



**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:** karthigovindasamy@omkaraarc.com |

**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 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)/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**

**Mrs. Lakshmi P, W/o Mr. Palanivelrajan M and Mr. Palanivelrajan M , S/o Mr. Muniyandi**



**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**

At Madurai South Reg District, Thiruparankundram Sub 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 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 (in Lacs.)**

Rs.14,00,000/- (Rupees Fourteen Lakh Only)

**EMD**

Rs.1,40,000/- (Rupees One Lakh Forty Thousand Only)

**Bid Increment Amount**

Rs.10,000/- (Rupees Ten Thousand)

**Date & Time of Inspection of Property**

27.02.2024 from 03.00 PM to 05.00 PM

**Outstanding dues as on 10.02.2024**

**Rs.31,69,497/- (Rupees Thirty One Lakh Sixty Nine Thousand Four Hundred Ninety Seven 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**

**20<sup>th</sup> March 2024 (Wednesday) Between 12.00 Noon to 1.00 P.M.**

**Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD**

**18<sup>th</sup> March 2024 on or before 4:00 pm**

