



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinor Square, 47th Floor, N.C. Kelkar Marg R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028

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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 properties 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 Credit 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 properties for recovery of dues. The properties 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(s) and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, 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-Borrowers / 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 17.02.2026	Reserve Price & Bid increment amount	EMD- 10% of the Reserve Price-	Inspection Date/Time
LOT 1	Mr. Narayanarao S/o. Bheemrao and Mr. Kiran S/o. Narayanarao D/N.dt. 16.09.2021 Rs, 7,47,868.37 as on 01.01.2021	Mr. Narayanarao S/o. Bheemrao	Property belongs to Narayanarao Document No.7034/2012-13 dt.25.8.2012 SRO Raichur All that piece and parcel of House property bearing Municipal No.5-1-86(Old) 5-1-87(New) totally measuring 855.24 Sq feet and Ground Floor Plinth Area is 885.24 sq feet and First Floor plinth area is 492.06 sq feet situated at Netaji Nagar (Somawarpet) Raichur and bounded by	Residential Land and Building	Rs.70,31,946/ (Rs. Seventy Laks Thirty-One Thousand Nine Hundred Forty-Six Only)	Rs.10,00,000 / (Rupees Ten Lakhs Only)	Rs.1,00,000 / (Rs. One Lakh Only)	By prior appointment with the Authorised Officer on Mobile Nos. given above



<p>Physical Possession Dt. 12.12.2023</p>	<p>East : House of Reghavendra Rao West : House of Raghavendra A North : Way South : House of Earamma and more specifically shown and marked in Red Colour in the plan annexed to the sale Deed Document No.7034/2012-2013 dated 25.8.2012 SRO Raichur.</p>	<p>Residential Land and Building Ninety-Five Only</p>	<p>Bid increment amount Rs.5,000/ (Rs. Five Thousand Only)</p>	<p>Bid increment amount Rs.3,45,000 / (Rs. Three Lakhs Forty-Five Thousand Only)</p>	<p>By prior appointment with the Authorised Officer on Mobile Nos. given above</p>
<p>LOT 2</p>	<p>Mr. Mirza Waris Ali Baig Bandanawazi Mrs. Yasmeen Begum D/N.Dt. 01.02.2022 Rs, 42,15,489.02 as on 31.12.2021. Physical Possession Dt. 22.11.2023</p>	<p>Property belongs to Mirza Waris Ali Baig Doc No.4709/2007-08 dt.10.1.2008 SRO Raichur All that piece and parcel of house property bearing Municipal No.9-9-66 (Old) 9-9-70 (New) measuring 958 sq. feet situated at Maddipet, Raichur bounded by East: House of Zaheeruddin West: House of Khaja Moinuddin North: House of Munawar Sab South: Lane.</p>	<p>Rs.85,04,895/ (Rs. Eighty-Five Lakhs Four Thousand Eight Hundred Ninety-Five Only)</p>	<p>Rs.34,50,000 / (Rs. Thirty-Four Lakhs Fifty Thousand Only) Bid increment Rs.20,000/ (Rs. Twenty Thousand)</p>	
<p>Account No.: 344905000929, Name of the Beneficiary: Omkara PS 22/2020-21 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449</p>					
<p>Date of E-Auction & Time LOT 1. 18th March 2026 (Wednesday) Between 11.00 A.M and 12.00 NOON LOT 2. 18th March 2026 (Wednesday) Between 12.00 NOON and 01.00 P.M</p>					
<p>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 16th March 2026 (Monday) on or before 4:00 pm</p>					

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 18.02.2026 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: 18.02.2026

Place: Chennai



V.M. Divakaran

(V M Divakaran)

Mobile No. 9962333307

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)