

Omkara Assets Reconstruction Private Limited
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar
Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai – 400028
Tel: 022-69231111/9833546349



[Appendix - IV-A]

[See proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 **Mohammad Ali and Ayesha Ismail (Borrower/Co-Borrower) (HHLBAN00293436 & HHLBAN00263657)**, that the below described immovable property mortgaged/charged to Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd (OARPL) being the secured creditor.

Further Omkara Assets Reconstruction Pvt. Ltd (OARPL) acting in its capacity as trustee of Omkara PS 22/2024-25 Trust, has acquired entire outstanding debt along with the underlying security vide Assignment Agreement dated. 29.03.2025, from Sammaan Capital Limited (Indiabulls Housing Finance Limited) the assignor. Pursuant to the said Assignment Agreement OARPL has stepped into the shoes of the assignor and is entitled to recover the dues and enforce the security. Accordingly, the below described immovable property will be sold on “As is where is”, “As is what is” and & “Whatever there is” and “Without Recourse” for recovery of outstanding dues of **Rs.41,20,027/- (Rupees Forty One Lakh Twenty Thousand & Twenty Seven only) as on 30.06.2026, plus interest and expenses w.e.f. 01.07.2026 for loan account number HHLBAN00263657** and outstanding dues of **Rs.3,52,595/- (Rupees Three Lakh Fifty Two Thousand Five Hundred Ninety Five Only) as on 30.06.2026, plus interest and expenses w.e.f. 01.07.2026 for loan account number HHLBAN00293436**, due to OARPL from above mentioned Borrower /Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act.

The Reserve Price and the earnest money deposit of the property has been mentioned below in respective column.

Sr No.	Description of immovable property	Reserve Price (Rs.in Lakhs)	EMD (Rs.in Lakhs)	Borrower/Co - Borrower
1.	Flat No.101 With Super Built-Up Area Of 1065 Sq.ft On the First Floor In the Apartment Known As “Sri Vani Symphony” Situated on the Land Bearing Old Sy No. 30/23, New Survey No.30/35, At Thirupalya Village, Jigni Hobli, Anekal Taluk, Bangalore 560099, Karnataka. With One Car Parking.	45.50	4.55	Mohammad Ali (Borrower), Ayesha Ismail (Co-Borrower)
Incremental Bid Amount		Rs. 50,000/-		
Inspection Date and Time		31 st July 2026		
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD		04 th August 2026 Upto 4:00 PM		

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Auction Date	05 th August 2026 Time: 11:00 AM to 12:00 Noon
Known Liabilities	None

The auction shall be conducted online by 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 04th August 2026, by 4:00 PM. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. In case of failure to submit the same bid shall be rejected.

For detailed terms and conditions of the sale, please refer to the link provided in <https://omkaraarc.com/auction.php>.

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. For any property related query contact the Authorised Officer, Mr. Rajendra Bhosale, Mobile: +91 9833546349 E Mail: rajendra.bhosale@omkaraarc.com or in official hours and working days.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 30 (Thirty) days to the Borrower/Guarantors/mortgagors of the above loan account under Rule 8 (6) 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 sale through Public 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, within the time as stipulated under section 13(8) of the SARFAESI Act. 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: 01st July 2026

Place: Mumbai

Sd/-

Authorized Officer
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 22/2024-25 Trust)