

**Omkara Assets Reconstruction Private Limited**  
**Corporate Office: Kohinoor Square, 47<sup>th</sup> 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)r/w 9(1)]

**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 **Yogesh Yadav Borrower(s) and Anubha Arya , Co-Borrower(s),( HHLNOD00398715)** that the below described immovable property mortgaged/charged to Secured Creditor, the possession of which has been taken by the Authorised Officer of Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited) now assigned to Omkara Assets Reconstruction Pvt. Ltd, 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 total outstanding dues **Rs.1,07,43,092/- (Rupees One Crore Seven Lakh Forty-Three Thousand Ninety-Two Only.) as on 27.05.2021** plus interest and expenses w.e.f. 28.05.2021 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.

<b>Sr No</b>	<b>Description of immovable property</b>	<b>Reserve Price (Amount in Rs)</b>	<b>EMD (Amount in Rs)</b>	<b>Borrower/Co - Borrower</b>
	Flat No.04, Ground Floor, Tower 7(H), Godrej Summit, Sector 104, Gurugram, Haryana-122001 Built up Area-1816 sq. ft	75,50,000/-	7,50,000/-	Yogesh Yadav - (Borrower) Anubha Arya- (Co-borrower)
<b>Incremental Bid Amount</b>		Rs.1,00,000/-		
<b>Inspection Date and Time</b>		06 <sup>th</sup> July 2026 (11.00 A.M.-4.00 P.M.)		
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>		13 <sup>th</sup> July 2026 Up to 4.00 PM		
<b>Auction Date</b>		14 <sup>th</sup> July 2026 3.00 PM to 4.00 PM		
<b>Known Liabilities</b>		There are outstanding developer’s dues of Rs.20.60 lakh with accrued interest of Rs.19.23 lakhs as on 21.01.2025 with further interest thereon from 22.1.2025 in respect of		

	<p>above flat No. 04, Godrej Summit, Gurugram.  In addition to the above dues, following charges are payable.  Holding Charges till 31.12.2024- Rs.9.00 lakh  Common Area Maintenance and electricity- Rs.6.27 lakh  (till 31.12.2024)  Stamp Duty - Rs.8.24 lakh  The purchaser will be required to pay all the above  developers dues and the other charges over and above the  purchase price payable for the said flat.</p>
--	---

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 13<sup>th</sup> July 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, the 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](mailto:support@bankeauctions.com). For any property related query contact the Authorised Officer, Mr. Rajendra Bhosale, Mobile: +91 9833546349 E Mail: [rajendra.bhosale@omkaraarc.com](mailto:rajendra.bhosale@omkaraarc.com) in official hours and working days.

**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/Guarantors/mortgagors 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 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:23.06.2026

Place: Mumbai

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