

**OMKARA**

ASSETS RECONSTRUCTION PRIVATE LIMITED

**OMKARA ASSETS RECONSTRUCTION PVT. LTD. (OARPL)****Regd. Office:** 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur-641607.**Corporate Office:** Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai-400028. Tel: 022-69231111, CIN: U67100TZ2014PTC020363**E-Auction Sale Notice****E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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) that the below described immovable property (ies) mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" and "**Without recourse Basis**" for recovery of **INR 24,65,20,760/- (Indian Rupees Twenty-Four Crore Sixty-Five Lakhs Twenty Thousand Seven Hundred and Sixty Only)** as on 31.07.2025 due to **Omkara Assets Reconstruction Pvt Ltd (OARPL)** as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column. City Union Bank (Original Lender) had assigned the debt of the below mentioned borrowers to IRAPL acting as a **Trustee of India Resurgence ARC Trust VI on 03.05.2023**. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of India Resurgence ARC Trust VI in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security.

**Borrower / Co-Borrower / Guarantors / Mortgagors:-** Borrower:- M/s. Keerthi Enterprises, **Co-Borrower/Mortgagors/Guarantors:-** Mr. K.Baranidharan, Mrs. J.Jeevitha, Mrs. Manonmani, Mrs. C.Nagalakshmi.

**Date of Demand Notice u/s 13(2):** 13(2) Notice issued on 25.10.2019 for **Rs.12,75,39,593/- (Indian Rupee Twelve Crore Seventy-Five Lakh Thirty-Nine Thousand Five Hundred and Ninety-three Only)** as on 16.10.2019

**Date of Possession:** Possession taken on 18.01.2020 (Natham) and 20.01.2020 (Vada Mangalam and Kaiyanoor)

**Description of Property:- Lot 1 (Property Description):-** 1. All that 2/3rd undivided share in the total extent of vacant lands measuring 4.46¼ Acres (equivalent to 1,94,536 Sq. Ft.) situated at No.88, Kaiyanur Village, Kaiyanur Village Panchayat, Arakkonam Taluk, Vellore District, and comprised in the following survey numbers: Survey No.281/1A1 - Total Extent: 2.25 Acres (equivalent to 91 Ares / 98,100 Sq.Ft. / 9,113.72 Sq. Mtrs); Survey No.281/1A2 - Total Extent: 2.21¼ Acres (equivalent to 89.5 Ares / 96,436 Sq. Ft. / 8,959.13 Sq. Mtrs) Thus, the 2/3rd undivided share being conveyed corresponds to an extent of approximately 2.97½ Acres (equivalent to 1,29,690 Sq. Ft.), together with all rights of way, easements, and appurtenances attached thereto. **Boundaries of the Entire Property: North:** 40 Feet Wide Thaar Road, **South:** 20 Feet Wide Gauthamapura Road, **East:** Plots in Kaiyanur Village, **West:** Office of Women Association.

The said property is situated within the Registration District of Arakkonam and the Sub-Registration District of Arakkonam Joint No. I.

**Known encumbrances:-** 1. Civil Suit (OS) has been filed by the previous landowner's sister, Ms. B. Kanagavalli, claiming a share in the property. Preliminary Decree order has been passed in her favour for 1/3rd share in the respect of the scheduled property and same is not part of this sale notice. 2. There is a pending GST liability of Rs. 1,58,24,125/- as per the Sale Tax Letter No.RC.A2/93/2022, dated 18.03.2022 and an attachment has been marked over the property.

**Reserve Price: INR 1,39,50,000/-; Earnest Money Deposit: Rs.13,95,000/-**

**Minimum Bid Increment - INR 1,39,500/-****Inspection Date & Time: 18.09.2025 between 12:00 PM to 2:00 PM**

2. All that piece and parcel of the Land situated at Kancheepuram District, Sriperumbadur Taluk, No.43, Vada Mangalam Village, comprised in S.Nos.185/1B1 with an extent of 0.27 Cents and in S.No.185/2A1 - with an extent of 0.37 Cents and Total 0.64 cents, Extent of 27,904 sq.ft., VGP Ramanujar Town Part III **bounded on the: On the North:** 60' Road, **On the South:** 40' Road, **On the East:** Mr. Marimuthu's Land, **On the West:** Mrs. Ramani's Land. And situated within the Sub-Registration District of Chennai South and Sub-Registration District of Sunguvarchathiram.

