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**ANNEXURE VIII**

**NOTICE OF SALE**

Branch: Kalyani Devi  
Date: 07.08.2026

**Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002**

To,

1. M/S OBEROI FURNITURE MART (Borrower)  
Reg. Add.: 37/1, Chak Mundera, Prayagraj.211011
2. Smt. Sudesh Kaur Oberoi w/o- Late Pritpal Singh Oberoi (Partner, Guarantor & Mortgagor) R/o- 37/1, Chak Mundera, Prayagraj.211011 (Address)
3. Smt. Charu Kaur Oberoi w/o- Late Rajinder Pal Singh Oberoi (Partner & Guarantor) R/o- 37/1, Chak Mundera, Prayagraj.211011 (Address).
4. Sri Inderjeet Singh Oberoi S/o Late Pritpal Singh Oberoi (Guarantor & Mortgagor) R/o- 37/1, Chak Mundera, Prayagraj.211011
5. Sri Navneet Kaur D/O Late Pritpal Singh Oberoi (Guarantor & Mortgagor)  
R/o- w/o- Ranjit Singh, Gopaljew Lane, Purighat, Town Hall Road, Cuttack Sadar, Telenga Bazar, Cuttack, Odisha -753009
6. Smt. Harvinder Kaur Duggal D/O Late Pritpal Singh Oberoi (Guarantor & Mortgagor)  
R/o- c/o- Late Jagjeet Singh, G-3 Sri Sai Residency, 2nd Main 2nd Cross, Near HDFC Bank,  
Sarvaboumanagar, Bilekahalli, Bangalore South, Bengaluru, Bannerghatta Road Karnataka-560076
7. Mr. Harjot Singh Oberoi s/o- Late Rajinder Pal Singh Oberoi (Legal Heir of Deceased Sri Rajinder Pal Singh Oberoi)  
R/o- 37/1, Chak Mundera, Prayagraj.211011 (Address)
8. Ms. Parneet Kaur Oberoi d/o- Late Rajinder Pal Singh Oberoi (Legal Heir of Deceased Sri Rajinder Pal Singh Oberoi)  
R/o- 37/1, Chak Mundera, Prayagraj.211011 (Address)
9. Smt. Charu Kaur Oberoi w/o- Late Rajinder Pal Singh Oberoi (Legal Heir of Deceased Sri Rajinder Pal Singh Oberoi)  
R/o- 37/1, Chak Mundera, Prayagraj.211011 (Address)

**Sub: Your Loan Accounts in the name of M/s: Oberai Furniture Mart OCC account no. 7451097496 and Term Loan Account nos. 7678225649 and 7676467181 (GECLS 2.0) with Indian Bank, Kalyani Devi, Prayagraj branch.**

| Nature of Facility        | Limit ( Rs. In Lakh)                                          |
|---------------------------|---------------------------------------------------------------|
| 1. Working Capital ( OCC) | Rs. 95.00 Lakh ( Rupees Ninety-Five Lakhs Only)               |
| 2. Term Loan              | Rs. 150.00 Lakh ( Rupees One Crore Fifty Lakhs Only)          |
| 3. GECLS 2.0              | Rs. 22.50 Lakh ( Rupees Twenty Two lakhs Fifty Thousand Only) |

M/s Oberoi Furniture Mart availed **OCC, Term Loan, and GECLS 2.0** facility from Indian Bank, **Kalyani Devi Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Oberoi Furniture Mart** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 09.09.2025 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower(s), Guarantor(s) liable to the Bank to pay the amount due to the tune of **Rs 2, 41,98,652.00 (Rupees Two Crores Fourty One Lakhs Ninety Eight Thousand Six Hundred Fifty Two Rupees Only)** as on **09.09.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **09.09.2025**.

