

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg,
R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028 | Email:
aman.morarka@omkaraarc.com | Mobile No.: 8850593980 | CIN:
U67100TZ2014PTC020363



[Appendix – IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s)/co-borrowers/mortgagors/guarantors that the below described immovable properties mortgaged/charged to the Secured Creditors (more particularly mentioned in the table as under) being Karnataka Bank and Lakshmi Vilas Bank (collectively referred to as "Lenders"), the symbolic possession of which has been taken by the Authorized Officer of Asset Reconstruction Company India Limited ("ARCIL") (Assignee of Karnataka Bank) on 22-07-2022 and Authorized Officer of Omkara Assets Reconstruction Private Limited ("OARPL") (Assignee of ARCIL) on 21-05-2025. Further, Karnataka Bank, vide Assignment Agreement dated 13-03-2013 had assigned the debt of LSP Agro Limited (Borrower) to ARCIL, which further assigned the debt of the borrower to OARPL (acting in its capacity as trustee of Omkara PS 01/2025-26 Trust) vide Assignment Agreement dated 15-04-2025. Further, Lakshmi Vilas Bank, vide Assignment Agreement assigned the debt of the borrower to Kotak Mahindra Bank Limited. OARPL is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an 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. Pursuant to the Assignment Agreement, OARPL has acquired entire outstanding debts along with the underlying securities against the above-said Borrower from ARCIL and is entitled to recover the dues and enforce the securities.

The Authorized Officer of OARPL hereby intends to sell the below-mentioned properties for recovery of dues and hence the tenders/bids are invited for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is", "Without recourse basis" and on "Symbolic Possession Basis" for the recovery of amount shown in the below table.

Details of the Borrower(s), Co-borrowers, Mortgagors and Guarantors, Details of the securities, Outstanding dues of all the lenders, Reserve Price, Incremental Bid Amount, Earnest Money Deposit (EMD) and known encumbrances (if any) is given as under:

Lot No	Name of Borrower(s) / Guarantors/Mortgagors	Details of the Secured Asset	Owner of the property	Reserve Price	Combined Reserve Price for all properties	Bid Increment Amount (Collectively)	EMD (Collectively)
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1	1. LSP Agro Limited (Borrower)	Pari Passu Charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the factory lands at T.S.No. 92/2, ward No.E, Block – 7, 63 pallapatty Village, itteri Road, Salem West Joint III Sub Reg Div, Salem Taluk, Salem District, belonging to B.S. Shanmugam admeasuring 0.95 acres boundaries of which are as follows. North of Kaialinga Udaiyar Property, South of Perumal Property, East of itteri Road, West of 16'O Road	Shri B.S. Shanmugam	Rs. 9,80,00,000/-	Rs. 27,00,00,000/-	Rs. 25,00,000/-	Rs. 2,70,00,000/-
	2. Shri Krishnan (Guarantor/Mortgagor)						
	3. Shri Chandrasekar (Guarantor/Mortgagor)						
	4. Shri Selvakumar (Guarantor/Mortgagor)						
	5. Shri Mohankumar (Guarantor/Mortgagor) – Deceased – Through his legal heir Mrs. L.R. Sussethra Devi	Pari Passu charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the EM of factory land having an extent of 9,651 sq. ft (Excl. 1,270 sq. ft on which Ganesh Temple has been built abutting Suramangalam Main Road) in TS No.92/4 and 8,138 sq. ft in TS No.92/8 aggregating to 17,789 sq. ft (excluding lands on which Ganesh Temple has been built of 1,270 sq. ft) with superstructures thereon belonging to Mr. B.S. Arunachalam the boundaries of which are as follows: Item No.1 In Pallapatty Village T.S.No.92/4, Block No.7, Ward E situated North of Krishnan's Property, South of Suramangalam main road, East of 16ft Pulbic Cart – Track Xerox Copy 8, West of Salem Co-op Marketing Society Item No.2 In Pallapatty Village T.S.No.92/8, Block No.7, Ward E situated North of Krishnan's Property, South	Shri B.S. Arunachalam	Rs. 3,25,00,000/-			
	6. Shri Arunachalam (Guarantor/Mortgagor) – Deceased – Through his legal heirs Smt. B.A. Vasantha Arunachalam, Smt. R. Bhuvanesawari, Smt. Kavita Sivakumar & Smt. Dr. Sangeetha Ramkumar						

