

**OMKARA**  
ASSETS RECONSTRUCTION PVT. LTD.

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**  
CIN: U67100T2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028.  
Email: zuber.khan@omkaraarc.com/abhishek.joshi@omkaraarc.com Tel.: 022-69231111/Authorised Officer M.No.: +91865796231

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]  
**PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY**  
Security Interest (Enforcement) Rules, 2002.

**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 8 (6) r/w 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) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of OMKARA ASSETS RECONSTRUCTION PVT. LTD. Further, OMKARA ASSETS RECONSTRUCTION PVT. LTD. (OARPL) (acting in its capacity as Trustee of OMKARA PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorised Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorised Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act, on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantor(s)/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 05.03.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1	M/s Abhishek Traders (Borrower), Mr. Aditya Kumar Gupta (Co-Borrower), Mr. Anand Kumar Gupta (Co-Borrower/Mortgagor) and Mrs. Vandana Gupta (Co-Borrower/Mortgagor) (LAN: IB80001N,IB800017N)	All that property i.e. one residential Hall on Third Floor over Garage No.03, 04 & 05 at "Chetak Complex" comprising of 1352.42 sq. ft. which is situated at Indian Oil Corporation Building, Zone - II, Maharashtra Pratap Nagar (M.P. Nagar), Ward No.44, Tehsil Huzur Dist. Bhopal, which is bounded as under: - On the Right Side - Road, On the Left - IOC Building, On the Front by - Road, On the Rear Side - Road	Mr. Anand Kumar Gupta and Mrs. Vandana Gupta	Rs.1,07,58,487.59 (Rupees One Crore Seven Lakh Fifty-Eight Thousand Four Hundred Eighty-Seven and Paise Fifty-Nine Only)	28.02.2022	27.06.2024	Rs.76,95,000/- (Rupees Seventy-Six Lakh Ninety-Five Thousand Only) (Plus applicable G.S.T. since the property is leasehold)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 7,69,500 (Rupees Seven Lakh Sixty-Nine Thousand Five Hundred Only)	08.04.2026 From 11.00 A.M. to 12.00 P.M.


Account No.: 34490501084, Name of the Beneficiary: OMKARA PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 14.04.2026 till 5:30 pm

Date of E-Auction & Time: 16.04.2026 12:00 pm to 2:00 pm

**TERMS & CONDITION OF THE AUCTION:** For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>. Contact no. 88666 82937 (Bhavik Pandya).  
"Bank/ARC dues to have priority over any other statutory dues."  
STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W 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) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & 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.  
Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of OMKARA ARC. OMKARA ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and OMKARA ARC shall not be held liable for any such transaction.  
Date: 26.03.2026  
Place: Bhopal

Sd/- Authorized Officer, OMKARA ASSETS RECONSTRUCTION PVT. LTD.  
(Acting in its capacity as a Trustee of OMKARA PS 06/2021-22 Trust)



**Chola**  
Enter a better life

**CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**  
Corporate Office:- "Chola Crest", C54 & C55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032. Dewas Branch Office - First Floor, No.88, Sector-A, Kalani Bag, Dewas Dist-Dewas (MP) - 455001

**POSSESSION NOTICE [Under Rule 8 (1)]**

Whereas, the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest [Enforcement] Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has taken **Symbolic possession** of the properties mortgaged with the Company described herein below of the Columns on the respective dates mentioned in Column [E] in exercise of the powers conferred on him under Section 13(4) of the Act read with Rule 8 of the Rules made there under. The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned below and any such dealings will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount mentioned in Column [D] along with interest and other charges. Under section 13 [B] of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

Sr. No.	Name and Address of Borrower & Loan A/c No.	Date of Demand Notice	Outstanding Amount	Date of Possession
[A]	[B]	[C]	[D]	[E]
1.	(Loan Account No. HE01DEW00000060236 1. Gurmeet Singh Bhatia (Applicant), 2. Shree Sujan Communication (Co-applicant), 3. Paravin Kaur Bhatia (Co-applicant), All At: House No 489 Gram Kantaphod Teh. Satawas Main Road Dewas Hasyakhedi 2, Po Chandrashekhar Dam Dewas MP-455440	12/01/2026	Rs. 4301196.00/- as on 12/01/2026 and interest thereon.	24-03-2026

