



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

Email: mumbai@omkaraarc.com |

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

[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) & Mortgageor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omikara Assets Reconstruction Pvt Ltd (OARPL) is proposed to be sold by e-auction. Further, Omikara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omikara PS 22/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 26.02.2021 from Fullerton India Home Finance 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 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(s) and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, 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:

Name of Guarantors/ Mortgagors	Borrower(s)/
	Mr. Mani M.S and Mrs. Rampalli Suryalakshmi Bhavani



Details of the Secured Asset

Property of Mr. Mani M.S, S/o Mr. M.S.V. Chiranjeevi Rao Sale Deed Document No.13980/2012, dated 10.12.2012 of SRO, Guduvanchery

All that piece and parcel of house site, bearing Shop No.C, forming part of "JAWAHARALAH NAGAR" (Layout Approval No.CSAR/DTCPM No.86/128,LP/103) comprised in Survey No.362 (Part) sited at Old No.193 New No.112 Adhanur Village at an extent of 2910 Sq feet, situated within the Sub Registration District of Guduvanchery, Registration District of Chennai South (Planning permit Approval vide No.78/2011-2012 from Adhanur Panchayat)

Bounded on the

North by : 40 Feet Road

South by : T.T.C.E. Nagar

East by : Shop -D

West by : Shop -B

Measurement

East to West on the Northern side : 60 feet

East to West on the Southern side : 60 feet

North to South on the Eastern Side : 48 feet 6 inches

North to South on the Western side : 48 feet 6 inches

SCHEDULE B

307 Sq feet of Undivided share of land in and out of Schedule A property hereinabove

SCHEDULE C

R.C.C. Terraced building in First Floor, Block No.C2 Flat No.B2 admeasuring 682 Sq feet in "SAISARAN AVENUE" in "Jawaharalah Nagar" built in the Schedule A Property

Owner of the property Mr. Mani M.S

Demand Notice Date 27.07.2020

Physical Possession Date 12.12.2022

Reserve Price (in Lacs.) Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only)

EMD Rs.1,85,000/- (Rupees One lakh Eighty Five Thousand Only)

Bid Increment Amount Rs.10,000/- (Rupees Ten Thousand Only)

Date & Time of Inspection of 03.04.2024 from 11.00 AM to 12.00 Noon

Property

Outstanding dues as on 25.03.2024 Rs.36,07,251.58/- (Rupees Thirty Six Lakhs Seven Thousand Two Hundred Fifty One and paise Fifty Eight only)



Account Details	Account No Name of the Beneficiary Bank Name Branch IFSC Code	: 344905000929, : Omkara PS22/ 2020-21 Trust, : ICICI Bank, : Bandra (E), Mumbai, : ICIC0003449
Date of E-Auction & Time	17 th April 2024 (Wednesday)	Between 11.00 A.M and 12.00 Noon
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	15 th April 2024 on or before	4:00 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.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 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 26.03.2024 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.

Date: 27.03.2024

Place: Chennai



Sd/-
(Karthi Govindasamy)
Mobile No.9344684194
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)