



OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

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PRECISION PLAZA - THIRD FLOOR,
OLD No. 281, NEW No. 397,
ANNA SALAI, TEYNAMPET,
CHENNAI - 600 018.

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: vm.divakaran@omkaraarc.com

Authorised Officer M no.: +91- 93446 84194 / 98840 62068 / 99623 33307

[Appendix - IV-A]

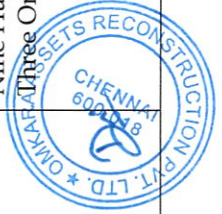
[See proviso to rule 8 (6) r/w 9(1)]

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) is proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Limited (IBL) (Assignor Bank) along with underlying security from assignor Bank. Accordingly, OARPL has stepped into the shoes of assignor Bank and is empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took over the possession of the below mentioned secured property(ies) . The Authorized Officer of OARPL 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", and "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:

S.No	Borrower/Co-Borrower / Demand Notice u/s 13(2) of SARFAESI Act. / Date of Physical Possession	Owner of the Property	Details of the Secured Assets	Nature of Property	Outstanding amount as on 15.04.2026	Reserve Price/Bid increment	EMD-10% of the Reserve Price	Inspection Date/Time
LOT 1	M/s. Hot Chips Enterprises / Mr. V Prakadeesh / Mrs. Vasudevan Ponnudi 13(2) Demand notice dated 20.04.2022	Mr. V Prakadeesh, S/o Mr. R Vasudevan	<u>Property No.1 of Mr. V Prakadeesh, S/o Mr. R Vasudevan, Sale Deed Document No.427/2008, dated 28.01.2008 of SRO, Virugambakkam</u> All that piece and parcel of Residential Flat, bearing Flat No. F, 1st Floor , Union Nest Apartments, Plot Nos.38 &	Residential Flat	Rs.59,56,903 (Rs. Fifty-Nine Lakh Fifty-Six Thousand Nine Hundred Three Only)	Rs 21,00,000 (Rs Twenty-One Lakhs Only)	Rs.2,10,000 (Rs. Two Lakh Ten Thousand Only)	By prior appointment with the Authorised Officer on Mobile Nos given above



<p>Physical Possession dated 10.02.2026</p>	<p>39, Saraswathi Nagar, 2nd Street, Nerkundram, Chennai – 600 092, having built up area measuring 494 Sq. Ft, together with 494/3875 Sq. Ft of Undivided Share of Land, out of total extent admeasuring 2400 Sq. Ft, comprised in S Nos.122/1 and 2, as per Patta S.No.122/9, situated in Nerkundram Village, Ambattur Taluk, Tiruvallur District and bounded on the North by :Property in S No.122 South by: Property in S No.122 East by: Property belongs to Mrs. A Neela Ammal in S No.122 West by:20 Feet Wide Road Situated within the Sub Registration District of Virugambakkam and Registration District of Chennai South</p>	<p>Residential Flat</p>	<p>Rs.59,56,903 (Rs. Fifty-Nine Lakh Fifty-Six Thousand Nine Hundred Three Only)</p>	<p>Rs 21,50,000 (Rs Twenty-One Lakhs Fifty Thousand Only)</p>	<p>Rs.2,15,000 (Rs. Two Lakh Fifteen Thousand Only)</p>	<p>Bid increment amount: Rs.15,000 (Rs. Fifteen Thousand)</p>	<p>By prior appointment with the Authorised Officer on Mobile Nos given above</p>
<p>M/s. Hot Chips Enterprises / Mr. V Prakadeesh / Mrs. Vasudevan Ponnudi</p> <p>13(2) Demand notice dated 20.04.2022</p> <p>Physical Possession dated 10.02.2026</p>	<p>Mr. V Prakadeesh, S/o Mr. R Vasudevan</p> <p>All that piece and parcel of Residential Flat, bearing Flat No. E, 1st Floor, Union Nest Apartments, Plot Nos.38 & 39, Saraswathi Nagar, 2nd Street, Nerkundram, Chennai – 600092, having built up area measuring 500 Sq.ft, together with 500/3875 Sq.ft of Undivided Share of Land, out of total extent admeasuring 2400 Sq.ft, comprised in S Nos.122/1 and 2, as per Patta S No.122/9, situated in Nerkundram Village, Ambattur Taluk, Tiruvallur District and bounded on the</p>	<p>Property No.2 of Mr. V Prakadeesh, S/o Mr. R Vasudevan, Sale Deed Document No.428/2008, dated 28.01.2008 of SRO, Virugambakkam</p>	<p>Residential Flat</p>	<p>Rs.59,56,903 (Rs. Fifty-Nine Lakh Fifty-Six Thousand Nine Hundred Three Only)</p>	<p>Rs.2,15,000 (Rs. Two Lakh Fifteen Thousand Only)</p>	<p>Bid increment amount: Rs.15,000 (Rs. Fifteen Thousand)</p>	<p>By prior appointment with the Authorised Officer on Mobile Nos given above</p>



			North by:Property in S No.122 South by :Property in S No.122 East by : Property belongs to Mrs. A Neela Ammal in S No.122 West by: 20 Feet Wide Road Situated within the Sub Registration District of Virugambakkam and Registration District of Chennai South						
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449									
Date of E-Auction & Time		LOT 1. 20th May 2026 (Wednesday) Between 11.00 A.M and 12.00 Noon LOT 2. 20th May 2026 (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		18 th May 2026 (Monday) before 04.00 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 30 (Thirty) 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 16.04.2026 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: 16.04.2026
Place: Chennai



V.M. Divakaran

(V.M. Divakaran)
Authorized Officer,
Mobile No: 99623 33307

Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)