



OMKARA
ASSETS RECONSTRUCTION PRIVATE LIMITED

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 M 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

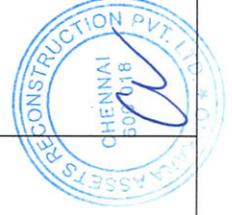
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

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 Omkara Assets Reconstruction Pvt Ltd (OARPL) are 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 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:

S.No	Borrower/Co-Borrower / Guarantors /Date of Demand Notice u/s 13(2) of SARFAESI Act. / Date of Physical Possession	Owner of the Property	Description of Property	Nature of Property	Outstanding amount as on 13.02.2026	Reserve Price/Bid increment	EMD-10% of the Reserve Price	Inspection Date/Time
LOT 1	Mr. M.R. Rajaram / Mrs. Priya .R and M/s. Annamalai Networks and Telesystems 13(2) Date: 14.02.2020 Phy Poss Date: 30.09.2024	Mr. M.R. Rajaram	<u>Schedule A</u> All that piece and parcel of the land and building in plot no.25 measuring an extent of 2222 Sq. ft in the approved layout known as "Karthik Nagar Extension - 1", (Approved No .DTCP 179/2002) Planning Permission No.45/2013, comprised in Survey Nos.82/2A and 82/2B, situated at New No.169, Madambakkam Village, Kundrathur Panchayat Union, Sriperumbudur Taluk, Kancheepuram District, within the registration district	Residential Flat	Rs.49,48,126 Rs. Forty-Nine Lakhs Forty-Eight Thousand One Hundred Twenty-Six Only	Rs.20,00,000 /- (Rupees Twenty Lakhs Only) Bid Increment Rs.10,000/- (Rupees Ten Thousand Only)	Rs.2000000/- (Rupees Two Lakhs Only)	On prior appointment with Authorised Officer and mobile nos. are mentioned in Heading



<p>LOT 2</p>	<p>Mr. M.R. Rajaram / Mrs. Priya .R and M/ s. Annamalai Networks and Telesystems 13(2) Date: 14.02.2020 Phy Poss Date: 09.10.2024</p>	<p>Mr. M.R. Rajaram</p>	<p>of Chennai South and Sub – Registration District of Guduvanchery and bounded on the North by : Plot No.24; South by : Plot No.26; East by : Vacant Land; West by : 23 feet Layout Road Measuring East to west On the Northern Side: 63 Feet; East to west On the Southern Side: 64 Feet; North to South on the Eastern side: 35 Feet; North to South on the Western side: 35 Feet And in all admeasuring 2222 Sq. Ft or thereabouts situate within the registration district of Chennai south, sub district of Guduvanchery. Schedule – B An 294 Sq. Ft of undivided share of land from and out of schedule A mentioned property with flat No. S-1, in second floor, plinth area of 712 Sq. ft, inclusive of common area in schedule A mentioned property</p>	<p>Residential Flat</p>	<p>Rs.50,63,355 / (Rs. Fifty Lakhs Sixty Three Thousand Three Hundred Fifty Five Only)</p>	<p>Rs.21,00,000 /- (Rupees Twenty-One Lakhs Only) Bid Increment Rs.10,000/- (Rupees Ten Thousand only)</p>	<p>Rs.210000 /- (Rupees Two Lakhs Ten Thousand Only)</p>	<p>On prior appointment with Authorised Officer and mobile nos. are mentioned in Heading</p>
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			registration district of Chennai south, sub district of Guduvanchery. Schedule - B An 315 Sq.ft of undivided share of land from and out of schedule A mentioned property with Flat No. S-2 , in second floor, plinth area of 761 Sq. ft, inclusive of common area in schedule A mentioned property				
Account No.: 344905000929, Name of the Beneficiary: Omkara PS 22/2020-21 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449							
Date of E-Auction & Time LOT 1. 11 th March 2026 (Wednesday) Between 12.00 Noon to 1.00 P.M. LOT 2. 11 th March 2026 (Wednesday) Between 1.00 P.M. to 2.00 P.M.							
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 09th March 2026 (Monday) on or before 4:00 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.bankauctions.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 (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)