



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Tel: 022-6923 1111 CIN: U67100TZ2014PTC020363

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interests Act, 2002 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, the physical possession of which has been taken by the Authorised Officer of India Resurgence ARC Private Limited (IRAPL) , will be sold on As is where is”, “As is what is”, and “Whatever there is” and “Without recourse Basis” for recovery of **INR 7,12,89,050/- (Indian Rupees Seven Crore Twelve Lakh Eighty-Nine Thousand and Fifty Only)** as on 31.07.2026 due to Omkara Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for the respective property have been mentioned below in the respective column. CUB (Original Lender) had assigned the debt of the below-mentioned borrowers to IRAPL acting as a Trustee of India Resurgence ARC Trust II on 05.11.2019. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of India Resurgence ARC Trust II in place of IRAPL and has now stepped into the shoes of the assignor and is empowered to recover the dues and enforce the security.

Borrower / Co-Borrower / Guarantors / Mortgagors	Borrower: M/s. M/s Gupta & Co Co-Borrower/Mortgagors/Guarantors: Prabhadevi Gupta, Ajay Kumar Gupta
Date of Demand Notice u/s 13(2)	13(2) Notice issued on 23.10.2018
Date of Possession	13(4) Physical possession taken on 22.05.2024
Description of Property	✓ The building constructed on the above properties (A, B and C) in total admeasures 703.21 square meters, comprising: • Ground Floor (RCC Roofing): 176.50 sq. mtrs. • Second Floor (RCC Roofing): 176.50 sq. mtrs • Third Floor (RCC Roofing): 176.21 sq. mtrs. • Fourth Floor (RCC Roofing): 124.29 sq. mtrs. • Fourth Floor (G.I. Tin Shed Roofing): 49.42 sq.mtrs.

Item A:

All that piece and parcel of part of House No. 16/103, New House No. 38/103, area 14 feet 9 inches × 20 feet = 295 sq. ft. i.e. 27.42 sq. mtrs., situated at Mauja Raipur Khas, Tatyapara, Ward No. 38, Raipur, Chhattisgarh.

Boundaries:

- East: Road
- West: Seller's Land
- North: Property of Govind Rao
- South: Property of Sushil Kumar

(Sale Deed dated 23-11-2006, registered as Document No. 3578(G), Book No. A1, Volume 35228, Pages 19 to 28 in the office of Sub-Registrar, Raipur.)

Item B:

All that piece and parcel of part of House No. 16/103, New House No. 38/103, in Khasra No. 205, Ph. No. 106-A, admeasuring 1505 sq. ft. i.e. 139.87 sq. mtrs., situated at Mauja Raipur Khas, Tatyapara, Ward No. 38, Raipur, Chhattisgarh.

Boundaries:

- East: Seller's Land
- West: Property of Mohd. Afsal Hussain
- North: Property of Govind Rao
- South: Property of Sushil Kumar

(Sale Deed dated 29-11-2006, registered as Document No. 3677(G), Book No. A1, Volume 35271, Pages 53 to 63 in the office of Sub-Registrar, Raipur.)

Item C:

All that piece and parcel of Municipal Part of House No. 30/130, 130/1 and 131, being part of House No. 16/103, New House No. 38/103, in Khasra No. 205, Ph. No. 106-A, admeasuring 400 sq. ft. i.e. 37.17 sq. mtrs., situated at Mauja Raipur Khas, Tatyapara, Ward No. 38, Raipur, Chhattisgarh.

Boundaries:

- East: Seller's Land
- West: Land of Hasan Ahmed
- North: Land of Ajay Gupta
- South: Gali (Lane)

	(Sale Deed dated 09-01-2007, registered as Document No. 6286(K), Book No. A1, Volume 35682, Pages 39 to 48 in the office of Sub-Registrar, Raipur.) Thereafter Constructed Building
Reserve Price (in Rs)	INR 1,48,00,000/- (Indian Rupees One Crore Forty-Eight Lakh Only)
EMD (in Rs)	INR 14,80,000/- (Indian Rupees Fourteen Lakh and Eighty Thousand Only)
Bid Increment	INR 1,00,000/- (Indian Rupee One Lakh Only)
Inspection Date/Time	28.08.2026 from 11:00 am to 12:00 pm
Last date for payment of EMD and Bid Submission	07.09.2026 by 5:00 pm
E-Auction Date & Time	09.09.2026 from 12:00 pm to 01:00 pm
Encumbrances	Not Known

TERMS & CONDITIONS OF THE AUCTION:

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/>. 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 by way of NEFT/ RTGS to Bank Account Number: 57500000340699 IFSC Code: HDFC0000060 is **07.09.2026 by 5:00 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. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mo: 9819058003) Mail: harshwardhan.kadam@omkaraarc.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) under Rule 8(6) r/w 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 along with cost & expenses. 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. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 201

Date: 20.08.2026

Place: Mumbai

Sd/-

**Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of India Resurgence ARC Trust II)**