**Description Of The Immovable Property:-** House Constructed There In Situated In Ward No. 02 (1536) Between Forest And Sujan Public School On Bijwad Road And Residential, At Village Kantaphod Tehsil Satwas & Distt. Dewas (M.P) Size Length (East-West)-25.00 Ft., Width (North-South)-30 Ft. Total Area-750 Sq.ft. **Boundaries -East-** Bijwad-kantaphod Road. **West-** Plot Of Smt. Kulwant Kaur, **North-** Plot Of Idu Kha, **South-** Gali & House Of Harpreet Singh.

Date: 24-03-2026  
Place: Dewas

Sd/- Authorised Officer  
M/s. Cholamandalam Investment and Finance Company Limited



**ROHA HOUSING FINANCE**  
GROW WITH YOUR OWN HOME

**ROHA HOUSING FINANCE PRIVATE LIMITED**  
Corporate Office : Unit No. 1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, Uttar Pradesh - 201 301.

Bhopal Branch :- Shop No.FF-14B, 2ND Floor, Maansarovar Commercial Complex, Hoshangabad Road, Bhopal, M.P.-462016.  
Authorised officer :- Ramesh Kumar Mishra – 7024122890, Sandeep Soni – 8819999203  
Ujjain Branch :- 301, 302, 3rd Floor, Patidar Tower, Varuchi Marg, Near Shaheed Park, Freeganj, Ujjain-456010.  
Authorised officer :- Ravi Baghel – 990777747, Sandeep Soni – 8819999203

**PUBLIC NOTICE FOR AUCTION CUM SALE**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorised Officer of Roha Housing Finance Private Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the physical possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-

