



**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

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

[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

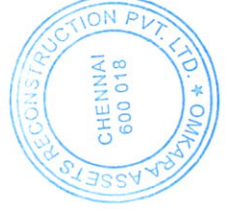
**PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY**

**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) & 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 Omkara Assets Reconstruction Pvt Ltd (OARPL) is proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance 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 took over the physical possession of the below mentioned secured property from the assignor. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues. The properties 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 and Co-Borrower(s). 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 Borrower(s)/ Guarantors/  
Mortgagors**

**Mr. M. Karuppiah and Mrs. K. Mahalakshmi**



<b>Details of the Secured Asset</b>	<p>Property belonging to <b>Mr. M. Karuppiah S/o. Muthusamy</b> vide Doc No.3129/2015 dt.22.06.2015 SRO Chokkikulam</p> <p>Madurai District, Madurai North Registration District, Chokkikulam Sub Registration District, Madurai North Taluk, Ayan No.52 Thathaneri Village-Corporation Ward No.8 Aruldossapuram-Land in Survey No.85, out of total extent of 84 cents, an extent of 2 cents on the western side and out of the houses constructed in the said area – a house having Door No.85 on the Eastern side, as per the Tax Assessment No.1322 of Madurai Corporation Door No.35, house having the following boundaries</p> <p>North : East West pathway  East : House of Murugesu Pillai  South : House of Chinnaasamy  West : House on the western Part</p> <p>Measuring East to West on the Northern side 16 feet and on the southern side 16 feet, North to South on the Western side 40 feet and on the Eastern side 40 feet-thus a total extent of 640 sq feet and the house comprising Ground and First Floor constructed thereon with all fittings, fixtures and electrical connections vide EB No.05-041-002-134, 05-041-002-1199 and 05-041-002-1200, EB deposit etc.</p> <p>The property is within the limits of Madurai Corporation</p>
<b>Owner of the property</b>	<b>Mr. M. Karuppiah</b>
<b>Demand Notice Date</b>	28.09.2022
<b>Physical Possession Date</b>	03.01.2024
<b>Reserve Price (in Lacs.)</b>	Rs.21,00,000/- (Rupees Twenty-One Lakhs Only)
<b>EMD</b>	Rs.2,10,000/- (Rupees Two Lakhs Ten Thousand Only)
<b>Bid Increment Amount</b>	Rs.25,000/- (Rupees Twenty-Five Thousand Only)
<b>Date &amp; Time of Inspection of Property</b>	27.02.2024 from 11.00 AM to 01.00 PM
<b>Outstanding dues as on 10.02.2024</b>	<b>Rs.48,28,395/- (Rupees Forty Eight Lakhs Twenty Eight Thousand Three Hundred Ninety-Five Only)</b>
<b>Account Details</b>	<b>Account No</b> : 344905001015, <b>Name of the Beneficiary</b> : Omkara PS33/ 2020-21 Trust, <b>Bank Name</b> : ICICI Bank, <b>Branch</b> : Bandra (E), Mumbai, <b>IFSC Code</b> : ICIC0003449
<b>Date of E-Auction &amp; Time</b>	<b>20<sup>th</sup> March 2024 Wednesday Between 11.00 A.M. and 12.00 Noon</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>	<b>18<sup>th</sup> March 2024 on or before 4:00 pm</b>

