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## [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 Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the **Borrowers/Co-borrowers Mr. Bhagwan Sukhdeo Kharate (The Borrower), Naina Bhagwan Kharate. (The Borrower)** that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by Omkara Assets Reconstruction Private Limited (OARPL), Secured Creditor, on 26.08.2025. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 30.01.2026 at 01.00 pm (last date and time for submission of bids is 29.01.2026 by 6.00 Pm), for recovery of Rs. 25,37,872.87 (Rupees Twenty-Five Lakh Thirty-Seven Thousand Eight Hundred Seventy Two And Eighty Seven Paise Only) as on 31.12.2021, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Credit Company Limited.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	1. Mr. Bhagwan Sukhdeo Kharate ( Borrower), 2. Naina Bhagwan Kharate. (Co- Borrower)	All that piece and parcel property bearing Flat No Ta 2, 3rd floor, Revati Apartment City Survey No 10, Sheet No 176 A /9, Khasra No 20/12, Ward No 73, Amarvati Road, Wadi Naka, Mouze Kachimet, Nagpur, Maharashtra, 440033 <b>Boundaries :</b> East - Layout of Popular Society, West - Road, North - Road, South - Agarwal Complex	Mr. Bhagwan Sukhdeo Kharate	Rs. 25,37,872.87 (Rupees Twenty Five Lakh Thirty Seven Thousand Eight Hundred Seventy Two And Eighty Seven Paise Only) as on 31.12.2021	Rs. 17,60,000/-	Rs. 20,000/-	Rs. 1,76,000/-	Date: 22.01.2026 Time: 11AM to 1PM (Noon)

**Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD - 29.01.2026 up to 6:00 pm      Date of E-Auction & Time - 30.01.2026 at 01:00 pm to 02:00 pm (noon)**

**TERMS & CONDITION OF THE AUCTION:** For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>. The auction shall be conducted online through 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 6.00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, and for any property related query contact the Authorized Officer, Mr.Tanaji Mandavkar , Mobile: +91 9769170774 Mail: tanaji@omkaraarc.com

### STATUTORY NOTICE FOR SALE UNDER Rule 8(6) and 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) read with Rule 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date : 02.01.2026

Place : Pune

Sd-

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



NAGPUR