In The DEBTS RECOVERY TRIBUNAL, JABALPUR

(Jurisdiction- Madhya Pradesh & Chhattisgarh)
2nd & 3rd Floor, Sanchar Vikas Bhawan (BSNL Building),
Near Head Post Office Residency Road, South Civil Lines, Jabalpur MP - 482001

Summons under Sub-Section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993

Original Aplication No 1792 OF 2025

UNION BANK OF INDIA **Applicant**

Versus

MR. MOHAN SINGH PATEL & ORS. **RESPONDENTS**

1. Mr. Mohan Singh Patel S/o Kamta Prasad
R/o Gram Barhata, Tehsil Gotegaon, Distt. Narsinghpur 487095
2. Mr. Chandan Singh Patel S/o Kamta Prasad
R/o Gram Barhata, Tehsil Gotegaon, Distt. Narsinghpur 487095
3. Mr. Heera Lal S/o Shri Ganesh Goud
R/o Gram Paatha, Pipariya, Narsinghpur

Whereas **Original Application No. 1792 of 2025** was listed before the Hon'ble Presiding Officer on **29/01/2026**.

Whereas, this Hon'ble Tribunal is pleased to issue summons/notice on the said application under section 19 (4) of the Act. (OA) filed against you for recovery of debts of **Rs 25,68,593.62/- (Rupees Twenty Five Lakhs Sixty Eight Thousand Five Hundred Ninety Three And Sixty Two Paise Only)** Plus Interest at Contractual rates, penal interest & charges.

In accordance with the sub-section (4) of section 19 of the Act, you Defendants are directed as under:-

I. To show cause within 30 days of the service of the summons as to why relief prayed for should not be granted.

ii. To disclose particulars of properties or assets other than the properties and assets specified by the applicant under serial number 3-A of Original Application.

iii. You are restrained from dealing with or disposing of secured assets or such other assets and properties under serial number 3A of the original application pending hearing and disposal of the application for attachment of properties.

iv. You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets under which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the tribunal.

v. You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank holding security interests over such assets.

vi. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before the Hon'ble Tribunal at Jabalpur on **15.07.2026** at **10:30 A.M**. failing which the application shall be heard and decided in your absence.

Given under my hand and seal of this Tribunal on this **3rd day of June, 2026.**

Authorised Officer
Debt Recovery Tribunal, Jabalpur

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503,5th Floor,Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (District),Maharashtra– 400072
Jhansi Branch : Krishna Tower, 2nd floor , Plot No. 957 Civil Lines Above Burger ji Restaurant Allahabad Bank Chouraha Jhansi - 284001 (Uttar Pradesh)

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of **Aadhar Housing Finance Limited (AHFL)** 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 AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/Co-Borrower(s)(Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 02410000464 / Jhansi Branch) Bharat Kumar (Borrower) Vijay Singh (Co-Borrower)	All that piece and parcel of the property bearing, One Residential Plot No.- 118, Part Of Arazi No.- 399, Situated At Mauza- Madora Old Abadi Tahsil- Orai, District- Jalaun, Uttar Pradesh - 285128. **Boundaries :** East -Plot Of Jagram, West - 03 Feet Wide Kachcha Rasta, North - House Of Gangacharan, South - 12 Feet Wide Kachcha Rasta	10-11-2025 & ₹ 10,65,497/-	05-06-2026

Place : Uttar Pradesh
Date : 09-06-2026

Authorised Officer
Aadhar Housing Finance Limited

CFM ASSET RECONSTRUCTION PVT.LTD.

thoughtful regeneration
Corporate Office- 1st Floor, wakefield House, Sprott Road, Ballard Estate, Mumbai-400038, **CIN** : U67100GJ2015PTC083994
Registered Office- Block No. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S G Highway, Makraba, Ahmedabad-3800051. **www.cfmarc.in/ info@cfmarc.in/+91-2240055282**

APPENDIX IV
POSSESSION NOTICE (For Immovable Property)
[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