S. No.	Borrower(s) / Co-Borrower(s)/ Guarantor (s) (Lan No. / Branch)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)
1	LAN: HLGANJPPSC000005017277 / Branch: Ganjbasoda 1. Mr. Ashish Namdev, 2. Mrs. Varsha Namdev 3. Mr. Mukul Namdev All Add: Ward No.07, Bamora, Sagar, M.P. 470117	12-11-2025 & ₹ 16,72,682/-	All the piece and parcel of Khasra No. 23 (B), Ward No. 06, Third Line, Mandi Bamora, Tehsil Bina, District Sagar M.P.464224.	₹ 16,74,000/-	₹ 1,67,400/-
2	LAN: HILSONKMBPR000005016866 / Branch: Sonkatch 1. Mr. Bhagvan Singh 2. Mrs. Moyam Bai Bhagvan Singh Both Add. Village Badodiya Indore, Tehsil Gulana Goyala, Madhya Pradesh- 465223	12-09-2025 & ₹ 6,00,016/-	All the piece and parcel of Plot No. 235, P.H.No. 96, Survey No. 235, Gram, Badodiya Indore, Tehsil, Polay Kalan, Shajapur, M.P.- 465113,	₹ 11,48,850/-	₹ 1,14,885/-
3	LAN: HLUJNCSOON000005014277 / Branch: Ujjain Service 1. Mr. Devisingh S/o Shankarlal 2. Mrs. Ramkunwar Bai W/o Devi Singh 3. Mr. Dhan Kanwar Shtawat All Add. Gram Kanwalkhedha, Tarana, Tarana, Madhya Pradesh- 456665,	15-04-2025 & ₹ 6,13,322/-	All the piece and parcel of Plot No. 78, PHN. 83, Khasra No. 303/2, At- Kankalkhedha Tehsil Tarana, Ujjain, Madhya Pradesh- 456550.	₹ 12,99,750/-	₹ 1,29,975/-
4	LAN: HLUJNCSCRE000005016136 / Branch: Ujjain Service 1. Mr. Gangaram S/o Bhavar Singh 2. Mrs. Prakash Bai Gurjar 3. Mr. Bhanwar Gurjar All Add. 109 Gram Merkhedi, Tonkhurd, Dewas, Madhya Pradesh- 455116,	11-06-2025 & ₹ 6,23,761/-	All the piece and parcel of Part of Survey No.- 100/1, P.H.No.- 13, Gram Merkhedi, Tehsil.- Tonkhurd, Dist.- Dewas, Madhya Pradesh- 455116	₹ 12,00,000/-	₹ 1,20,000/-
5	LAN: HLUJNCMBPR000005014359 / Branch: Ujjain Service 1. Mr. Ghanashyam Mogiya 2. Mrs. Padmavati Bai Mogiya 3. Mr. Mangilal Mogiya All Add. H.No 190 Ward No 20 Kasariharod Kasari Chouhan Tah Tal, Kasari, Ratlam, MP 457114,	12-03-2025 & ₹ 6,87,500/-	All the piece and parcel of PHN. 40, Khasra No 286/1/1/3, Kasari Harod, R a t l a m , M a d h y a Pradesh-457114,	₹ 13,75,000/-	₹ 1,37,500/-
6	LAN: HLUJNCHLRSO000005013646 / Branch: Ujjain Service 1. Mr. Gyan Singh Gurjar 2. Mrs. Vishnu W/o Gyan Singh Both Add. Makaan No. 122, Ward -6, Dewas, Madhya Pradesh- 455116,	15-04-2025 & ₹ 8,39,351/-	All the piece and parcel of Plot No. 122 Situated At Village Sedu, P.H.No. 46, Tehsil Tonkhurd, Dewas, M.P.- 455116,	₹ 20,95,600/-	₹ 2,09,560/-
7	LAN: HLEWAPPSC000005012937 / Branch: Rewa 1. Mr. Jayneesh Chaturvedi 2. Mrs. Archana Chaturvedi Both Add. C/o Archana Singh, Ward No 43, Sidhi, Madhya Pradesh- 486111	15-12-2025 & ₹ 7,05,376/-	All the piece and parcel of Khasra No. 235/4/1/1/3, Plot No. G-3, Ward No. 9, PHN. 23 At Th- Rampur Naikin, Dist. Sidhi, M.P. 486111,	₹ 12,00,000/-	₹ 1,20,000/-
8	LAN: HILSONKMBPR000005016256 / Branch: Sonkatch 1. Mr. Jitendrasingh S/o Jagannathsingh 2. Mrs. Madhu Bai W/o Jitendra Singh Both Add. Gram Jiwapur Mahodiya, Post Bhanwari Kalan, Bhopal, M.P. - 466221,	15-05-2025 & ₹ 7,00,321/-	All the piece and parcel of Survey No. 591/509, Village Jiwapur Mahadia., Tehsil Jawar, Bhopal, M.P. - 466221,	₹ 17,07,100/-	₹ 1,70,710/-
9	LAN: HLUJNCSCRE000005005507 / Branch: Ujjain Service 1. Mr. Kalesingh S/o Vikram Singh 2. Mrs. Taruna Bai W/o Kale Singh 3. Mr. Babu Singh Both Add. H.No.23, Gram Kundlikhedha, Teh- Mahidpur, Mahidpur, Madhya Pradesh- 456441	11-08-2025 & ₹ 2,69,177/-	All the piece and parcel of Plot No. 10, Part Of Land Surve No.452, Pat. H. No. 45, Gram- Kundikhedha, Teh Mahidpur (Jharda), Mahidpur, Madhya Pradesh- 456441	₹ 3,59,100/-	₹ 35,910/-
10	LAN: HLUJNCSOON000005014280 / Branch: Ujjain Service 1. Mr. Kan Singh, 2. Mrs. Gattu Bai W/o Sure Singh Both Add. Gram Bhadwa Ranayrapoor, Tehsil Ghatiya, Mahidpur, Madhya Pradesh-456441	11-08-2025 & ₹ 4,23,308/-	All the piece and parcel of Land S No 376/1/1/1, PHN. 28, Gram Bhadwa, Mahidpur, Madhya Pradesh- 456441	₹ 7,98,100/-	₹ 79,810/-
11	LAN: HILSONKHLRSO000005013149 / Branch: Sonkatch 1. Mr. Kashiram Malviye 2. Mrs. Kunta Bai Malviye Both Add. Makaan No 24 Ward No 06 Rasuldiya Kulmi Teh Tonkhurd, Dewas, M.P.- 455116	14-07-2025 & ₹ 7,04,145/-	All the piece and parcel of Plot. 152 P.H.NO.05, Situated At Village, Lasuldiya Kulmi Tehsil Tonkhurd, Dist. Dewas, M.P.- 455116	₹ 14,42,000/-	₹ 1,44,200/-
12	LAN: LAUJNCLARD000005013004 / Branch: Ujjain Service 1. Mr. Kuldeep Singh Dodiya 2. Mr. Jalamsingh S/o Fatesingh 3. Mrs. Hemlata Kunwar 4. Mr. Fate Singh Rajpoot Both Add. Gram Kharwa Kala Tehsil Tal Dist Ratlam, Ratlam, Madhya Pradesh- 457114	14-10-2025 & ₹ 7,21,772/-	All the piece and parcel of Plot No 239/1, PHN. 36, Gram Kharwa Kalan Tehsil Tal Dist Ratlam, Madhya Pradesh- 457114,	₹ 12,09,500/-	₹ 1,20,950/-
13	LAN: HILSONKSCON000005014457 / Branch: Sonkatch 1. Mr. Lad Singh 2. Mrs. Krishnaa Bai W/o Lad Singh Both Add. Makaan No 24 Gram Badodiya, Indour Post Dendla, Madhya Pradesh- 465110	14-07-2025 & ₹ 5,55,342/-	All the piece and parcel of PHNO. 37, Part Of Land Survey No. 234, Gram And Gram Panchayat Badodiya Indore, Tehsil Polay Kala, Shajapur, M.P.- 465113,	₹ 7,32,000/-	₹ 73,200/-
14	LAN: HILSONKHLRSO000005012188 / Branch: Sonkatch 1. Mr. Lakhan Singh Bagadiya 2. Mrs. Leela Bai Bagadiya Both Add. Makaan No 16K, Grm Amlataj, Post Amlataj, Tehsil Hatpiplyia, Dewas, M.P.- 455227	15-05-2025 & ₹ 6,30,126/-	All the piece and parcel of Survey No.721 , P.H.No. 18, House No.16, Situated at Village Amlataj, Teh. Hatpiplyia, Dist. Dewas M.P.- 455227	₹ 8,24,200/-	₹ 82,420/-

