Omkara Assets Reconstruction Private Limited
Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028.
Mobile: +91 9769170774 | Board: +91 22 269231111
Email: **tanaji@omkaraarc.com** | www.omkaraarc.com |

[Appendix - IV-A]
[See proviso to rule 8 (6)]
PUBLIC NOTICE FOR E-AUCTION FOR 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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and without recourse basis on 19.11.2026 at 01.00 PM (last date and time for submission of bids is 18.11.2026 by 6.00 PM), for recovery of below mentioned dues to Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 03/2025-26 Trust) Secured Creditor from below mentioned borrowers and guarantors.

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 03/2025-26 Trust) has acquired entire outstanding debts due and payable by the said Borrowers/Co-borrowers/Guarantors/Mortgagors from Saraswat Co-operative Bank vide Assignment Agreement dated 27.02.2026 along with underlying security.

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

DESCRIPTION OF THE PROPERTY	Name of Borrower	Reserve Price	EMD	Bid Increment
Flat No. 101, First Floor, B Wing, Building No. 2, Jupiter Complex, Gat No. 115, 116, 118, Village Betegaon, Boisar East, Palghar – 401501, MH. Location: East: Building 2/A West: Building 2/C North: Building No. 1 South: Internal Road Landmark: Behind Tata Housing Carpet Area: 582.87 sq. ft.	Avdhesh Sudhakar Pandey (Borrower) Usha Avdhesh Pandey (Guarantor)	22,81,000/-	2,28,100/-	20,000/-

Date of E- Auction	19.11.2026 at 01.00 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	18.11.2026 by 6:00 pm
Inspection	12.11.2026 at 3.00 pm to 4.00 pm

This Publication of sale notice is also deemed to be a Fifteen Days' notice to the Borrower/Co-borrower/Guarantor/Mortgagor under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The intended bidders who have deposited the EMD and require assistance in creating Login ID and 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 Authorised Officer, Tanaji Mandavkar Mobile: +91 9769170774 Email -tanaji@omkaraarc.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) R/w 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 8 (6) Read with Rule 9 , 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 de sired 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.

For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 03/2025-26 Trust)

Sd/-
Authorized Officer

Date: 30.10.2026
Place: Mumbai