

**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 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 ("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 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Limited along with underlying security from assignor Bank. 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 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 22.09.2025	Reserve Price/Bid increment	EMD-10% of the Reserve Price	Inspection Date/Time
LOT 1	M/s.AMBIKA AGRO PRODUCTS/ Mr.K.S.V. Nageswararao /Mrs. K.V.Lakshmi Kameswaramma 13(2) Demand notice dated 12.08.2021 Physical Possession dated 13.12.2024	Mr. K. S. V. Nageswararao	Property of Mr. Kunisetty Siva Venkata Nageswara Rao S/o Mr. K. Bhadrach (Sale Deed Document No: 1093 of 1993 dated 17-02-1993) Guntur District, Guntur Sub District in Pedapalakaluru Grama Panchayati area in Pedapalakaluru village D.No.358/2-A- 3 in extent of Ac.2.39 Cents out of which in an extent of Ac.0.35 cents southern side land sold, is bounded by: East: Land of	Industrial commercial	Rs.5,22,51,148 (Rs. Five Crore Twenty-Two Lakh Fifty- One Thousand Four Hundred Eighteen Only)	Rs37100000 (Rs Three Crore Seventy- One Lakhs Only)	Rs.37,10,000 (Rs. Thirty- Seven Lakh Ten Thousand Only)	By prior appointment with the Authorised Officer on Mobile Nos given above



LOT 2	M/s. AMBIKA AGRO PRODUCTS/ Mr.K.S.V. Nageswararao /Mrs. K.V.Lakshmi Kameswaramma 13(2) Demand notice dated 12.08.2021 Physical Possession dated 13.12.2024	Mrs. K. V. Lakshmi Kameswaramma	Property of Mrs. Kunisetty Lakshmi Kameswaramma W/o Mr. Kunisetty Siva Venkata Nageswara Rao (Sale Deed Document No: 1094 of 1993 dated 17-02-1993) Guntur District, Guntur Sub District in Pedapalakaluru Grama Panchayati area in Pedapalakaluru village D.No.358/2-A-3 in extent of Ac.2.39 Cents out of which in an extent of Ac.0.35 cents northern side land sold, is bounded by: East: Land of Kataru Palalochana. South: Land purchased by Kunisetty Siva Venkata Nageswara Rao. West: Land of Peram Govinda Rao. North: Nagajuna Sagar Canal. Within these boundaries an extent of Ac.0.15 cents or 0.060 hectares or 726 Square Yards land and thereabouts	Commercial	Rs.5,22,51,148 (Rs. Five Crore Twenty-Two Lakh Fifty-One Thousand Eighty Eighteen Only)	Rs.27,80,000 (Rs. Twenty-Seven Lakhs Eighty Thousand Only)	Bid increment amount: Rs.1,00,000 (Rs. One lakh)	By prior appointment with the Authorised Officer on Mobile Nos given above
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			LOT 1. 15th October 2025 (Wednesday) Between 10.00 A.M and 11.00 A.M. LOT 2. 15th October 2025 (Wednesday) Between 12.00 Noon and 1.00 P.M.					
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD			13 th October 2025 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.bankeauctions.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 & Enforcement of Security of 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 23.09.2025 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: 24.09.2025

Place: Chennai



(Karthi Govindasamy)
Mobile No.9344684194

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