(1) Date & Time of Inspection : 18/04/2026 time :- 12:00 PM to 5:00 PM  
(2) Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD and KYC is 25/04/2026 within 5:00 PM at the Branch Office address mentioned herein above. Tenders that are not filled up or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.  
(3) Date of Opening of the Bid/Offer (Auction Date) for Property is 27/04/2026 at the above mentioned branch office address at 11.00 AM to 2:00 PM. The tender will be opened in the presence of the Authorised Officer.  
(4) The notice is hereby given to the Borrower/s and Guarantor/s, to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.  
(5) This is 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/ charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Roha Housing Finance Private Limited (RHPL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and to the amount due to Roha Housing Finance Pvt. Ltd., in full before the date of sale, auction is liable to be stopped.  
(6) The immovable property will be sold to the highest tenderer. However, the Authorised Officer reserves the absolute discretion to allow inter se bidding, if deemed necessary. The Property as mentioned will not be sold below Reserve Price.  
(7) RHPL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'.  
(8) The Demand Draft Should be made in favor of 'Roha Housing Finance Private Limited' Only.  
(9) The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above mentioned Branch office. Authorised officer reserve the rights to extend the date of tender or change the terms & conditions of bidding. For further details & other terms & conditions of bidding please visit our branch. For further details, contact the Authorised Officer, at the abovementioned Office address.