**Known Encumbrances:** There is a pending Income Tax liability as per the Income Tax department letter dated 06.03.2020, letter no. ITBA/COM/F/17/2019-2020/1026193470(1) and an attachment has been marked over the property.

**Reserve Price: INR 78,30,000/-; Earnest Money Deposit: Rs.7,83,000/-**

**Minimum Bid Increment - INR 78,300/-****Inspection Date & Time: 19.09.2025 between 12:00 PM to 2:00 PM**

3. All that piece and parcel of Vacant Lands measuring an extent of 0.12 1/2 cents out of Ac.8.40 cents Comprised in Punja Survey No.397, an extent of 0.26 cents, out of Ac.8.40 cents Comprised in Punja Survey No.397, an extent of 0.34 ½ cents Comprised in Punja Survey No.395 & 396, total admeasuring an extent of Ac.0.73 cents, Situated at No.58 Natham Village, Gummidipoondi Taluk, Thiruvallur District, **Bounded on the Ac.0.12-½ cents in survey No.397: North by:** Land owned by Mr. N.A.Jamulingam (purchased from Dasaradha Reddy), **South by:** Land owned by Mr. Natarajan, **East by:** Land owned by Mr. N. A.Jamulingam (purchased from K.Devaraj Reddy), **West by:** Land owned by Mr. N.A.Jamulingam (purchased from D.Bangarammal). **Bounded on the Ac.0.26 cents in survey No.397: North by:** Land owned by Mr. N.A.Jamulingam (purchased from Devaraj Reddy), **South by:** Land owned by Mr. N.A.Jamulingam, **East by:** Land owned by Mr. N.A.Jamulingam (purchased from Sivalingam @ Pattaiyan), **West by:** Land owned by Mr. Natarajan. **Bounded on the Ac.0.34 ½ cents in survey Nos.395 & 396: North by:** Land owned by Mr. N.A.Murugesan Reddy Vagayara, **South by:** Land owned by Mrs. A.Mohanambal, **East by:** Panchayat Road, **West by:** Land owned by Mr. N.A.Jambulingam (purchased from Mr. K.Dasaratha Reddy)

The above total admeasuring an extent of Ac.0.73 cents of lands, situated within the Sub Registration District of Gummidipoondi and Registration District of North Chennai.

**Reserve Price: INR 31,50,000/-; Earnest Money Deposit: Rs.3,15,000/-**

**Minimum Bid Increment - INR 31,500/-****Inspection Date & Time: 22.09.2025 between 12:00 PM to 2:00 PM****Last date for payment of EMD and Bid Submission for all properties: 06.10.2025 up to 5:00 PM****E-Auction Date & Time for all properties: 07.10.2025 from 11:00 AM to 12:00 PM****TERMS & CONDITION OF THE AUCTION:**

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/>. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD by way of NEFT/ RTGS to **India Resurgence ARC Trust VI Account Number: 57500000869032 IFSC Code: HDFC0000060** is **06.10.2025 by 5:00 PM**. 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. ARCA EMART Pvt. Ltd."**, Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID:- [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com) / [support@auctionbazaar.com](mailto:support@auctionbazaar.com), Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email-[kiran@auctionbazaar.com](mailto:kiran@auctionbazaar.com) and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mo: 9819058003) Mail: [harshwardhan.kadam@omkaraarc.com](mailto:harshwardhan.kadam@omkaraarc.com).

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002**

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) 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 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. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

**Date: 10.09.2025 Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.**

**Place: Mumbai (Acting in its capacity as a Trustee of India Resurgence ARC Trust VI)**