



**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

**Corporate Office:** Kohnoor Square, 47th Floor, N.C. Kelkar Marg R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028

**Email:** vm.divakaran@omkara.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 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 (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/are proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 26.02.2021 from Fullerton India Credit Company Limited (Assignor Company) along with underlying security from assignor company. Accordingly, OARPL has stepped into the shoes of assignor company 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)/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 17.02.2026	Reserve Price/Bid increment	EMD-10% of the Reserve Price	Inspection Date/Time
01	Mrs. Suguna Ganesh W/o Mr. G. Ganesh -13(2) Notice dated 08.02.2022- <b>Physical Possession on 16.07.2025</b>	Mrs. Suguna Ganesh	<b>Property belonging to Mrs. Suguna Ganesh W/o Mr. G. Ganesh vide Sale Deed Document No. 689/2008-09 dated 2.6.2008</b> All that part and parcel Property Bearing Old Ward No.19, New Ward No.25, Old Door No. 927, Old Assessment No.1027, New Door No. 25, New Assessment No. 25, Kanchagarpet area, Hosapete, within the limits of CMC, Hosapete Measuring an extent of 425 Sq.Ft. and the building thereon bounded by:-	Residential House	Rs.50,72,762 /- (Rupees Fifty Lakhs Seventy-Two Thousand Seven Hundred Sixty-Two Only)	<b>Rs.18,75,000</b> /- (Rupees Eighteen Lakhs Seventy-Five Thousand Only)  <b>Rs.10,000/-</b> (Rupees Ten Thousand Only)	<b>Rs.1,87,500</b> /- (Rupees One Lakh Eighty-Seven Thousand Five Hundred Only)	On prior appointment with Authorised Officer and mobile nos. are mentioned in Heading



Account No.: 344905000929, Name of the Beneficiary: Omkara PS 22/2020-21 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449									
<b>Date of E-Auction &amp; Time</b>									
Last date and time for submission of bid letter of participation / KYC Document / Proof of EMD									
18 <sup>th</sup> March 2026 (Wednesday) from 11.00 A.M. to 12.00 Noon									
16 <sup>th</sup> March 2026 (Monday) before 4.00 P.M.									

**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.bankenauctions.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 & Reconsolidation 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 18.02.2026 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: 18.02.2026  
Place: Chennai



(V.M. Divakaran)  
Mobile No. 99623 33307

**Authorized Officer,**

**Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)**