Sd/-  
Authorised Officer  
Roha Housing Finance Private Limited

Place : Madhya Pradesh  
Date : 26.03.2026

S. No.	Borrower(s) / Co-Borrower(s)/ Guarantor (s) (Lan No. / Branch)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)
15	LAN: HLSEHRSCON000005006772 / Branch: Sehore 1. Mr. Maan Singh S/o Haree Singh 2. Mrs. Sareeta Bai W/o Maan Singh Both Add. Gram Khajuriya Ghengi, Ichhwar, Bhopal, Madhya Pradesh- 466115,	13-02-2025 & ₹ 9,06,107/-	All the piece and parcel of U/C House On Plot A Part Of Land Survey No.260/2, P.H.No.14, Village Khajuriya Ghenghi, Bhopal, M.P.- 466115,	₹ 15,89,550/-	₹ 1,58,955/-
16	LAN: HLUJNCHLRSO000005014505 / Branch: Ujjain Service 1. Mr. Mukesh S/o Raghuvver 2. Mrs. Radha Bai W/o Mukesh Both Add. House No 7 Majara Devipura Bhilkhedha, Village Bhilkhedha, Ujjain, M.P. - 456006	14-07-2025 & ₹ 7,50,000/-	All the piece and parcel of Plot No. 07, P.H.No 12, Village Bhilkhedha, Ujjain, Madhya Pradesh- 456006	₹ 11,90,000/-	₹ 1,19,000/-
17	LAN: LASEHRLPRS000005004420 / Branch: Sehore 1. Mr. Om Prakash Variya, 2. Mr. Kaluram Variya 3. Mrs. Leela Bai W/o Kaluram Variya 4. Mrs. Anita Prajapati Both Add. Brahamand Pura Kasba, Sehore, Bhopal, Madhya Pradesh- 466001	16-05-2024 & ₹ 6,93,529/-	All the piece and parcel of A Residential Plot No 109 Najul Sheet No 85 Najul Plot No 93, P H No 37 Naagraj Colony Near Janta Ghat Kasba Sehore, Bhopal, M.P.- 466001,	₹ 10,23,000/-	₹ 1,02,300/-
18	LAN: HILSONKSCRE000005008475 / Branch: Sonkatch 1. Mr. Rahul Singh, 2. Mrs. Sona Rajput Both Add. House No 139, Ward No 03, Sheelta Mata Mandir Ke Pass, Londiya, Londiyajagir, Kankakhajuriya, Dewas, M.P.- 455118	15-05-2025 & ₹ 5,71,224/-	All the piece and parcel of PHN. 29, (Saral No. 2239) House No. 24, Gram Londiya, Tehsil Sonkatch Dist Dewas, Madhya Pradesh- 455118	₹ 7,48,650/-	₹ 74,865/-
19	LAN: HLUJNCHLRI000005016745 / Branch: Ujjain Service 1. Mr. Rakesh Bhati 2. Mrs. Sunita W/o Rakesh Bhati 3. Mr. Mohanlal S/o Nathulal Both Add. House No 1 Gram Bhadwa, Ranayrapoor Dist Ujjain, Madhya Pradesh- 456441,	12-09-2025 & ₹ 7,77,000/-	All the piece and parcel of Plot No. 17, P.H.No. 14, Survey No. 231, Gram. Bhadwa, Tehsil Jharda, Dist. Ujjain, Mahidpur, Madhya Pradesh- 456441	₹ 14,03,800/-	₹ 1,40,380/-
20	LAN: HLUJNCHLRE000005014169 / Branch: Ujjain Service 1. Mr. Samrath Singh 2. Mrs. Bhura Bai W/o Samrath Singh Both Add. House No 08 Gram Guradiya Dasa, Aajmabad, Mahidpur, Madhya Pradesh- 456441	14-07-2025 & ₹ 8,27,055/-	All the piece and parcel of House/Plot No.35, P.H.No 66, Situated At Village Guradiyadasa, Mahidpur, M.P.- 456441,	₹ 10,80,000/-	₹ 1,08,000/-
21	LAN: HLINDRSCON000005016560 / Branch: Indore Cluster 1. Mr. Sanjay Gurjar 2. Mrs. Ramprasad Bai W/o Amar Singh Both Add. Plot No. 116 Village Piplyakumar, Dewas, Madhya Pradesh- 455115	15-05-2025 & ₹ 9,51,580/-	All the piece and parcel of Property Is Situated At Plot No. 116 (S), Survey No. 236 (B), PHN No. 35, Village Piplyakumar, Dewas, M.P.- 455118	₹ 12,72,200/-	₹ 1,27,220/-
22	LAN: HLUJNCSCRE000005011297 / Branch: Ujjain Service 1. Mr. Shankarlal S/o Balaram Ji 2. Mrs. Balee Bai W/o Shankar Lal Both Add. Gram Naharkhedha Makla, Mahidpur, Madhya Pradesh- 456441	11-06-2025 & ₹ 5,60,961/-	All the piece and parcel of PHN.34, House No. 21, Gram Naharkhedha, Gram Panchayat Rabdaniya, Tehsil Mahidpur, Dist., Mahidpur, M.P.456441	₹ 7,40,250/-	₹ 74,025/-
23	LAN: LASONKLPSC000005015787 / Branch: Sonkatch 1. Mr. Sonu Singh 2. Mrs. Sona W/o Sonu Singh Both Add. House No 76 Gram Merkhedi, Post Lasuldiya Kulmi, Dewas, M.P. - 455116	15-04-2025 & ₹ 14,56,329/-	All the piece and parcel of Khasra No. 58/2 P.H.No. 06 (Saral No. 2141), Gram. Merkhedi, Tehsil, Tonkhurd, Dewas, M.P.- 455116,	₹ 30,14,450/-	₹ 3,01,445/-
24	LAN: HLBHPLPSC000005005737 / Branch: Bhopal Cluster 1. Mr. Syed Usaf Ahmed 2. Mrs. Naazma W/o Syed Usaf Ahmed Both Add. Flat No F 05 Shilpkar House Bharat Talkies Chouraha, Bhopal, M.P.- 462001,	12-11-2025 & ₹ 8,17,677/-	All the piece and parcel of House No. 05 and New No. 170 , Rajaji Ka Kua, Beldar Pura, Ward No. 19, Nagar Nigam Bhopal, Bhopal, M.P.- 462001	₹ 14,84,000/-	₹ 1,48,400/-
25	LAN: HLINDRSCRE000005017644 / Branch: Indore Cluster 1. Mr. Uday Singh Yadav 2. Mrs. Seema Yadav Both Add. 25 Ward No 10 Samngi Tonk Khurd Dewas, Madhya Pradesh- 455116	14-10-2025 & ₹ 15,67,129/-	All the piece and parcel of House No. 25, P.H.No. 20, Village Samgi, Tehsil Tonk Khurd, Distt. Dewas Madhya Pradesh- 455116	₹ 20,40,000/-	₹ 2,04,000/-
26	LAN: HLINDRSCON000005016089 / Branch: Indore Cluster 1. Mr. Uttam Gurjar 2. Mrs. Manju Bai W/o Uttam Gurjar 3. Mr. Nagajeeeram S/o Shankarlal Both Add. Makaan No. 63 Pipalya Kumar Tehsil Tonkhurd Dewas, Madhya Pradesh- 455115	15-05-2025 & ₹ 9,37,917/-	All the piece and parcel of Property Situated at Survey No. 113, Village Piplyakumar, Tehsil Tonkhurd and District Dewas, Dewas, Madhya Pradesh- 455118	₹ 11,96,000/-	₹ 1,19,600/-