The Authorized Officer of the Agri wise Fin serve Limited (Formerly known as Star Agri Finance Ltd under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ('SARFAESI 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 dated **17.10.2025** under section 13 (2) of the SARFAESI Act, 2002 calling upon the Borrower/co-borrowers/mortgagor (1) **M/s Shreeji Proteins(Through its Proprietor) LSSECIND0006343, Address:-** R/O Shop No.1 & 2, Gulab Baug, Musakhedi, Indore, Madhya Pradesh-453771 **(2) Mr Aakash Soni S/O Ravindra Soni & (3) Mrs Pinky Soni W/o Ravindra Soni, Address:-** R/O Block No S 295, Malwa County Mangaliya by pass Road, Indore, Madhya Pradesh-453771 to repay the amount mentioned in the notice being of **Rs. 36,20,029.00 (Rupees Thirty-six lakhs, twenty thousand & twenty-nine only)** as on **07.10.2025** together with further interest plus costs, charges and expenses etc. within 60 days from the date of receipt of the said notice.

Assignor Agri Wise Finserve Limited (formerly known as Star Agri Finance Ltd.) vide an Assignment Agreement dated **31.12.2025** and duly registered on 05.02.2026, has assigned the financial assets of the borrower(s), together with the underlying security interest and all its rights, title, and interest therein, to CFM Asset Reconstruction Pvt. Ltd. (CFMARC) under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002").

The borrower(s)/co-borrower(s), having failed to repay the outstanding dues and discharge their liabilities in full, notice is hereby given to the borrower(s)/co-borrower(s) and the public in general that the undersigned, being the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd., acting in its capacity as Trustee of **CFMARC Trust-206,** in exercise of powers conferred under sub-section (4) of Section 13 of the SARFAESI Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, has taken **Physical Possession** of the property(ies) described herein below on this **5th day of June 2026.**

The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the CFM Asset Reconstruction Pvt ltd for an amount of **Rs. 36,20,029.00 (Rupees Thirty-six lakhs, twenty thousand & twenty-nine only) as on 07.10.2025** together with further interest plus costs, charges and expenses etc. thereon.

"The Borrowers' 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."

DETAILS OF SECURED ASSETS

All that piece and parcel of the land lying, property situated at Shop No. LG-01, Lower Ground Floor, Highway Tower, at Survey No 46/1/1 & 46/1/2 paiki, Village Chitawad (Ward No.64) , Indore, M P admeasuring total super build up area 687 sq.ft (63.84 Sq.Mtrs) along with present & future sheds, strusctures, building thereon & **bounded as under.** East- Open Space of building, West-Open Space of building after Road, North-Open Space of building, South- Flat No LG-02

Date: 09.06.2026
Place: Indore

Authorised Officer
CFM ASSET RECONSTRUCTION PVT.LTD.
(Acting in its capacity as trustee of CFMARC Trust-206)

UMMEED HOUSING FINANCE PVT. LTD

UMMEED HOUSING FINANCE We bring your dreams to life
CIN: U64990HR2016PTC057984
Registered office at: Unit 2009-14,20th Floor, Magnum Global Park, Golf Course Extension Road,Sec-58, Gurugram (Haryana)-122011)

APPENDIX IV [See rule 8(1)] POSSESION NOTICE

Whereas, The undersigned being the authorized officer of the **UMMEED HOUSING FINANCE PVT. LTD** 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 demand notices to the Borrower/s as details herein under, calling upon the respective Borrowers to repay the amount mentioned in the notice with all costs ,charges and expenses till actual date of payment within 60 days from the date of the receipt of the said notice.

The said Borrower/Co-borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the borrower//Co-borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise the 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 on this date.

The Borrower/Co-borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and dealings with the property will be subject to the charge of the **UMMEED HOUSING FINACE PVT.LTD.** For the amount specified therein with further interest, costs and Chagares from respective dates thereon until full payment.