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7. Smt. Suganthi Krishnan (Guarantor)	of Kumareses's Property, East of 16ft Public cart – Track, West of Salem Co-op Marketing Society					
8. Smt. Vasantha Arunachalam (Guarantor/Mortgagor)	Pari Passu charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the EM of factory land having an extent of 6200 sq. ft on TS No.92/5 and 7920 sq. ft in TS No.92/9 aggregating to 14120 sq. ft in Ward E Block with superstructures thereon belonging to Mr. B.S. Krishnan the boundaries of which are as follows.	Shri B.S. Krishnan	Rs. 2,55,00,000/-			
9. Smt. B.C. Dhakshayani Chandrasekar (Guarantor)	Item No.1 In Pallapatty Village T.S.No.92/5, extent of 6200 sq. ft in Ward E Block, Suramangalam Main road, Salem taluk, Salem District situated North – Arunachalam Property, South – Chandrasekar Property, East – Co-op Marketing Society, West – 16'0 Public Cart track					
10. Smt. B.K. Chitra Kumaresan (Guarantor)	Item No.2 In Pallapatty Village T.S.No.92/9, extent of 7920 sq. ft. in Ward E Block, Suramangalam Main road, Salem taluk, Salem District situated North – Arunachalam Property, South – Chandrasekar Property, East – Co-op Marketing Society, West – 16'0 Public Cart track					
11. Shri K. Sivakumar (Guarantor/Mortgagor)						
12. Shri C. Dharma Prakash (Guarantor/Mortgagor)						
13. Shri C. Karthik (Guarantor/Mortgagor)						
14. Shri K. Raja Ganesh (Guarantor/Mortgagor)						
15. Shri B.S. Shanmugam (Guarantor/Mortgagor) – Deceased – Through his legal heirs Smt. Senjulakshmi Ravi, Smt. Shanti	Pari Passu charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the EM of factory land having an extent of 90 cents (45 cents in TS Nos 93 & 45 cents in TS No.93 & 16/1) with superstructures thereon, Item No.1 In Pallapatty Village T.S.No.93, extent	Item No.1 Shri B.S. Selvakumar Shri B.S. Mohankumar Shri B.S. Muralidharan Smt. Vasantha Arunachalam	Rs. 7,10,00,000/-			

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16.	Sudhakar, Smt. B.S. Selvi, Smt. L.R. Suseethra Devi & Smt. B.S. Shruti Smt. Devi Ammal (Guarantor) – Deceased – Through her legal heirs Smt. Senjulakshmi Ravi, Smt. Shanti Sudhakar, Smt. B.S. Selvi, Smt. L.R. Suseethra Devi & Smt. B.S. Shruti	45 cents belonging to (i) Mr. B.S. Selvakumar (ii) Mr. B.S. Mohan Kumar (iii) Mr. B.S. Muralidharan & (iv) Mrs. Vasantha situated North of Sri. S. Ravi Babu Property, South of LSP Oil Mill compound, East of Sivaramalingaudayar property, West of marketing society & Mannarchettiyar Property Item No.2 In Pallapatty Village T.S.No.93& 16/1, extent 45 cents belonging to (i) Mr. B.K. Hemanth Kumar, (ii) Mr. B.C. Dharmaprakash, (iii) Mr. B.C. Karthik, (iv) Mr. B.K. Rajaganesh & (V) Mr. B.K. Sivakaumar situated North of Sivaramalingaudayar land, South of Mannar Cheety land and B.P.Prusothaman Vadaiyar Property, East of Sivaramalingaudayar land, West of 16 wide itteri common pathway and mannarchetty land.	Item No.2 Shri B.K. Hemanth Kumar Shri C. Dharma Prakash Shri C. Karthik Shri B.K. Raja Ganesh Shri B.K. Sivakumar				
17.	Shri B.S. Muralidharan (Guarantor/Mortgagor)						
18.	Shri B.K. Hemanth Kumar (Guarantor/Mortgagor)	Pari-Passu charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on Factory Land having an extent of 1.36 acres belonging jointly to (i) M/s Vasantha Arunachalam Investments (P) Limited (ii) M/s Hemanth Kumar Investments (P) Limited (iii) M/s Dhakshayani Investments (P) Limited & (iv) M/s Usharani Investments (P) Limited admeasuring 1.36 acres, the boundaries of which are as follows: Item No. 1 – In Naickempatti Village, Sy No. 24/4K (Part), 24/4L (Part), 24/4M (Part), extent of 0.32 acre, Salem Taluk, Salem District situated: North by S. No. 23, Ellampillai Main Road, South by S. No. 24/4N & 24/4M lands, East by S. No. 24/2 land, West by S. No. 24/4K, 24/4L	Vasantha Arunachalam Investments (P) Ltd represented by the MD, Shri B.S. Arunachalam Hemanth Kumar Investments (P) Ltd represented by the MD, Shri B.S. Krishnan Dhakshayani	Rs. 4,30,00,000/-			
19.	Vasantha Arunachalam Investments (P) Ltd represented by the MD, Shri B.S. Arunachalam (Mortgagor)						
20.	Hemanth Kumar Investments (P)						

