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	OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

[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) of the Security Interest (Enforcement) Rules, 2002

DATE OF E-AUCTION: 26.11.2026

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 provision to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Name of Borrower and Co-borrower	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice	Date of Possession	Reserve Price (Rs)	EMD (Rs)	Inspection Date and Time	Incremental value
Angalaparmeshwari Enterprises	Residential Land and Building , S.F No : 140/1, Door No 8 , , Egavalli Amman Koil Street, Kamarpalayam Road, Pethikuppam Village , Thiruvallur District , owned by Mr.C Chandran S/o Chelappa Achari Total Extent:- .3264 Sq.Ft or 7.5 Cents (Symbolic Possession)	1,89,84,000/- (Rupees One Crore Seventy Two Lakhs Forty Seven Eighty Nine Eighty Four Thousand Only) as on 31.10.2026	21.05.2019	22.08.2019	68,81,000	6,88,100	17.11.2026	1,00,000
Last Date for payment of EMD & Submission of Bid Form: 25.11.2026 up to 6:00 P.M								
Auction Date and Time: 26.11.2026 Time: 03:00 P.M – 05:00 P.M.								

Notice is hereby given to the public in general and in particular to the below mentioned Borrower (s) and Co-borrower (s) named hereinafter that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of M/s DBS BANK INDIA LIMITED . The Laxmi Vilas Bank Limited (Now DBS Bank India Limited) vide Assignment Agreement dated 30-11-2023 assigned the debt of below mentioned Borrower (s) and Co-borrower(s) to M/s. Omkara Assets Reconstruction Pvt. Ltd. (OARPL) a Company incorporated under the Companies Act 1956 and registered with Reserve Bank of India as Securitisation and Asset

Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028 and acting as a Trustee of Omkara PS 07/2023-24 Trust.

Further, the possession of the secured asset (s) has been taken by the Authorised Officer of Secured Creditor and the said asset (s) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgagor(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below:

TERMS & CONDITIONS:

1. *The auction will be conducted 'ONLINE' through OARPL's approved service provider* "M/s. ARCA EMART PVT. Ltd.", *E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction* www.auctionbazaar.com *sales* Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: contact@auctionbazaar.com / support@auctionbazaar.com , Concerned Person: Mrs.M.Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com
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* Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: contact@auctionbazaar.com / support@auctionbazaar.com , Concerned Person: Mrs.M.Kiranmai, Mobile No.7997043999, Email-kiran@auctionbazaar.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 Transections. 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.*

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.

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 : 30.10.2026 **For Omkara Assets Reconstruction Pvt Ltd.**

Place: Mumbai **(Acting in its capacity as a Trustee of Omkara PS 07/2023-24 Trust)**

Authorized Officer

(Mr. Shakil Nipani +91 9167490977)