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

Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under and Date of Possession is given as under:

Sr. No.	Name and Address of the Borrower, Co Borrower Guarantor Loan Account No. And Loan Amount	Demand Notice: Date	Symbolic Possession Date
1.	**1.HEMRAJ S/O MULCHANDR (BORROWER) 2.KRISHNA BAI W/O HEMRAJ (CO-BORROWER) BOTH ABOVE RESIDING- GRAM AAGAR RAJGARH M.P 465669 LOAN NO. LXBIA04123-240034985 LOAN AGREEMENT DATE-16-MAR-2024 LOAN AMT. OF RS.4,15,000/-**	07-MAR-26	05-JUN-2026
		Amount Due in Rs.	
		RS.4,24,090.98/-(RUPEES FOUR LACS TWENTY FOUR THOUSAND NINETY & NINETY-EIGHT PAISA ONLY) AS ON 07-MAR-2026 + FURTHER INTEREST AND OTHER CHARGES FROM 08-MAR-2026	
	DETAILS OF THE SECURED ASSET:-ALL THAT PART AND PARCLE OF RESIDENTIAL PROPERTY BEARING HOUSE NO.25,PATWARI HALKA NO.99, ADMEASURING TOTAL AREA 620 SQ.FT., SITUATED AT- VILLAGE AAGAR TEHSIL- BIAORA DISTRICT RAJGARH M.P. **BOUNDED AS EAST-** HOUSE OF VISHNU MEHAR **WEST-** COMMON ROAD **NORTH-**COMMON ROAD **SOUTH-** HOUSE OF PRABHULAL		
2.	**1.SHYAMLAL S/OBADRILAL (BORROWER) 2.SHOBHA MALVI W/O SHYAMLAL (CO-BORROWER)** BOTH ABOVE RESIDING- WARD NO.14 GRAM RUPNAGAR TEHSIL-JAORA, ROOPNAGAR JHALWA, RATLAM M.P 457226 **LOAN NO. LXRAT02324-250038113 LOAN AGREEMENT DATE-19-JUN-2024 LOAN AMT. OF RS.7,50,000/-**	07-MAR-26	06-JUN-2026
		Amount Due in Rs.	
		RS.745,835/-(RUPEES SEVEN LACS FORTY FIVE THOUSAND EIGHT HUNDRED THIRTY FIVE ONLY)AS ON 07-MAR-2026 + FURTHER INTEREST AND OTHER CHARGES FROM 08-MAR-2026	
	DETAILS OF THE SECURED ASSET:-ALL THAT PARTAND PARCEL OF LAND PROPERTY BEARING P.H.NO.19 HOUSE TAX REG. NO.143, VILLAGE RUPNAGAR TEHSIL- JAORA DISTRICT RATLAM M.P. TOTAL AREA 1210 SQ.FT. **BOUNDED AS EAST-** OPEN LAND **WEST-**COMMON WAY **NORTH-**HOUSE OF GANESH RAM **SOUTH-** HOUSE OF JITENDRA BADRILAL		
3.	**1.JODHARAM GURJAR S/O HEMSINGH (BORROWER)** RESIDING AT- 5 JHIRI SATANBADI SHYAMPUR SEHORE M.P. 466665 **2.SHARADA BAI W/O HEMSINGH (CO-BORROWER)** RESIDING AT- H.NO.5, SATANBADI CHANDBAD JAGEER, SEHORE M.P. 466665 **3. HEMSINGH S/O GANGARAM (CO-BORROWER)** RESIDING AT-5 GURJAR MOHALLA, JHIRI SATANBADI CHANDBAD SEHORE M.P 466665 **LOAN NO. LXBIA02924-250041874 LOAN AGREEMENT DATE-18-SEP-2024 LOAN AMT. OF RS.9,50,000/-**	07-MAR-26	05-JUN-2026
		Amount Due in Rs.	
		RS.9,86,202/- (RUPEES NINE LACS EIGHTY-SIX THOUSAND TWO HUNDRED TWO ONLY) AS ON 07-MAR-2026 + FURTHER INTEREST AND OTHER CHARGES FROM 08-MAR-2026	
	DETAILS OF THE SECURED ASSET:-ALL THAT PARTAND PARCEL OF PROPERTY BEARING H.NO.5,SITUATED AT VILLAGE SATANBADI TEHSIL- SHYAMPUR DISTRICT SEHORE M.P. TOTAL ADMEASURING AREA 353.624 SQ. MTRS. BOUNDED AS EAST- HOUSE OF ARJUN SINGH WEST-HOUSE OF KANCHAN SINGH NORTH OPEN LAND SOUTH- OPEN LAND THAN ROAD		

Date: 09-JUNE-2026
Place: Gurugram, Haryana

Sd/- Authorized Officer Mr. Gaurav Tripathi Mob-9650055701
For Ummeed Housing Finance Pvt. Ltd

BAJAJ HOUSING FINANCE LIMITED

BAJAJ HOUSING FINANCE
Corporate office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014
Branch Office: 1St Floor, Samrat Complex, Opp New Bus Stand, Sehore 466001

POSSESSION NOTICE

Under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & Rule 8-(1) of the Security Interest (Enforcement) Rules 2002. (Appendix -IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s)/ Co-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(s)/ Co-Borrower(s)/ Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8-(1) of the said rules. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s)/Guarantor(s) (LAN No, Name of Branch)	Description of Secured Asset (Immovable property)	Demand Notice Date & Amount	Date of Possession
Branch : SEHORE LAN:- H5P4HLD0131485 1. Gouri Shankar Verma (Through legal Heir since deceased) (Borrower) 2. Rekha Verma (Co- Borrower) & (Legal Heir/wife of deceased) 3. Pankaj Verma (Legal Heir/Son of deceased) All At Ward No 24, Ashta Road, Freeganj, Shujalpur, Madhya Pradesh-465333	All that piece and parcel of the Non-agricultural Property described as: Residential House (R.C.C. buildup) khashra No. 349/1 Min3 ward no. 24 (Gram Kamliya,)(subhsh chand ward) ayodhya bashti ariya ashta road baypass shujalpur tehsil shujalpur Dist. Shajapur 465331 M.P.. Area 800 Sqft. East-West 20 Ft. North South-40 Ft. total 800 Sq., ft. (74.34 Square meter) East :- Colony Road, West :- house of seller, North :- Colony Road, South :- Plot of seller	**23rd Mar 2026 Rs. 5,33,692/-** (Rupees Five Lakh Thirty Three Thousand Six Hundred Ninety Two Only)	05-Jun-26

Place: Shajapur Date: 09.06.2026 **Sd/- Authorized Officer, Bajaj Housing Finance Limited**

BANK OF INDIA

E-AUCTION (SALE NOTICE) (Under Sarfaesi Act 2002)

Zonal Office : Bank of India Bhawan, Arera Hills, Jail Road, Bhopal-462004
Tel.: 0755-2556770 / 2555169 E-mail: bhopal.assetrecovery@bankofindia.bank.in

Appendix-IV-A [See provisio to rule 8(6)]

SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES

E-auction Sale Notice For Sale of movable/ Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 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) that the below described immovable property mortgaged / charged to the secured creditor, the **Physical/Symbolic possession** of which has been taken by the authorised officer the **Bank of India (secured creditor)** will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" & WHAT EVER THERE IS BASIS " on **09.07.2026** for recovery of bank dues to the **Bank of India (secured creditor)** Bidding will be done online through e-auction plateform **http://BAANKNET.com**

