OXYZO Financial Services Limited
(Formerly known as Oxyzo Financial Services Private Limited)
Corp. Office: 1st Floor, Tower A, Global Business Park,
Gurugram- 122002

Regd. Office: Shop No. G-22 C (UGF) D-1
(K-84), Green Park Main, New Delhi - 110016

CIN: U65929DL2016PLC306174

THIRD PUBLIC NOTICE FOR SALE - SALE THROUGH PRIVATE TREATY

Whereas the Authorized Officer of Oxyzo Financial Services Limited (hereinafter referred to as "the NBFC"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short "SARFAESI Act") and in exercise of powers conferred under Section 13(2) read with the Security Interest (Enforcement) Rules, 2002, issued Demand Notice dated 22.07.2024 under Section 13(2) of the SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/Mortgagors/Guarantors to repay the amount mentioned therein together with further interest thereon at the contractual rate, costs, charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The Secured Creditor conducted public auctions of the mortgaged properties on 20.12.2025 and 02.05.2026 after due statutory compliance; however, both auctions failed due to absence of bidders. Subsequently, upon the demise of the Co-Borrowers/Guarantors, Late Mr. Anguraj Ramalingam and Late Mrs. Renuga Devi, this notice is also being issued to their legal heirs, successors and all persons claiming through or under them.

The Borrowers/Co-borrowers/Mortgagors/Guarantors having failed to repay the outstanding dues, the Authorized Officer took actual physical possession of the secured assets in exercise of powers conferred under Section 13(4) of the SARFAESI Act read with the Security Interest (Enforcement) Rules, 2002 on 09.09.2025. The secured assets are now proposed to be sold through Private Treaty on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" for realisation of the NBFC's dues, in accordance with Rule 8(5)(d), Rule 8(8) and Rule 9 of the Security Interest (Enforcement) Rules, 2002, on the terms and conditions set out below.

Subsequently, the Secured Creditor has received an offer for sale of the secured assets through Private Treaty for a consideration of Rs.3,66,00,000/- (Rupees Three Crores Sixty-Six Lakhs only), and the present notice is being issued to invite any higher or otherwise more advantageous offer, if any, in accordance with the provisions of the SARFAESI Act and the Security Interest (Enforcement) Rules, 2002.

Name of borrower, co-borrower, Mortgagors, Loan A/c No	**Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession, Publication Date of Possession Notice**	**Descriptions of the property/Properties**	**Reserve Price / Earnest Money Deposit**
1. M/s. Srinithi Enterprises Private Limited. ….. **Borrower** **2. Late Mr. Anguraj** S/o. Ramalingam, **Co-Borrower/Guarantor** **3. Late Mrs. Renuka Devi**, W/o. Anguraj **….Co-Borrower/Guarantor** **4. Mr. Dhandapani,** S/o. Chinnasamy, **….Co-Borrower/Guarantor** **5. Mrs. Dhanalakshmi,** W/o. Dhandapani	Date of Demand Notice U/Sec.13(2) OF SARFAESI Act 22-07-2024 Publication Date of Possession Notice U/Sec.13(4) of SARFAESI Act 21-01-2025 Date of Physical Possession 09-09-2025	**Property No.1** All that piece and parcel of the land and building situated at Door No.334F, 334G, 334H, 334I and 334J, Northern portion of Palani main road , Kamachi Amman Kovil Street to Dharapuram Road, Oddanchatram Village Oddanchatram Tk, Dindigul District, Measuring **1510.5 Sq.ft** of land Comprised in Old S.F No.216/3, New S.F.No.216/3A, Patta No.4571, as per Patta present survey **No.216/57** situate within the Sub-Registration District of Oddanchataram and the Registration District of Dindigul. **Property No.2** All that piece and parcel of the land and building situated at Door No.334, 334B, 334C, 334D and 334E, Northern portion of palani main road , Kamachi Amman Kovil Street to Dharapuram Road, Oddachatram Village Oddanchatram Tk, Dindigul District, Measuring **1752 Sq.ft** of land Comprised in Old S.F No.216/3, New S.F.No.216/3A,, Patta No.4539, as per Patta present **S.F.No.216/56** situate within the Sub-Registration District of Oddanchataram and the Registration District of Dindigul.	Reserve Price:- Rs. 3,66,00,000/- EMD:- 10% of offer amount

