



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg R. G. Gadkari Chowk, Dadar (West), Mumbai - 400 028

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[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 mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt Ltd (OARPL) is proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 11.01.2022 from IndusInd Bank Limited (IBL) (Assignor Bank) along with underlying security from them. Accordingly, OARPL has stepped into the shoes of assignor Bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL intends to sell the below mentioned secured property for recovery of dues. The property 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**", and "**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 and Co-Borrower(s). 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 hereunder:

Name of Borrower & Co Borrower		M/s. Deep indigo (Borrower) Mr. Prith Kumar, Mrs. Gaytri Talwar (Coborrowers)
Details of the Secured Asset		
Property belonging to Mr. N. Prithkumar S/o Mr. Navaneethakrishnan		
All that piece and portion of the Flat bearing No. Block F in the Second floor of the building known as "Kremlin Square Apartment", at Plot No.1, Door No.6, E.B. Colony, 2 nd Street, Adambakkam, Chennai 600 088, having Plinth area measuring 1300 Sq. Ft. (including of proportionate share in common areas along with Covered car parking numbered as F together with 480 Sq. Ft. undivided share of land in the total area measuring 2463 Sq. Ft., comprised in Old Survey No.535/2 part then Survey No.535/2B, as per Patta New T.S.No.44, situated at Velachery Village, Guindy Taluk, Chennai District, the total property being bounded on the North by : Plot No.1 & 2 in Survey No.535/1; South by : 30 Feet Road; East by : Plot No.2; and West by : Shankar Kutty's Building		
Situate within the Registration District of South Chennai and the Registration Sub-District of Velachery.		
Owner of the property		Mr. N. Prith Kumar S/o. Mr. Navaneethakrishnan
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 13.02.2026
04.03.2019	08.10.2024	Rs.2,34,43,376/ (Rs. Two Crores Thirty-Four Lakhs Forty-Three Thousand Three Hundred Seventy-Six Only)



Reserve Price	EMD – 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.67,00,000/- (Rupees Sixty-Seven Lakhs Only)	Rs.6,70,000/- (Rupees Six Lakhs Seventy Thousand Only)	Rs.30,000/- (Rupees Thirty Thousand Only)	With prior appoint from the authorised officer, mobile nos. as mentioned in the heading
Account Details	Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555		
Date of E-Auction & Time	Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD		
11th March 2026 (Wednesday) 11.00 A.M. to 12.00 Noon	09th 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 14.02.2026 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: 14.02.2026
Place: Chennai



Karthi Govindasamy
Authorized Officer,
Mobile No: 9344684194
Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust)