

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607. Ph No. 04212221144

Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028.

**[Appendix - IV-A]**

[See proviso to rule 8(6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: 6th August 2024.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower (s) and Co-borrower (s) named hereinafter that the below described immovable properties/secured assets mortgaged/charged to Laxmi Vilas Bank Limited (Now DBS Bank India Limited) the possession of which has been taken by the Authorised Officer of M/s. Omkara Assets Reconstruction Pvt Ltd and the said asset (s) will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgagor(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below:

That Laxmi Vilas Bank Limited (Now DBS Bank India Limited) vide Assignment Agreement dated 30-11-2023 assigned the debt of below mentioned Borrower (s) and Co-borrower(s) to M/s. Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the Companies Act 1956 and registered with Reserve Bank of India as Securitisation and Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028 and acting as a Trustee of Omkara PS 07/2023-24 Trust. Accordingly, OARPL is entitled to recover dues and enforce the securities.

Name of Borrower and Co-borrower	Outstanding Dues in Rs.	Date of Demand Notice	Date of Possession
1) Swati Smart Cards Hi-Tech Pvt. Ltd (Borrower) 2) Mr. M. Sekar (Guarantor/Mortgagor) 3) Mrs. S. Vijaylakshmi (Guarantor), 4) Mr. S. Nishanth (Guarantor) 5) K. Munusamy @ Suresh Kumar (Guarantor/Mortgagor)	Rs. 57,97,51,835.12/- (Rupees Fifty-Seven Crores Ninety-Seven Lakhs Fifty-One Thousand Eight Hundred and Thirty-Five and Paise Twelve Only) as on 31-08-2023 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment.	17-04-2018	27-02-2024
Description of the property		Reserve Price	EMD
All the Part and Parcel of the vacant site property bearing No. 12, Janjar No. 88 situated at in the Land bearing S.No. 1, Kasaba, Mysore Village now coming			

<p>within the jurisdiction of division office No.9, Situated at M.G. Road, near Mysore race course, Nazarbad Mohalla, Mysore city corporation limits Mysore, Measuring East to West 250 Feet and North to South 250 Feet total admeasuring 62,500 Sq. ft. and bounded on</p> <p>West: Site No. 13, East: Open Water drainage North: M.G. Road, South: Open water drainage. Owner: M. Sekar</p>	32,50,00,000/-	3,25,00,000/-
Inspection Date and Time	Date: 25-07-2024, Time: 1:00 P.M – 4:00 P.M.	
Auction Date and Time	Date: 06-08-2024, Time: 03:00 P.M – 05:00 P.M.	
Last Date for payment of EMD & Submission of Bid Form	Date: 05-08-2024, up to 06:00 P.M	
Incremental value	Rs. 25,00,000/-	

1. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider “M/s. C1 India Pvt. Ltd”, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com or Mr. Bhavik Pandya, Mobile : 88666 82937 E mail – maharashtra@c1india.com.
2. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer - Ashish Nangia (Mobile -93236 42445), E-Mail: ashish.nangia@omkaraarc.com or at address as mentioned above in office hours during the working days.

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) & 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Fifteen (15) days to the Borrower (s) /Co-Borrower (s)/ Mortgagor(s) of the above loan account under Rule 8 (6) & 9 (1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. 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.

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of **Omkara PS07/2023-24** Trust)

Date: July 13, 2024

Place: Mumbai