

**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 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)/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 as under:

Name of Borrower & Co Borrower		Mr. K Manivannan & Mrs. M Rajeshwari
Details of the Secured Asset: Property belongs to Mrs. M Rajeshwari, W/o Mr. K Manivannan (Gift Deed Doc No.97/2008, dated 11.01.2008 and Rectification Deed Doc No.1811/2013, dated 21.03.2013)		
In Salem District, Salem West Registration District, Magudanchavadi Sub registration District, Sankari Taluk, Gudalur S. No. 3/2B2B5 Punja Hectare 0.82.5 for this Punja acre 2.04, Asst. Rs.3.18 in this punja acre 1.55 cets out of this assessed land an extent of 7002 sq feet of land is related to this description. The boundaries and measurements for the property being settled are:- South of a building belonged to Mrs.M. Rajeswari; North of Balance property belonged to Mr.K.Manivannan; East of Road allowed to IVRCL company ; West of land belonged to Sulochanadevi. Within the above boundaries are measuring East-West both sides 72 feet; North-South both sides 97 ¼ feet totalling 7002 sq feet of land and with a well at South West end and its service connection No.587, with 5 H.P. Motor and with 89 Sq meter of Kallikottai Tiled house land with 99 Sq meter R.C.C. Building with EB Service Connection No.669 and another 158 Sq meter A.C.C. sheet building and with all the fitting of the above buildings and with all pathway rights and easement rights annexed thereto. The property is situated within the limit of Gudalur Village.		
Owner of the property		Mrs. M Rajeshwari W/o. Mr. K. Manivannan
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 21.05.2025
02.02.2022	14.10.2024	Rs.1,78,71,732/- (Rupees One Crore Seventy-Eight Lakhs Seventy-One Thousand Seven Hundred Thirty-Two Only)



Reserve Price	EMD – 10% of the reserve price	Bid Increment	Date & Time of Inspection of Property
Rs.40,11,000/- (Rupees Forty Lakhs Eleven Thousand Only)	Rs.4,01,100/- (Rupees Four Lakh One Thousand One Hundred Only)	Rs.20,000/- (Rupees Twenty Thousand Only)	With prior appointment from the authorised officers, mobile nos. as mentioned in the heading
Account Details	Account No.: 344905000929, Name of the Beneficiary: Omkara PS22/2020-21 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449		
Date of E-Auction & Time	Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD		
25 th June 2025 Wednesday between 11.00 AM and 12.00 Noon	23 rd June 2025 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 22.05.2025 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: 24.05.2025
Place: Chennai



V.M. Divakaran

(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)