



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 Petroluem Bunk)
Nungambakkam, Chennai - 600 034.

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

Email: vm.divakaran@omkaraarc.com

Authorised Officers Mobile No.: +91 93446 84194 / +91 98840 62068 / +91 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 M/s. Omkara Assets Reconstruction Pvt Ltd (OARPL) is proposed to be sold by e-auction. Further, M/s. 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 M/s. 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 took over the physical possession of the below mentioned secured property. The Authorized Officer of OARPL hereby 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", "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: **Bidders are advised that Sidharth Heights Apartment Owners' Association is reporting that as on 30.07.2026 a sum of Rs.4,58,560 (Rs. Four Lakhs Fifty-Eight Thousand Five Hundred Sixty Only) is due from the owners of the scheduled property to the society towards arrears of monthly maintenance charges, late fee and building repair fund besides future Maintenance Charges, late fee etc. Successful Bidder is required to pay off the dues payable to the society and submit a No dues certificate from them to the undersigned before taking over physical possession of the property from OARPL**

Name of Borrower & Co Borrower

- (A) M/s. TEEZLE TELEMATICS INDIA PRIVATE LIMITED (Borrower) and (B) Mr. VENKATESWARAN KARUPPANAN S/o. Mr. M. KARUPPANAN and Mrs. MANIMEGALAI SIVAPRAKASAM W/o Mr. VENKATESWARAN KARUPPANAN (Borrowers) Mr. K. RAMESH S/o. Mr. M. KARUPPANAN (Coborrower)



Property of Mr. K. Venkateswaran S/o Mr. Karuppanan and Mrs. Manimegalai W/o Mr. Venkateswaran Sale Deed No.5244/2002 dated 21.10.2002 SRO Virugambakkam and Builders Agreement dated 21.10.2002

SCHEDULE A

All that piece and parcel of land being Plot Nos.1,2,3,4,5 & 6 in Bangaru Street, Saligramam and comprised in Old Survey No.116/1 Part and New T.S.No.179/1 Block No.42 Egmore-Nungambakkam Taluk and measuring to an extent of 43626 Sq feet and bounded on the

North by: T. S. No.97 & 179/2 (Block No.40); South by: Part of T.S. No.179/1; East by: T.S.No.180 and West by: Bangaru Street and situated within the Registration District of South Chennai and Sub Registration District of Virugambakkam

SCHEDULE B

454 Square feet of undivided share of land being part of "A" Schedule property

SCHEDULE C

Flat No. B2 having constructed area of 1320 sq. feet on the II Floor of Block No.1 of the storeyed building known as "Siddharth Heights" constructed in the land specified in Schedule 'A' hereinabove described.

Owner of the property

Mr. Venkateswaran Karuppanan S/o. Mr. Karuppanan and Mrs. Manimegalai Sivaprakasam W/o. Mr. Venkateswaran Karuppanan

13(2) Notice Date	Physical Possession Date	Outstanding dues as on 08.10.2026 for both (A) and (B) borrowal accounts together
24.06.2021	06.12.2025	Rs.2,34,99,866 / (Rupees Two Crores Thirty-Four Lakhs Ninety-Nine Thousand Eight Hundred Sixty Six Only)

Reserve Price	EMD - 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.1,06,00,000/- (Rupees One Crore Six Lakhs Only)	Rs.10,60,000/- (Rupees Ten Lakhs Sixty Thousand Only)	Rs.60,000/- (Rupees Sixty 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

19th November 2026 (Thursday)
11.00 A.M. to 12.00 Noon

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 and 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 09.10.2026 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: 08.10.2026

Place: Chennai



V.M. Divakaran

(V.M. Divakaran)

Authorized Officer,

Mobile No: 9962333307

Omkara Assets Reconstruction Pvt Ltd. (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust)