/-	81,000/-	Sandeep Kumar (Borrower) Siya Bhardwaj(Co-Borrower)
Total	8,10,000/-	81,000/-	
Bid Increment:- Rs.25,000/- Inspection Date and Time Date: 23 January 2026, Time: 11:00 AM to 4:00 PM			
Last date and time for submission of bid letter of participation/KYC Documentation/Proof of EMD :-29 January 2026 Up to 4 PM			
Auction Date :-30 January 2026, 12 Noon To 1 PM		Known Liabilities:- NONE	

The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 29.01.2026, by 4:00 PM. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. In case of failure to submit the same bid shall be rejected.

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

The intended bidders who have deposited the EMD & 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. For any other related query please contact the Authorised Officer, Mr. Rajendra Bhosale, Mobile: +91 9833546349, E Mail: rajendra.bhosale@omkaraarc.com in official hours and working days. In case of failure in the same bid shall be rejected.</