



OMKARA
ASSETS RECONSTRUCTION PRIVATE LIMITED

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100TZ2014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk, Dadar
(W) Mumbai 400 028.
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Authorised Officer M no.: +91 9344684194 / +91 9884062068

[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 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 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 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: *Bidders are advised that Assistant Commissioner (ST) Velandipalayam Circle, Commercial Taxes Department Building, Coimbatore 641 018 has attached this property on 19.8.2015 and 26.03.2024 as appearing in the Encumbrance Certificate, for the dues payable by Mrs. A. Kamala to the Department, though the property is under mortgage with Fullerton India Credit Company Limited much before through a registered mortgage deed Document No. 7218/2010 dt.28.12.2010 registered in the books of SRO Vadavalli.*

Name of Borrower(s)/ Guarantors/ Mortgagors	Mrs. A. KAMALA W/o. Mr. Anil Kumar Bishoni (Borrower/Mortgagor) and Mr. Anil Kumar Bishoni (Coborrower)
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Details of the Secured Asset

Coimbatore Registration District, Vadavalli Sub Registration Dt. In Coimbatore Taluk, **Kavundampalayam Village**, in SF No.312/2B, a housing layout has been developed and approved by the Director of Town Planning Chennai vide No.LP/D.T.C.P.No.633/96 in the name and style of "**Shaj Liberty Garden**" and in this Site No.111 within the following boundaries and measurements:

North of 23 feet East West Layout Road, South of Site No.106 East of Site No.112 West of Site No.110 In this middle, East-West Northern side - 40 feet; East-West Southern Side 40 feet, South-North Eastern Side -50 feet; South-North Westernside -50 feet, admeasuring 2000 sq feet or 4 cents and 258 sq ft or 185.80 sq meter of vacant land with a building comprising Ground and First Floor constructed with the approval of Kavundampalayam Third Grade Municipality 868 Sq ft RCC Building in ground floor and first floor 129 sq feet portico with all fittings and connections and right to use all layout roads and all common pathway. Electric Service connection No. 101-006-641. This Property is situated at Koundampalayam Municipality and now under the limits of Coimbatore Corporation

Owner of the property	Mrs. A. Kamala Wife of Mr. Anil Kumar Bishoni
Demand Notice Date	01.02.2022
Physical Possession Date	19.03.2024
Reserve Price	Rs.65,50,000/ (Rs. Sixty Five Lakhs Fifty Thousand only)
EMD	Rs.6,55,000/ (Rs. Six Lakhs Fifty-Five Thousand only)
Bid Increment Amount	Rs.50,000 (Rs. Fifty Thousand only)
Date & Time of Inspection of Property	24.09.2024 from 11.00 A.M. to 1.00 P.M and thereafter with prior appointment with Authorised Officer on mobile No. 9344684194
Outstanding dues as on 18.09.2024	Rs.80,07,367 (Rs.Eighty Lakhs Seven Thousand Three Hundred Sixty Seven only)
Account Details	Account No : 344905000929, Name of the Beneficiary : Omkara PS22/ 2020-21 Trust, Bank Name : ICI CI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICI00003449
Date of E-Auction & Time	09th October 2024 (Wednesday) 11.00 A.M. to 12.00 Noon
Last date and time for submission of bid letter of participation/KYYC Document/Proof of EMD	7th October 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.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' notice 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 19.09.2024 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: 19.09.2024

Place: Chennai



(Handwritten signature)
(acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)

Omkara Assets Reconstruction Pvt Ltd.
Authorized Officer,
Mobile No: 9344684194

(Karthi Govindasamy)