

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar
Extn, Tirupur – 641607. Ph No. 04212221144

Corporate Office: Kohinoor Square, 47th Floor, N. C.
Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai
– 400028. Tel.: 022-26544000 / 9323642445 /
9167490977



[Appendix - IV-A]

[See proviso to rule 8 (6) and 9(1)]

Sale notice for sale of immovable properties

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

Notice is hereby given to the public in general and in particular to the Borrower VNR Infrastructure Ltd and co-borrower Mr. Ganji Praveen Kumar, Mr. Vakati Narayana Reddy, Indu Shree Bio Fuels Pvt. Ltd. that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 20-06-2025, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 07-10-2025 at 2 pm to 4 pm (last date and time for submission of bids is 06.10.2025 by 5 PM), for recovery of Rs. 95,93,92,416/- Crores (Rupees Ninety Five Crores Ninety Three Lakhs Ninety Two Thousand Four Hundred and Sixteen only) as on 31.08.2025 together with further interest and Expenses from 01.05.2025 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above-mentioned borrower and co-borrower.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 09/2023-24 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 26/07/2023 along with underlying security from IFCI Factors Limited.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
Land admeasuring Acres 25-15 Guntas, comprised in the following Survey Numbers: (i) Survey No. 27, Ac. 18- 33 Guntas; (Boundaries- North: Village boundary of Husselli, South: Sy. No. 73, East: Sy. No. 28, West: Sy. No. 74) (ii) Survey No. 29, Ac. 06- 22 Guntas, (Boundaries- North: Village boundary of Husselli, South: Sy. No. 73, East: Sy. No. 28, West: Sy. No. 74) at Nyamathabad Village, Nyalkal Mandal, Medak District, in the State of Telangana, Owned by M/s Indu Shree Bio Fuels Private Limited	Rs. 6.09 Crore	Rs.60.09 Lakhs
Date of E – Auction	07.10.2025 at 2 pm to 4 pm	
Minimum Bid Increment Amount	Rs.6.09/- (Rupees Six Lakh Nine Thousand only)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	06.10.2025 by 6 pm	
Date of Inspection	As per request	
Known Liabilities	Not Known	

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>.

TERMS & CONDITIONS:

1. The auction will be conducted 'ONLINE' through OARPL's approved service provider M/s. C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
2. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com , Mr. Bhavik Pandya, Mobile : 8866682937 E mail - maharashtra@c1india.com.

3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Mr. Shakil Nipani. Mobile Number +91 9167490977), E-Mail: shakil.nipani@omkaraarc.com** or at address as mentioned above in office hours during the working days.
4. To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above.
5. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. Further, it shall also be deemed that the bidders(s) have participated in accordance of the spirit of Section 29A of the Insolvency & Bankruptcy Code, 2016 in terms of Related Party Transactions. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 along with the Bid, in case of failure of the same amount paid shall be forfeited.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) and 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses till the date of payment. 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) Rules, 2002.

Date: 19.09.2025

Place: Hyderabad

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 09-2023-24

Trust)

(Mr. Shakil Nipani +91

9167490977)