Name of Borrower/Guarantor Demand Notice Date, Notice Amount & Possession Date	Description of Mortgaged Properties & Name of Property Owner	Reserve Price / EMD / Bid Increment Amt.
Bhopal Main Branch, Bhopal Tel.: 0755-4931126, 9407447756 Account to deposit auction sale proceeds- 900090200000033, IFSC- BKID0009000		
Borrower: **M/s Soumya Enterprises (Prop. Mrs Lalita Saxena w/o Shailendra Saxena)** **Demand Notice Amount: ₹ 34,76,673.27/-** +interest & other charges **Demand notice Date : 05.01.2026** **Possession Date : 13.05.2026 (Symbolic)**	**Industrial sheds situated at Survey No 33/1/1/2 Village Khanpura Industrial Area Mandideep, Ward no 26 District Raisen comprising plot area -11761.20 sq. ft, Having shed area 5000 sqft** belonging to Mrs Lalita Saxena as per original sale deed dated 09-01-2014, which is duly registered in the office of sub Registrar obedullaganj District Raisen vide Book No A-1, volume 90 Document no 1164(1) Boundaries: North:Land of Mr Gyasuddin, South : 30 Ft wide road, East :Land of Ankur Kothari, West :Land of Mr Rizvi	₹ 42,50,000/- / ₹ 4,25,000/- / ₹ 10,000/-
Applicant - **Mr Gaurishankar sharma s/o puranmal sharma** Co Applicant - **Mrs Maina Devi w/o Gauri Shankar sharma** **Demand Notice Amount: ₹ 5,86,159.23/-** +interest & other charges **Demand notice Date : 06.11.2025** **Possession Date : 30.05.2026 (Symbolic)**	**Flat No. F-01, First floor "Rekha Hights "P.H. No 26, Ward No 84, Indus Town Campus, Ratanpur Bhopal Hoshangabad Road Tehsil Huzur Bhopal builtup area- 55.76 sqmt** in name of Mr Gaurishankar sharma s/o puranmal sharma & Mrs Maina Devi w/o Gauri Shankar sharma, Boundaries: North: Open & Plot no 23, South: Flat no F -2, East: Flat no F-4, West: Open & Road	₹ 16,58,000/- / ₹ 1,65,800/- / ₹ 10,000/-

Date and Time of e-auction : 09.07.2026, 11.00 A.M. to 5.00 P.M.

Other terms and conditions:
1) Auction Sale/bidding would be only through "Online Electronic Bidding" on "AS IS WHERE IS BASIS" and " AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" through the website: **http://BAANKNET.com** Bidders are advised to go through the website for detailed terms and conditions before taking in the e-auction sale proceeding.
2) The property can be inspected on or before **08.07.2026** between 10 a.m. to 5.00 p.m. with prior permission from Bank Manager of Concern Branch.
3) The Successful tenderer shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the allotment of tender in his/ her favour and balance within 15 days from the date of confirmation of sale in above mentioned branch's account number. If the tenderer fails to pay the sale price as stated above, the deposit made by him/her shall be forfeited without any notice.
4) The bidding will start at a price higher than that of fixed reserve price.
5) For sale proceeds of Rs. 50 Lacs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
6) All statutory dues/non-statutory dues/applicable stamp duty/additional stamp duty/transfer charges/all fees/assessment charges/other dues including registration charges, stamp duty, taxes, applicable TDS etc. shall have to be borne by the purchaser.
7) Authorised Officer reserve the right to postpone/cancel or vary the terms and condition of the e-auction without assigning any reason thereof.
8) For further details contact Concern branch Manager at above Phone No. or Zonal Office Bhopal, Bhopal Phone: 0755-2556770/2555169

Note : This publication is also 30 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Place : Bhopal, Date : 08.06.2026 **Authorised Office, Bank of India**

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai – 400028 Tel.: 022-69231111 CIN: U67100TZ2014PTC020363

[Appendix – II-A & IV-A]
[See proviso to rule 6(2) and rule 8 (6) R/w 9(1)]
SALE NOTICE 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 ("SARFAESI Act") read with proviso to Rule 6(2) and Rule 8(6) read with Rule 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)/co-borrowers/mortgagors/guarantors that the below described immovable properties mortgaged/charged to the Original Secured Creditors (more particularly mentioned in the table as under) being the **Physical possession** of which has been handed over to the authorized officer of Omkara Assets Reconstruction Private Limited (OARPL) from the **authorized officer of Stressed Assets Stabilisation Fund (SASF) on 27-11-2024.** Further, SASF Vide Assignment Agreement dated 31-08-2024, has assigned the debt of M/s Indermal Samrathmal Infrastructure Pvt. Ltd to OARPL (Acting in its capacity as trustee of Omkara PS 13/2024-25 Trust).