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….Co-Borrower/Guarantor **All parties at:-** New No. 26/1, Old No, 27, Sarada Nagar 3rd Street, Virugambakkam, Chennai, Tamilnadu- 600 092. **ALSO, AT,** 3/5, J.J Nagar, Dindigul Main Road, Salai Pudur Oddanchatram, Dindigul-624619.	Outstanding Dues (in Rs.) as on 19.06.2026 3,80,82,866/-		

1. Interested parties may inspect the secured assets and obtain further details/clarifications from the Authorized Officer upon prior appointment.
2. The detailed terms and conditions governing the proposed sale through Private Treaty are available on the website of Oxyzo Financial Services Limited.
3. The purchaser shall conduct its own due diligence in respect of the secured assets, including title, possession, statutory dues and known encumbrances, to its satisfaction. The sale shall be on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS”.
4. In case of more than one offer, the NBFC may, at its discretion, consider any higher or otherwise more advantageous offer, subject to applicable law and confirmation of sale.

THIS IS ALSO A STATUTORY 15 DAYS’ THIRD SALE NOTICE UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Abhijeet Singh Baweja (Authorised Officer)
For Oxyzo Financial Services Limited
+91-9891021251/abhijeet.baweja@oxyzo.in

Date: 14.08.2026

Contact: +91-7353013499
Email: getsupport@oxyzo.in
Website: www.oxyzo.in

Terms and conditions of Sale through Private Treaty: -

1. Intending Purchaser/(s) shall have to give complete offer.
2. The Intending Purchaser should submit the evidence of Earnest Money Deposit (EMD) along with Request letter for participation in the Sale of Property through Private Treaty, self-attested copies of (i) Proof of Identification (KYC) Viz ID card / Driving Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the Intending Purchaser (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the Intending Purchaser etc., during normal working hours in the office of the Authorized Officer at Oxyzo Financial Services Ltd., Tower A, 1st Floor, Global Business Park, Mehrauli-Gurgaon Road, Haryana – 122002.
3. The Intending Purchasers are required to submit acceptance of the terms & conditions of Sale of Property through Private Treaty adopted by the NBFC, at the time of submission of offer for Sale of Property through Private Treaty.
4. Each offer shall be accompanied by an Earnest Money Deposit (EMD) as mentioned above, in favor of Oxyzo Financial Services Ltd, payable at Delhi. D.Ds / P.O.s should be purchased by the Intending Purchaser or on his/her/its behalf only.
5. The interested Intending Purchasers who require assistance in submitting offer documents and for any property related query may contact the **Authorized Officer: Mr. Abhijeet Singh Baweja at Mobile. No. +91-989101251; E-mail ID: abhijeet.baweja@oxyzo.in** during the NBFC working hours from Monday to Friday.
6. The Intending Purchaser will have to follow the rules and regulations of the Local Authority with respect to transfer or use of the said property.
7. Successful Purchaser shall be required to submit the final price, quoted during the offer, after the acceptance of offer of the Sale of Property through Private Treaty, duly signed and stamped, as token of acceptance without any new condition other than those already agreed to before Sale of Property through Private Treaty.
8. The Offer once submitted by the Intending Purchaser cannot be cancelled/withdrawn and the Intending Purchaser shall be bound to buy the property at the final offer price. The failure on the part of Intending Purchaser to comply with any of the terms and conditions of Sale of Property through Private Treaty mentioned herein will result in forfeiture of the amount paid by the defaulting Intending Purchaser
9. Decision of the Authorized Officer regarding declaration of Successful Purchaser shall be final and binding on all the Intending Purchasers
10. The Authorized Officer shall be at liberty to cancel the Sale of Property through Private Treaty process at any time, before declaring the Successful Purchaser, without assigning any reason.
11. In case any dispute arises as to the validity of the offer or amount of offer or EMD or as to the eligibility of the Intending Purchaser or authority of the person representing the Intending Purchaser, the interpretation and decision of the Authorized Officer shall

be final. In such an eventuality, the NBFC shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the NBFC. For any kind of dispute, Intending Purchasers are required to contact the Authorized Officer of the NBFC only.

12. The intended purchaser shall have to pay appropriate TDS to the Government treasury under relevant laws, and the TDS certificate must be deposited in the NBFC.

15. The Successful Purchaser shall deposit 25% of the Offer amount, including the EMD of 10% deposited along with the offer, within 24 hours from the date and time of Sale Confirmation by the NBFC.

