

SOUTH EAST CENTRAL RAILWAY
E-TENDER NOTICE FOR ELECTRICAL WORK

Tender Notice No.: 23-CEE-C-SECR-2026, **Date:** 30.06.2026.

Name of Work: "Electrical General services work between ROB-Ex Gurga & KHS-JDI 5th line section including modification of Power line crossing & removal of LT/HT infringement in yard, section & other electrical works in Bilaspur Division Over South East Central Railway." **Tender Value:** ₹ 2,19,87,539.83 (₹ Two Crore Nineteen Lakhs Eighty Seven Thousand Five Hundred Thirty Nine point Eight Three Paise Only). **EMD:** ₹ 4,39,800/- (₹ Four lakh Thirty Nine Thousand Eight Hundred Only).

Date & Time of Tender Closing: At 15:30 Hours on 23.07.2026.
Date & Time of Tender Opening: At 15:45 Hours on 23.07.2026.
Completion Period: 12 (Twelve) Months from the date of issue of LOA.

Website Particulars & Notice Board Location: For further details/related to e-tender document, eligibility criteria & the complete details for the above work, please refer/download tender document which is available on our website: www.irops.gov.in

Dy. Chief Elect. Engg. (Con)/CPRI 10/PH/258 HQ/Bilaspur.

South East Central Railway (Secrall)

SOUTH EAST CENTRAL RAILWAY
E-TENDER NOTICE

Srl.No. (1) E-Tender No. DRM-ENGGBSP-129-26-27, Date: 03.07.2026

Work: Widening of cutting in the approaches of minor bridges (49A UP, 49ADN, 50K UP, 50K DN, 50A UP, 56A UP, 56B UP and 56K DN) between UP and DN line to prevent boulder falling location at KM 797/30-798/03 & KM 800/1-5 and 800/11-17 bet. BHTK-KOI section under the jurisdiction of ADEN/PND. **Tender Value (In Rs.): 9,85,40,172.50/-, EMD (In Rs.): 19,70,800.00/-, Completion Period: 18 Months.**

Srl.No. (2) E-Tender No. DRM-ENGGBSP-130-26-27, Date: 03.07.2026

Work: Widening of cutting in the approaches of major and minor bridges (58K DN and 58K UP) to prevent boulder falling location at KM 801/21-31 between BHTK-KOI section & Boulder falling location at KM 800/41-48 between UP and DN line in BHTK-KOI section under the jurisdiction of ADEN/PND. **Tender Value (In Rs.): 7,51,19,114.50/-, EMD (In Rs.): 15,02,400.00/-, Completion Period: 18 Months.**

Srl.No. (3) E-Tender No. DRM-ENGGBSP-131-26-27, Date: 03.07.2026

Work: Improvement & standardization of cess along the track & Repair of cess in the ghat section between KOI-KGS under the jurisdiction of Sr. DEN/Central/BSP. **Tender Value (In Rs.): 2,73,02,929.11/-, EMD (In Rs.): 5,46,100.00/-, Completion Period: 12 Months. Start date of Submission of Tender: From 11.00 hrs. on 14.07.2026, Last Date of Submission of Tender: Upto 11.00 hrs. on 28.07.2026.**

The complete information of above e-Tender Notices is available over websites <https://www.irops.gov.in> Bids other Than e-bids shall not be accepted against above Tenders.

Div. Railway Manager (Engg.) CPRI/10/267 S.E.C.Railway/Bilaspur

South East Central Railway (Secrall)

S. E. RAILWAY – TENDER

e-Tender Notice No.: SER-KGPV-DPOH-INT-26-02, dtd. 07.07.2026. Open e-Tender is invited by Dy. Chief Mechanical Engineer (Carriage), S.E. Railway, Kharagpur-721301 for and on behalf of President of India for the following works before 15.00 hrs. on the date mentioned against items and will be opened after 15.30 hrs.

Name of work: Setting up of incinerator plant at Kharagpur Workshop, Capacity: 150Kg/Hr. **Approx. cost of work :** ₹ 1,75,76,110.75. **Earnest money :** ₹ 3,51,500/-, **Date & Time of closing e-tender :** 10.08.2026 at 15.00 hrs.

Website particulars & details: www.irops.gov.in Interested tenders may visit website www.irops.gov.in for full details/description/specification of the Tenders and submit their bids online. In no case manual tenders for these works will be accepted. (PR-441)

e-Tenders are invited by Sr. Divisional Electrical Engineer/TRD/Chakradharpur for & on behalf of the President of India as mentioned below. The Manual offers are not allowed against these tenders and any such manual offer received shall be ignored.

Sl. No. & Tender Notice No.; Name of the work; Tender Value; EMD : (1) CKP-D-800-LEANMAST, dated 07.07.2026; Balance work for Improvement of leaning mast locations over Chakradharpur Division; ₹ 51,58,267.25; ₹ 1,03,200/-, (2) CKP-D-629-Line no-4-BBN, dated 07.07.2026; OHE modification work in connection with extension of Line No.4 at Barbil to facilitate full rake loading/unloading at one go in Chakradharpur Division; ₹ 51,76,840.17; ₹ 1,29,500/-, (3) CKP-D-626-Composit-2026, dated 07.07.2026; Replacement of Composite insulators by Porcelain insulators over Chakradharpur division. (Phase-II); ₹ 5,41,58,344.66; ₹ 10,83,200/-, (4) CKP-D-627-02Nas AT, dated 07.07.2026; Provision of Auxiliary transformers in connection with Interlocking of 02 Nos. Level Crossing Gates: RBK-19 (Singhpokharia-Jhinkpani) and RBK-52 (Noamundi-Bara Jmda) having TVQ less than 50K and greater than 20K in Chakradharpur Division; ₹ 16,92,233.54; ₹ 33,900/-, **Completion period :** 12 months for sl. no. 1, 09 months for sl. no. 2, 18 months for sl. no. 3 & 06 months for sl. no. 4. **Date and time of closing of tender:** 15.00 hrs. of 29.07.2026 for each. **Date and time of opening of tender :** 15.30 hrs. of 29.07.2026 for each. **Place of opening of e-tender :** Sr. Divisional Electrical Engineer/TRD/S.E. Railway for each. The e-Tender can be viewed at Website <http://www.irops.gov.in> The tenderer/bidders must have Class-III Digital Signature Certificate & must be registered on IREPS Portal. Only registered tenderer/bidders can participate on e-tendering. (PR-444)

Encore Asset Reconstruction Company Pvt. Ltd.
acting in its capacity as the Trustee of EARC-Bank-029-Trust
Corporate Office : 5th Floor, Plot No. 137, Sector - 44, Gurugram-122002, Haryana, India
Phone : +91124.4527200 | Fax : +91124.4527231 Email : contact@encorearc.com
Registered Office : Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi, India - 110037.

POSSESSION NOTICE

Whereas, Encore Asset Reconstruction Company Private Limited ("Encore ARC"), acting in its capacity of being Trustee of EARC - BANK - 029 - Trust, has acquired all rights, title and interests of Managangam Home Finance Limited ("Bank"), in the financial assets of BANUMATHI P originated by the Bank under section 5 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 ("SARFAESI Act, 2002") vide Registered Assignment Agreement dated 14-12-2023.

And whereas, the undersigned being the Authorised Officer of the Encore ARC under SARFAESI Act, 2002 and in exercise of powers conferred under Section 13(12) of the SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"), issued a demand notice dated 15-01-2025 calling upon the BANUMATHI P (Borrower) & PETCHIMUTHU N (Co-borrower) to repay the amount mentioned in the notice being Rs.468704/- (Rupees Four Lakh Fifty Eight Thousand Seven Hundred Sixty Only) as on 15-01-2025 together with further interest at contractual rate, incidental expenses, and costs w.a.f. 16-01-2025, within 60 days from the date of receipt of the said notice.

The borrower/guarantor/mortgagor having failed to repay the amount, notice is hereby given to the undersigned being the Authorised Officer of Encore ARC, to the borrower/guarantor/mortgagor and the public in general that the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 02-02-2026.

The borrower/guarantor/mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Encore Asset Reconstruction Company Private Limited for an amount of Rs. 568711/- (Rupees Five Lakhs Sixty Eight Thousand Seven Hundred Eleven Only) as on 07-07-2026, together with further interest at contractual rate, incidental expenses and costs w.a.f. 08-07-2026.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, 2002, in respect of time available, to redeem the secured assets.

SCHEDULE

Description of Immovable Property R. S No.(Old)-229,R.S No(New)- 259/18, Ward No New -6, D.No-30A1, Devanar Pillaimar Street, Melaseval Town Panchayat, Kolumadai Village, Cheranmahadevi Registration Dist, Ambasundram Taluk, Thirunelveli District, P.o Melaseval, Thirunelveli, Tamil Nadu, Pin-627452.**Boundary Description** East- House Belongs To Boothathan Konar And Site Belongs To Nambhania West- House Belongs To Pusham South - East West Street North- 2nd item Property And Site Belongs To Pitchandi Thevar

Sd/-, K. Lakshmi Kumar
Authorized Officer
Date : 07-07-2026
Place : Tirunelveli
Encore Asset Reconstruction Company Pvt. Ltd.

AU SMALL FINANCE BANK LIMITED
(A Scheduled Commercial Bank)
(CIN: L36911RJ1996PLC011381)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002)" and in exercise of Powers conferred under Section 13 (12) read with [rule 3] of the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 25-Nov-25 calling upon the Borrower Alagar Palanisamy (Borrower), Manimegala Alagar (Co-Borrower), Palanisamy Kandhappagounder (Co-Borrower), Ayithamall Palanisamy (Co-Borrower), (Loan Account No. 1866000045938) to repay the amount mentioned in the notices being Rs. 6,50,861/- (Rs. Six Lakh Fifty Thousand Eight Hundred Sixty-One Only) a within 60 days from the date of receipt of the said notice.

WHEREAS, Fincare Small Finance Bank Ltd., has amalgamated with AU Small Finance Bank Ltd., by virtue of the scheme of amalgamation by the Reserve Bank of India with effect from 1st of April 2024. By virtue of this scheme of amalgamation, the aforementioned loan account has been transferred to AU Small Finance Bank Ltd., including but not limited to the entire amount payable by you all in respect of the said credit/financial assistance granted, along with the underlying security and security interest in respect of the mortgaged property.

The borrower/co-borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the 02nd day of July of the year 2026.

The borrower/co-borrower/mortgagor/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) for an amount of Rs. 6,50,861/- (Rs. Six Lakh Fifty Thousand Eight Hundred Sixty-One Only) as on 24-Nov-25 and interest and expenses thereon until full payment.

"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

Description of immovable properties

Survey No. 49/1B Patta No. 360 Situated At Ariyampatty Village Omalur Taluk, Tharamangalam Sub Registration District And Salem West Registration District. Measuring In It Acre 0.41 Cents Of Vacant Land. With All Appurtenances Connection Other Rights Pathway Accessories Passages And All Easement Rights Attached Therein East: To The East West Of: B Schedule Property, West: To The East West Of: B Schedule Property, North: To The North Of: Arunachalam Land, South : To The South Of: Common Pathway For Family Usage

Sd/-
Date : 02/Jul/2026
Place : Salem, Tamil Nadu
Authorized Officer, Bank of India
AU Small Finance Bank Limited

बैंक ऑफ इंडिया
Bank of India
Bharatnagar Regional Head Office

CHENNAI MAIN BRANCH
"STAR HOUSE", 1st Floor, No. 30, Errabalu Street, Chennai - 600 001.

APPENDIX IV [See rule-8(1)] POSSESSION NOTICE (For Immovable property)

Whereas The Undersigned being the authorised officer of the Bank Of India, Chennai Main Branch, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 15.04.2026 calling upon the borrower M/s Sri Annai Enterprises Private Limited and Guarantors Mr.K.Vasudevan and Mr.K.Chandrasekar to repay the amount mentioned in the notice being Rs.3,35,68,272.90 (Three Crores Thirty Five Lakhs Sixty Eight Thousand and Two Hundred Seventy Two Rupees and Ninety Paise) with further interest @ 8.50 % thereon from 21.03.2026 within 60 days from the date of receipt of the said notice.

The borrower/Guarantor having failed to repay the amount, notice is hereby given to the borrower/Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 7th day of July 2026.

The borrower/ Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank Of India, Chennai Main Branch for an amount of Rs.3,35,68,272.90 plus interest @ 8.50 % p.a. from 21.03.2026.

The borrower's/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

Property 1: All that piece and parcel of land and building bearing Plot No.6, admeasuring an extent of 1335 Sq.Ft., comprised in Old S.Nos.5183, 5184 & 5142, 63/1A2A, now Town Survey No.63/1A3A, Block No.4 of Pungathur Village, Thiruvallur Taluk, Thiruvallur District, bounded on the North by : Road South by : Govt Annamalai Plot No.3, Remaining Portion in S.No.514/5 East by : Vacant Plot belonging to Ramamurthy West by : Vacant Plot belonging to Pichaimani & Remaining Portion in S.No.514/5 Admeasuring East to West on the Northern side : 30 feet East to West on the Southern side : 30 feet North to South on the Eastern side : 44 ½ feet North to South on the Western side : 44 ½ feet In all admeasuring 1335 Sq.Ft. Situated within the Registration District of Thiruvallur and Registration Sub District of Thiruvallur Joint I. Property owned by Mr.K.Vasudevan and Mr.K.Chandrasekar. **Property 2:** All that piece and parcel of land and building situated at No.120, Kadamattur Panchayat Union, Kavarai Street, Old Grama Natham Survey No.261/1, Old Survey No.670/11, as per Patta No.691, New S.No.670/11B an extent of 540 Sq.Ft. on Southern Side (Out of 1107 Sq.Ft) together with residential House, Electricity Service connection with deposit, perambakkam Village, Thiruvallur Taluk, Thiruvallur District and the land being bounded on the North by : Saraswathiyammal vacant Site South by : Kavarai Street East by : Muthu Chettiyar Vacant Site West by : Saraswathiyammal Plot & House Measurements for full Extent: East to West on the Northern side : 13 ½ feet East to West on the Southern side : 13 ½ feet North to South on the Eastern side : 82 feet North to South on the Western side : 82 feet In Total Extent of 1107 Sq.Ft House Site. Measurements for 420 Sq.Ft: East to West on the Northern side : 10 feet East to West on the Southern side : 10 feet North to South on the Eastern side : 42 feet North to South on the Western side : 42 feet 420 Sq.Ft house site with existing House, Electricity Service Connection with deposit and 3 ½ * 42 = 147 Sq.ft situated in Survey No.670/11D, bearing Patta No.692, Path way on Southern side in which half right. Situated within the Registration District of Thiruvallur and Registration Sub District of Perambakkam, Property owned by Mr.K.Vasudevan. **Property 3:** All that piece and parcel of land situated at No.120, Kadamattur Panchayat Union, Kavarai Street, Old Grama Natham S.No.261/1, Old Survey No.670/11, as per Patta No.690, New S.No.670/11B an extent of 540 Sq.Ft. on Southern Side (Out of 1107 Sq.Ft) together with residential House, Electricity Service connection with deposit, Perambakkam Village, Thiruvallur Taluk, Thiruvallur District and the land being bounded on the North by : Saraswathiyammal vacant Site South by : Kavarai Street East by : Muthu Chettiyar Vacant Site West by : Saraswathiyammal Plot & House Measurements for full Extent: East to West on the Northern side : 13 ½ feet East to West on the Southern side : 13 ½ feet North to South on the Eastern side : 82 feet North to South on the Western side : 82 feet In Total Extent of 1107 Sq.Ft House Site. Measurements for 540 Sq.Ft: East to West on the Northern side : 13 ½ feet East to West on the Southern side : 13 ½ feet North to South on the Eastern side : 40 feet North to South on the Western side : 40 feet 540 Sq.Ft on Northern Side (Out of 1107 Sq.Ft site), existing Country Tiles house, Electricity Service Connection with deposit thereon including and 3 ½ * 42 = 147 Sq.ft situated in Survey No.670/11D, bearing Patta No.692, Pathway on Northern Side in which half right usage. Situated within the Registration District of Thiruvallur and Sub Registration District of Perambakkam, Property owned by Mr.K.Chandrasekar.

Date : 07.07.2026, Place : Chennai **Authorised Officer, Bank of India**

OMKARA
ASSETS RECONSTRUCTION PVT LTD.

CIN: U67100T22014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Registered Office address: No.9, M.P. Nagar, First Street, Kongu Nagar Extension, Tirupur -641607.
Email: karthigovindasamy@omkaraarc.com
Authorised Officers Mobile No.: +91 93446 84194 / +91 98840 62068 / +91 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 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 empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took over the possession of the below mentioned secured property. The Authorized Officer of OARPL hereby 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:

Name of Borrower & Co Borrower	Mr. M Madanlal Bhati (Borrower), Mrs. Pusha Bhati and M/s. Super Enterprises (Coborrowers)		
Details of the Secured Asset: Property of Mr. Madanlal Bhati S/o Mr. Mangilal Bhati Sale Deed Document No.828/2011 dated 02.03.2011 SRO Royapuram., All that piece and parcel of Residential Flat bearing Flat No.206, Second Floor, Tower No.23, project known as Esplanade, Door No.75, Vaidyanathan Mudali Street, Tondiarpet, Chennai 600081 having super built up area of 1616.47 Sq feet (Built up area of apartment plus proportionate share in common areas including Club House) with an reserved car park space in the Still level together with 1007.67 sq feet of undivided share of land out of the total land admeasuring 22 Grounds 648.68 sq feet comprised in Old S.Nos.3213, 3214, 3215, 3940/A, 3940/B, 3110 and 3214, New Survey Nos. 3936/1, 3937/1, 3938/1, 3940/1 of Tondiarpet Village, Tondiarpet Taluk, Chennai District and bounded on the North by: Property in R S No.3941/3, South by: Vaidyanathan Mudali Street, East by: Senniham Kovil Street and Property S.No.3940/2, West by: Eliya Mudali Street and Property S.No.3939/3, Situated within the Sub Registration District of Royapuram and Registration District of North Chennai			
Owner of the property: Mr. Madanlal Bhati S/o Mr. Mangilal Bhati			
13(2) Notice Date 20.04.2022	Physical Possession Date 10.06.2026	Outstanding dues as on 08.07.2026 Rs.1,33,47,739/- (Rupees One Crore Thirty-Seven Thousand Seven Hundred Thirty-Nine Only)	
Reserve Price: Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only)	EMD - 10% of the Reserve Price Rs.11,00,000/- (Rupees Eleven Lakhs Only)	Bid Increment Amt: Rs.60,000/- (Rupees Sixty Thousand Only)	Date & Time of Inspection of Property With prior appointment from the authorised officer, mobile nos. as mentioned in the heading
Account Details	Account No.: 34495001084, 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 13th Aug 2026 (Thursday), 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 11th Aug 2026 (Tuesday) 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.bankauctions.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 09.07.2026 and all costs charges and expenses any time before the closure of the Sale. 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) Rule, 2002.

(Karthi Govindasamy)
Authorized Officer,
Mobile No: 93446 84194
Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)

OMKARA
ASSETS RECONSTRUCTION PVT LTD.

CIN: U67100T22014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Registered Office address: No.9, M.P. Nagar, First Street, Kongu Nagar Extension, Tirupur -641607.
Email: karthigovindasamy@omkaraarc.com
Authorised Officers Mobile No.: +91 93446 84194 / +91 98840 62068 / +91 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 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 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 11.01.2022 from Indusind Bank Limited (IBL) (Assignor Bank) along with underlying security from them. 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 took over the physical possession of the below mentioned secured property. The Authorized Officer of OARPL hereby 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:

Name of Borrower & Co Borrower	M/s. Deep indigo (Borrower) Mr. Prithu Kumar, Mrs. Gaytri Talwar (Coborrowers)		
Details of the Secured Asset: Property belonging to Mr. N. Prithu Kumar S/o Mr. Navaneethakrishnan. All that piece and portion of the Flat bearing No. Block F in the Second floor of the building known as "Kremlin Square Apartment", at Plot No.1, Door No.6, E.B. Colony, 2nd Street, Adamabakkam, Chennai 600 088, having Plinth area measuring 1300 Sq. Ft. (including of proportionate share in common areas along with Covered car parking numbered as F together with 480 Sq. Ft. undivided share of land in the total area measuring 2463 Sq. Ft., comprised in Old Survey No.535/2 part then Survey No.535/2B, as per Patta New T.S.No.44, situated at Velachery Village, Guindy Taluk, Chennai District, the total property being bounded on the North by: Plot No.1 & 2 in Survey No.535/1; South by: 30 Feet Road; East by: Plot No.2; and West by: Shankar Kutty's Building, Situate within the Registration District of South Chennai and the Registration Sub-District of Velachery.			
Owner of the property: Mr. N. Prithu Kumar S/o Mr. Navaneethakrishnan			
13(2) Notice Date 04.03.2019	Physical Possession Date 08.10.2024	Outstanding dues as on 08.07.2026 Rs.2,45,22,048/- (Rs. Two Crores Forty-Five Lakhs Twenty-Two Thousand Forty-Eight Only)	
Reserve Price: Rs.62,00,000/- (Rupees Sixty-Two Lakhs Only)	EMD - 10% of the Reserve Price Rs.6,20,000/- (Rupees Six Lakhs Twenty Thousand Only)	Bid Increment Amt: Rs.30,000/- (Rupees Thirty Thousand Only)	Date & Time of Inspection of Property With prior appointment from the authorised officer, mobile nos. as mentioned in the heading
Account Details	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 29th July 2026 (Wednesday) 11.00 A.M. to 12.00 Noon		Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD 27th July 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.bankauctions.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 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 09.07.2026 and all costs charges and expenses any time before the closure of the Sale. 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) Rule, 2002.

Karthi Govindasamy
Authorized Officer,
Mobile No: 9344684194
Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust)

OMKARA
ASSETS RECONSTRUCTION PVT LTD.

CIN: U67100T22014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Registered Office: No.9, M.P. Nagar, First Street, Kongu Nagar Extension, Tirupur -641607.
Email: karthigovindasamy@omkaraarc.com
Authorised Officers Mobile No.: +91 93446 84194 / +91 98840 62068 / +91 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 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 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 11.01.2022 from Indusind Bank Limited (IBL) (Assignor Bank) along with underlying security from them. 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 took over the physical possession of the below mentioned secured property. The Authorized Officer of OARPL hereby 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: Bidders are advised that Sidharth Heights Apartment Owners' Association is reporting that as on 6.12.2025 a sum of Rs.4,21,600 (Rs. Four Lakhs Twenty One Thousand Six Hundred Only) is due from the owners of the scheduled property to the society towards arrears of monthly maintenance charges, late fee and building repair fund besides future Maintenance Charges, late fee etc.

Name of Borrower & Co Borrower	M/s. TEEZLE TELEMATICS INDIA PRIVATE LIMITED (Borrower)		
Property of Mr. K. Venkateswaran S/o Mr. Karuppannan and Mrs. Manimegalai W/o Mr. Venkateswaran Sale Deed No.5244/2002 dated 21.10.2002 SRO Virugambakkam and Builders Agreement dated 21.10.2002			
SCHEDULE A			
All that piece and parcel of land being Plot Nos. 1,2,3,4 & 6 in Bangaru Street, Saligramam and comprised in Old Survey No.116/1 Part and New T.S.No.179/1 Block No.42 Egmoro-Nungambakkam Taluk and measuring to an extent of 43626 Sq feet and bounded on the North by: T.S.No.97 & 179/2 (Block No.40); South by: Part of T.S. No.179/1; East by: T.S.No.180 and West by: Bangaru Street and situated within the Registration District of South Chennai and sub registration District of Virugambakkam			
SCHEDULE B			
454 Square feet of undivided share of land being part of "A" Schedule property			
SCHEDULE C			
Flat No. B2 having constructed area of 1320 sq. feet on the II Floor of Block No. "I" of the storeyed building to be known as "Sidharth Heights" constructed in the land specified in Schedule "A" hereinabove described.			
Owner of the property: Mr. Venkateswaran Karuppannan S/o. Dr.K. Karuppannan and Mrs. Manimegalai Sivaprakasam W/o. Mr. M. Venkateswaran Karuppannan			
13(2) Notice Date 24-06-2021	Physical Possession Date 06-12-2025	Outstanding dues as on 08-07-2026 Rs.1,55,60,353/- (Rs. One Crore Fifty Five Lakhs Sixty Thousand Three Hundred Fifty-Three Only)	
Reserve Price Rs.1,17,00,000/- (Rupees One Crore Seventeen Lakhs Only)	EMD - 10% of the Reserve Price Rs.11,70,000/- (Rupees Eleven lakhs Seventy Thousand Only)	Bid Increment Amt Rs.50,000/- (Rupees Fifty Only)	Date & Time of Inspection of Property With prior appointment from the