OARPL is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate Office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Pursuant to the Assignment Agreement, OARPL has acquired entire outstanding debts along with the underlying securities against above said Borrower from SASF and is entitled to recover the dues and enforce the securities.

The Authorized Officer of OARPL hereby intends to sell the below-mentioned properties along with the movables under SARFAESI Act, by way of online e-auction, for recovery of dues of the lenders as shown in the table below. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on **"As is where is", "As is what is", "Whatever there is" and "Without recourse basis"** along with all the known and unknow encumbrances **on 30-06-2026 at 11.00 am to 1.00 pm** for recovery of amounts dues of Stressed Assets Stabilization Fund (now OARPL) **Rs. 83,05,74,353 (Rupees Eighty-Three Crore Five Lakh Seventy-Four Thousand Three Hundred Fifty Three Only) as on June 1, 2019** plus interest thereon from **Indermal Samrathmal Infrastructure Pvt. Ltd (Borrower), Shri Ajay Motilal Agrawal (Guarantor), Shri Rajendra Kumar Samrathmal Chordia (Guarantor/ Mortgagor), Shri Ajaykumar Gynachand Jain (Guarantor) and Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia (Hindu Undivided Family)(Guarantor).**

The details of Borrowers and mortgagors, Guarantors, Details of the securities, Reserve Price, Incremental Bid Amount, Earnest Money Deposit (EMD)along with known encumbrances (if any) are as mentioned as under:

Name of Borrower(s) / Guarantors /Mortgagors	Details of the Secured Asset	Reserve Price	Bid Increment Amount	EMD
1. M/s Indermal Samrathmal Infrastructure Pvt. Ltd. (Borrower) 2. Shri Ajay Motilal Agrawal, (Guarantor) 3. Shri Rajendra Kumar Samrathmal Chordia, (Guarantor/ Mortgagor) 4. Shri Ajaykumar Gynachand Jain and (Guarantor) 5. Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumr Samrathmal Chordia [Hindu Undivided Family (HUF)] (Guarantor)	All that pieces or parcels of land bearing herediments and premises, bearing Municipal No.26/226/73 admeasuring 289.86 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 227 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh along with movables lying in the property. **Bounded as:** On North by : Smt. Tarabai Samarthmal Chordia, On South by : Shree Shyamlal, Galiyara and thereafter Smt. Shantadevi, On East by: Chandani Chowk Road and On West by : Sutari Road.	**Rs. 5,23,00,000/- (Value assigned to the movables is Rs 1,00,000/- and value for Immovable is Rs. 5,22,00,000/-)**	**Rs. 5,00,000/-**	**Rs. 52,30,000/-**

Date and Time of E- Auction	**30-06-2026 from 11 am to 1 pm**
Last date and time for submission of bid Document and Proof of EMD:	**29-06-2026 by 5:00 PM**
Date of Inspection and time	23-06-2026 from 11 am to 12 pm.
Known Liabilities	Nil*

Account: 1149321155, Name of the Beneficiary: Omkara PS 13/2024-25 Trust, Bank Name – Kotak Mahindra Bank, Branch: Mumbai BKC, IFSC Code: KKBK0001405

*As per the knowledge of the authorised officer, there is no pending liability attached towards the property. GST will be levied at the time of transfer of movables.

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 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 **29-06-2026 by 5:00 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, Mr. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com and for any property related query contact the Authorized Officer Naresh Makhija @ 7300201136 Email – naresh.makhija@omkaraarc.com, also at Gehna Balwani :9173670406** and **Email- gehnabalwani@omkararc.com** Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER RULE 6(2), AND RULE 8(6) READ WITH RULE 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 6(2) and 8(6) read with rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with interest, cost & expenses as per the provisions of 13 (8) of SARFAESI Act 2002. 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: 09.06.2026
Place: MADHYA PRADESH

Sd/- Vishal Bodha– Chief Manager,
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust)