

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028**Email:** karthi.govindasamy@omkaraarc.com**Authorised Officer Mobile No.:** +91- 93446 84194 / 98840 62068 / 99623 33307**[Appendix - IV-A]****[See proviso to rule 8 (6) r/w 9(1)]****PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY****E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") 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) & Mortgagor(s) that the below described immovable property (ies) mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Fullerton India Home Finance Company Limited (FIHFCL) is proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 26.02.2021 from Fullerton India Home Finance Company Limited (Assignor Company) along with underlying security from assignor company. Accordingly, OARPL has stepped into the shoes of assignor company and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took over the physical possession of the below mentioned secured property from the assignor. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property (ies) for recovery of dues. The property (ies) shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower(s) and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantor(s)/Mortgagor(s), Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection are given as under:

Name of Borrower & Co Borrower	Mr. A. Anjaneyulu & Mrs. Anguluri Kumari & M/s. Subbamma Hair Enterprises		
Details of the Secured Asset - Property belongs to Mr. Anguluri Anjaneyulu, S/o Mr. Galibu, Sale Deed Doc No.7618/2018, dated 14.09.2018, SRO of Vemulawada.	Open place in bearing Dismantled G.P H No.1-49, Total Area 607.00 Sq. Yards, out of which sold Area 363.00 Sq. Yards, equal to (304.92) Sq. Meters as boundaries mentioned hereunder Situated at Thippapoor (P.N) V/o Vemulawada Mandal and within the limits of Grama Panchayathi Thippapoor (P.N) Registration Sub-District Vemulawada, Registration District of Karimnagar T.S more particularly mentioned in the sketch map attached to the sale deed.		
Boundaries as Follows: East: House with open place of Md. Azmath Pasha & K Shankar & K Kranthi Kumar; West: 6'-0" Feet Own Way & Open place to Vendor; North: House with open place of Hafeeza Banu & Amiroddin & Naseer; South: House with open place of D Narsaiah & Abdul Sattar	Mr. Anguluri Anjaneyulu		
Owner of the property	Mr. Anguluri Anjaneyulu		
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 12.02.2026	
12.12.2019	21.01.2021	Rs.45,55,236/ (Rs. Forty-Five Lakhs Fifty-Five Thousand Two Hundred Thirty-Six Only)	
Reserve Price	EMD - 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.15,30,000/- (Rupees Fifteen lakhs Thirty Thousand Only)	Rs.1,53,000/- (Rupees One Lakh Fifty Three Thousand Only)	Rs.10,000/- (Rupees Ten Thousand Only)	With prior appointment from the authorised officer, mobile nos. as mentioned in the heading



Account Details	Account No.: 344905000929, Name of the Beneficiary: Omkara PS 22/2020-21 Trust, Bank Name: ICICI Bank, Branch: BKC Mumbai, IFSC Code: ICIC0003449	
Date of E-Auction & Time	17 th March 2026 Tuesday between 11.00 AM and 12.00 Noon	Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD
		16 th March 2026 Monday before 04.00 PM

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <https://www.bankeauctions.com>

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 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) 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 an advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 13.02.2026 and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property (ies) 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: 14.02.2026

Place: Chennai



(Handwritten Signature)

(Karthi Govindasamy)
Mobile No.9344684194

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)