



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Registered Office: No. 3, M. P. Nagar, First Street, Kungu Nagar Extension, Timpur - 641607
Corporate Office: Kichnor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkar Chowk,
 Dadar (West), Mumbai - 400028 **Web-** www.omkaraasr.com Tel: 022-69231111/1983354634

POSSESSION NOTICE (For Immovable property) APPENDIX-IV Rule 8 (1)

Whereas, The Authorized Officer of Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred on Section 13 (12) read with Rule 3 of the Security Interest Enforcement Rules, 2002 issued Demand Notice dated 22-11-2023 calling upon the Borrowers **Nikita Padam Kripalani and Padam Gagandas Kripalani to repay the amount mentioned in the Notice being Rs. 31,54,167.30 (Rupees ThirtyOne Lakh Fifty Four Thousand One Hundred Sixty Seven and Paise ThirtyOne) against Loan Account No. HHLHDUB00400108 as on 20.11.2023 and interest thereon within 60 (Sixty) days of the date of receipt of the said Demand Notice.** Further, the HFL, has assigned all its rights, title and interest of the above loan account in favor of Omkara Assets Reconstruction Private Limited as Trustee of Omkara PS 22/2024-25 Trust by way of an Assignment Agreement dated 29.03.2025.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic 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 9 of the Security Interest (Enforcement) Rules, 2002 on **29th July 2026**.

The Borrowers 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 Omkara Assets Reconstruction Private Limited for an amount of **Rs.31,54,167.30 Rupees Thirty One Lakh Fifty Four Thousand One Hundred Sixty Seven and Paise Thirty One) as on 20.11.2023 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY (IES)

Apartment /Unit No. 601, Of Carpet Area Measuring 64.64 Sq. Mtrs., On 6th Floor In The Wing No. B, Of The Phase-II Of The Project Named And Styled As ' Vilcon Cellandane, With The Usable Floor Area Of The Enclosed Balcony Area Measuring 02.75 Sq. Mtrs., And Attached Exclusive Terrace Area Measuring 07.25 Sq. Mtrs., And Also The Allocated Right To Use The Common Spaces On The Ground/ Stilt Floor In The Building Situate On The Land Bearing S. No 23/1/1 & 231/2(p), Village Kasarasi Taluka Mulashi District. Pune -410507 Maharashtra

Date: 29.07.2026

Place: Pune

Authorised Officer
Omkara Assets Reconstruction Private Limited
(Omkara PS 22/2024-25 Trust)