16. In case the Successful Purchaser fails to deposit the balance 15% of the Offer amount, after adjustment of the 10% EMD already deposited, so as to constitute the required 25% of the Offer amount within the aforesaid 24-hour period, the EMD shall be forfeited by the NBFC, without any prior intimation. The Successful Purchaser shall deposit the balance offer amount of 75% within 15 days from the date of confirmation of sale by the NBFC. In case of default in payment, entire amount deposited shall be forfeited without notice and the property shall be resold. In such case the Successful Purchaser shall have no claim/s regarding the property or to any part of the sum for which it may be sold subsequently. The NBFC also reserves the right to sell the property to any third party by any of the modes prescribed under the SARFAESI Rules, 2002.

21. In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the Successful Purchaser within the aforesaid time limit, the NBFC shall be entitled to forfeit all the monies paid by the Successful Purchaser till then and put up the secured asset(s) for sale/disposal again, in its absolute discretion and may also resale/offer the same to another Intending Purchaser. Further, all costs, charges and expenses incurred by the NBFC on account of such resale shall be borne and paid by the defaulting purchaser. The NBFC reserves its right, solely at its discretion and on such terms & conditions it may stipulate, to extend the aforesaid time limit.

22. Any disputes / differences arising out of sale of the immovable property (ies) / secured asset(s) offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at **Delhi** only.

23. Offers below Reserve Price and / or not accompanied by the appropriate EMD and all other documents as mentioned above shall be treated as invalid. However, the Authorized Officer reserves its right, at its sole discretion, to treat all such or any such Offers as valid/invalid. The EMD will be returned to the unsuccessful Intending Purchasers within seven working days from the date on which the Successful Purchaser is declared, without any interest thereon. The Intending Purchasers will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.

24. To the best of knowledge and information of the NBFC, there are no other encumbrances as mentioned in the chart above. Statutory dues like property taxes, maintenance, taxes for essential commodities etc. be ascertained by the prospective purchaser (s) and are the liability of the prospective purchaser (s).
25. The secured Asset(s) / property(ies) is / will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE" BASIS"**. The NBFC does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset(s)/immovable property(ies) offered for sale or for any dues / charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and /or any other dues, taxes, encumbrances if any, in respect of the said immovable secured asset (s) / immovable property(ies).
26. The Intending Purchasers are advised in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question as also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the offers. No queries in this regard shall be entertained at the time of sale or after. The Successful Purchaser whose offer is accepted by Authorized Officer shall not raise any grievance/complaint and shall not be permitted to withdraw after his offer is accepted by the Authorized Officer, either on the ground of discrepancy in size/area, defect in title or any other ground whatsoever. After the offer is accepted, such successful purchaser/his nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of immovable properties/secured assets and further shall be deemed to be waived all objections as to the title, description, measurements etc. in respect of such immovable assets.
27. Conditional offers shall be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. If any Intending Purchaser wishes to give a fresh offer higher than the last, for the secured asset (s), he / she /they may submit a fresh offer with appropriate balance EMD amount
28. The successful purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset (s) / immovable property(ies) in his / her/ their /its name(s).
29. The NBFC reserves its right to accept or reject highest, any or all offer (s) or adjourn / postpone / cancel the Sale of Property through Private Treaty without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the Intending Purchasers or to sell the secured asset(s) / immovable property(ies) through private negotiations with any of the Intending Purchasers or any other party/parties. The NBFC's decision on this behalf shall be final and binding.
30. The NBFC will be at liberty to amend/modify/delete any of the above conditions at its sole discretions as may be deemed necessary or warranted in the light of the facts

and circumstances of the case provided that such amendment/modification/deletion is not inconsistent with the Sale Notice or applicable law, without giving any further notice to the Intending Purchasers and the Intending Purchasers shall be deemed to have accepted such revised terms and would accordingly be bound by them.

31. The NBFC shall not be held responsible/liable for any charge, lien and encumbrances, in ascertaining the genuineness /marketability in the title, property tax or any other dues to the government or anybody in respect of secured assets.

32. The sale is subject to confirmation by the NBFC.

33. The Offer is not transferable.

Abhijeet Singh Baweja (Authorised Officer)
For Oxyzo Financial Service Limited
+91-9891021251/abhijeet.baweja@oxyzo.in