As **M/S OBEROI FURNITURE MART** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **03.12.2025** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

**THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.**

As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on **07.08.2026** is **Rs 2,79,06,490/- (Rupees Two Crore Seventy Nine Lakh Six Thousand Four Hundred and Ninety Only)** with further interest, costs, other charges and expenses thereon from **07.08.2026**

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

**The date of sale is fixed as 27.08.2026 which would be by e-auction mode.**

**The date of sale is fixed as 27.08.2026 which would be by e-auction mode.**

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from **10.08.2026 to 25.08.2026** between **10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The terms and conditions of e-auction is available in the website (<https://baanknet.com>).

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **26.08.2026** i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) **for depositing in bidders EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

| Nodal Bank Account No. and A/c. Name | Branch name and IFS Code |
|--------------------------------------|--------------------------|
| 98741043512; Routing Account         | IDIB000A581              |

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

\*\*\*This Notice is without prejudice to any other remedy available to the Secured Creditor (this portion may be retained if it is a non-suit filed account)

\*\*\*\*This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (This portion may be retained if it is a suit filed account)

### SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

| Details/ Description of Mortgaged Assets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Reserve Price                                             | EMD                                             | Date, Time for e-auction and Property ID No.                                                                                               | Prior Encumbrance |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <p>Property situated at</p> <p><b>1. Sale Deed 4685/2000 dated 03.07.2000.</b></p> <p>House No 37/1A, Chak Mundera, Pargana&amp; Tehsil Sadar DistPrayagraj having Arazi No 134 Sa measuring 161.95 Sqmt having Deed no 4685/2000 in the name of Mrs Sudesh Kaur Oberoi W/o Late Pritpal Singh Oberoi,</p> <p>Boundaries:<br/> <b>North:</b><br/> <b>South:</b> Plot Phool Chandra Yadav<br/> <b>East:</b> Part portion of land 134sa<br/> <b>West:</b> Proposed Rasta</p> <p><b>2. Sale Deed No. 4686/2000 dated</b></p> | <p><b>2,70,00,000/-</b> (Two Crore Seventy Lakh Only)</p> | <p>27,00,000.00( Rs Twenty Seven Lakh Only)</p> | <p>On 27.08.2026 between 11.00 A.M to 4.00 P.M. with unlimited extension with 10 minutes each.</p> <p>Property ID No. IDIB3054755 6440</p> | <p>NIL</p>        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| <p><b>03.07.2000</b></p> <p>And House No 37/1, Chak Mundera, Pargana &amp; Tehsil Sadar Dist Prayagraj having Arazi No 134 Sa measuring 345.31 Sq mt having Deed no 4686/2000 in the name of legal heirs of late Mr Pritpal Singh Oberoi namely, Mrs Sudesh Kaur Oberoi W/o Late Pritpal Singh Oberoi, Mrs Navneet Kaur (DIO Late Pritpal Singh Oberoi) Mr Inderjeet Singh Oberoi (S/O Late Pritpal Singh Oberoi), Mr Rajinder Pal Singh Oberoi (S/O Late Pritpal Singh Oberoi) and Mrs Harvinder Kaur Duggal (DIO Late Pritpal Singh Oberoi)</p> <p>Boundaries:<br/> <b>North:</b> Proposed Rasta<br/> <b>South:</b> Plot Phool Chandra Yadav<br/> <b>East:</b> House of Maharaj Kushwaha<br/> <b>West:</b> Part portion of land 134sa</p> <p>The <b>boundaries</b> of Combined property are as under -</p> <p><b>North:</b> Proposed Rasta now Interlocking Brick road</p> <p><b>South:</b> Plot Phool Chandra Yadav Now S.P.Convent School</p> <p><b>East:</b> House Mahraj Kushwaha</p> <p><b>West:</b> Kacha Rasta</p> |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|

Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220

**Bidders are advised to use Property ID Number** mentioned above while searching for the property in the website with <https://baanknet.com>.

Place: Prayagraj  
Date: 07.08.2026

AUTHORISED OFFICER

For Indian Bank  
  
Authorised Officer