

**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:** karthi.govindasamy@omkaraarc.com | Telephone: 044-24323033**Authorised Officer M no.:** 93446 84194 / 98840 62068**[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 22/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 26.02.2021 from Fullerton India Home Finance 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)/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(s)/ Guarantors/ Mortgagors	Mrs. Lakshmi P, W/o Mr. Palanivelrajan. M and Mr. Palanivelrajan. M, S/o Mr. Muniyandi
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Details of the Secured Asset

Property of Mrs. Lakshmi. P, W/o Mr. Palanivelrajan. M. Sale Deed Document No.3144/2018, dated 20.08.2018 of SRO, Thiruparankundram

Madurai South Reg District, Thiruparankundram Sub Reg. District, Madurai South Taluk at present Madurai West Taluk, Vilacheri Village, Punjai Survey No.365/15, in Extent 52 Cents on Western Side 19 Cents in that Southern Side 3 Cents on the Eastern Side, 640 Sq ft. Situated vacant Plot, Constructed Door Nos.3/94,3/94A of R.C.C Building having four boundaries as under:

North by: Krishnamoorthy Plot and House and 3 feet Lane East by: North South Path South by: Santhanammal House West by: Azhagarsamy Plot and House In between

East West on the Northern Side -32 Feet East West on the Southern Side -32 Feet North South on the Eastern Side -20 Feet North South on the Western Side -20 Feet Of 640Sq. ft land and Ground and First Floor R.C.C building constructed therein, the door frames, doors, windows, cupboards, electric connection no. 05-144-016-426, 05-144-016-295 and its deposit amount water supply pipe line, toilet, bathroom, down portion, up portion, vacant places including all enjoyments.

Owner of the property	Mrs. Lakshmi. P. W/o Mr. Palanivelrajan. M
Demand Notice Date	04.04.2022
Physical Possession Date	18.10.2023
Reserve Price	Rs.11,90,000/ (Rs. Eleven Lakhs Ninety Thousand only)
EMD	Rs.1,19,000/- (Rupees One Lakh Nineteen Thousand Only)
Bid Increment Amount	Rs.10,000/- (Rupees Ten Thousand only)
Date & Time of Inspection of Property	18.09.2024 From 11.00 A.M. to 12.00 Noon
Outstanding dues as on 09.09.2024	Rs.33,69,785/ (Rs. Thirty Three Lakhs Sixty Nine Thousand Seven Hundred Eighty Five only)
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	26th September 2024 Between 11.00 A.M. and 12.00 Noon
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	24th September 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.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 15 (Fifteen) 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 10.09.2024 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: 10.09.2024

Place: Chennai

(Karthi Govindasamy)

Mobile No.9344684194

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

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