



OMKARA

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Old Door No.1, New Door No.1A/4,
Shantiram Centre, 4th Floor,

Uthamar Gandhi Road, First Lane,

(Behind Bharat Petroleum Bunk)

Nungambakkam, Chennai - 600 034.

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 mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt Ltd (OARPL) is/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 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 25.05.2026	Reserve Price/Bid increment	EMD- 10% of the Reserve Price	Inspection Date/Time
01	Mrs. Suguna Ganesh W/o Mr. G. Ganesh 13(2) Notice dated 08.02.2022- Physical Possession on 16.07.2025	Mrs. Suguna Ganesh	Property belonging to Mrs. Suguna Ganesh W/o Mr. G. Ganesh vide Sale Deed Document No. 689/2008-09 dated 2.6.2008 All that part and parcel Property Bearing Old Ward No.19, New Ward No.25, Old Door No. 927, Old Assessment No.1027, New Door No. 25, New Assessment No. 25, Kanchagarpet area, Hosapete, within the limits of CMC, Hosapete Measuring an extent of 425	Residential House	Rs.52,98,945 /- (Rupees Fifty Two Lakhs Ninety Eight Thousand Nine Hundred Forty Five Only)	Rs.17,00,000 /- (Rupees Seventeen Lakhs Only) Rs.10,000/- (Rupees Ten Thousand Only)	Rs.1,70,000 /- (Rupees One Lakh Seventy Thousand Only)	On prior appointment with Authorised Officer and mobile nos. are mentioned in Heading



<p>Sq.Ft. and the building thereon bounded by:-</p> <p>North By – House of Laxamma South By – House of H Amanulla East By – House of Basha Sab West By – Sub Road Measuring East-West 25ft and North - South 17ft, Within the Registration District of Bellary and Sub Registration Office of Hosapete</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</p>	<p>18th June 2026 (Thursday) Between 12.00 NOON and 01.00 P.M</p> <p>16th June 2026 (Tuesday) on or before 4:00 pm</p> <p>Last date and time for submission of bid letter of participation / KYC Document / Proof of EMD</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 26.05.2026 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: 26.05.2026
Place: Chennai



(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)

சென்னை அட்டர்னி ஜெனரல் அலுவலகம்
சென்னை அட்டர்னி ஜெனரல் அலுவலகம்
சென்னை அட்டர்னி ஜெனரல் அலுவலகம்
சென்னை அட்டர்னி ஜெனரல் அலுவலகம்
சென்னை அட்டர்னி ஜெனரல் அலுவலகம்