



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Registered Office: No. 9, M. P. Nagar, First Street, Kongu Nagar Extension, Tirupur – 641607 CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No- 022-6923 1111/9773406175.

Email: mumbai@omkaraarc.com | **Mob.:** +91 9769170774

[Appendix - IV-A]

[See proviso to rule 8 (6) R/W Rule 9(1)]

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) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Borrowers/Co-borrowers Bhagwan Balajirao Gadhe(Borrower), Shilpa Bhagwan Gadhe(Co-Borrower), Nu Study Forum(Co-Borrower)** that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by Omkara Assets Reconstruction Private Limited (OARPL), Secured Creditor, on 12.09.2025. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 03.06.2026 at 01.00 pm (last date and time for submission of bids is 02.06.2026 by 6.00 PM), for recovery of **Rs.57,32,944.49/- (Rupees Fifty Seven Lakhs Thirty Two Thousand Nine Hundred Forty Four & Paise Forty Nine Only) as on 12.03.2019**, plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Housing Finance Company Limited.

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

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
1.Bhagwan Balajirao Gadhe(Borrower), 2.Shilpa Bhagwan Gadhe(Co-Borrower), 3.Nu Study Forum(Co-	All Piece Parcel Of Flat No. 21 On 4th Floor, Plot No. 8, Society Known As Sereniti Co-Op. Housing Society Ltd., Ramnagar Colony, Survey No.	Mr.Bhagwan Balajirao Gadhe	Rs.57,32,944.49 /- (Rupees Fifty Seven Lakhs Thirty Two Thousand Nine	Rs.58,52,000 /-	Rs. 50,000/-	Rs.5,85,200/-	Date: 25.04.2026 Time: 1PM to

Borrower)	7 And 8, Village - Bavdhan Khurd, Tal - Mulshi, Dist - Pune. Measuring Area 91.51 Sq.Mtrs And Terrace 9.29 Sq.Mtrs + Parking Boundaries Details: North :Plot No. 09 West :Plot No. 13. East :Road. South: Ramnagar Boundary And Open Land.		Hundred Forty Four & Paise Forty Nine Only) as on 12.03.2019				3PM (Noon)
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Date of E- Auction & Time	03.06.2026 at 01:00 am to 02:00 pm (noon)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	02.06.2026 up to 6:00 pm

TERMS & CONDITION OF THE AUCTION: 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 through 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 **02.06.2026** by 6:00 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, and for any property related query contact the Authorized Officer, Mr.Tanaji Mandavkar , Mobile: +91 9769170774, Mail: tanaji@omkaraarc.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) and 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(1), 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 desired 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.

Date: 12.05.2026

Place: Pune

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)