(1) Date & Time of Inspection : 18/04/2026 time :- 12:00 PM to 5:00 PM  
(2) Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD and KYC is 25/04/2026 within 5:00 PM at the Branch Office address mentioned herein above. Tenders that are not filled up or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.  
(3) Date of Opening of the Bid/Offer (Auction Date) for Property is 27/04/2026 at the above mentioned branch office address at 11.00 AM to 2:00 PM. The tender will be opened in the presence of the Authorised Officer.  
(4) The notice is hereby given to the Borrower/s and Guarantor/s, to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.  
(5) This is 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/ charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Roha Housing Finance Private Limited (RHPL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and to the amount due to Roha Housing Finance Pvt. Ltd., in full before the date of sale, auction is liable to be stopped.  
(6) The immovable property will be sold to the highest tenderer. However, the Authorised Officer reserves the absolute discretion to allow inter se bidding, if deemed necessary. The Property as mentioned will not be sold below Reserve Price.  
(7) RHPL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'.  
(8) The Demand Draft Should be made in favor of 'Roha Housing Finance Private Limited' Only.  
(9) The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above mentioned Branch office. Authorised officer reserve the rights to extend the date of tender or change the terms & conditions of bidding. For further details & other terms & conditions of bidding please visit our branch. For further details, contact the Authorised Officer, at the abovementioned Office address.


Sd/-  
Authorised Officer  
Roha Housing Finance Private Limited

Place : Madhya Pradesh  
Date : 26.03.2026

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