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	<p>Ltd represented by the MD, Shri B.S. Krishnan (Mortgagor)</p> <p>21.Dhakshayani Investments (P) Ltd represented by the MD, Shri B.S. Chandrasekar (Mortgagor)</p> <p>22.Usharani Investments (P) Ltd represented by the MD, Shri B.S. Shanmugam (Mortgagor)</p>	<p>& 24/4M lands</p> <p>Item No.2 – In Naickempatti Village, Sy No. 24/4N (Part), 24/4O (Part), extent of 0.37 acre, Salem Taluk, Salem District situated: North by S. No. 24/4M (Part) land, South by S. No. 24/4P land, East by S. No. 24/2 land, West by S. No. 24/4N (Part), 24/4M (Part) lands</p> <p>Item No.3 – In Naickempatti Village, Sy No. 24/4P (Part), extent of 0.30 acre, Salem Taluk, Salem District situated: North by S. No. 24/4N & 24/4O lands, South by S. No. 24/3 lands, East by No. 12, Thumbathulipatti Village, West by S. No. 24/5 lands</p> <p>Item No.4 – In Naickempatti Village, Sy No. 24/3 (New No. 24/3A 2A), extent of 0.37 acre, Salem Taluk, Salem District situated: North by S. No. 24/4P, M/s Usharani Investments (P) Limited land & Thumbathulipatti Village Boundary, South by Thumbathulipatti Village Boundary, East by S. No. 24/3 Thumbathulipatti Village Boundary, West by S. No. 24/3 part lands</p>	<p>Investments (P) Ltd represented by the MD, Shri B.S. Chandrasekar Usharani Investments (P) Ltd represented by the MD, Shri B.S. Shanmugam</p>				
				Rs. 27,00, 00,000 /-	Rs. 27,00, 00,000 /-	Rs. 25,00, 000/-	Rs. 2,70, 00,0 00/-

Name of Borrower	Dues	Date of Possession
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LSP Agro Limited	<table><tr><th>Name of the Lender</th><th>Outstanding Amount as on 10-04-2025 (In Rs. Crores)</th></tr><tr><td>OARPL (Assignee of ARCIL)</td><td>1,229.30</td></tr><tr><td>Kotak Mahindra Bank Limited</td><td>2,095.07</td></tr><tr><td>TOTAL</td><td>3,324.37</td></tr></table>		Name of the Lender	Outstanding Amount as on 10-04-2025 (In Rs. Crores)	OARPL (Assignee of ARCIL)	1,229.30	Kotak Mahindra Bank Limited	2,095.07	TOTAL	3,324.37	<u>Symbolic Possession</u>
	Name of the Lender	Outstanding Amount as on 10-04-2025 (In Rs. Crores)									
	OARPL (Assignee of ARCIL)	1,229.30									
	Kotak Mahindra Bank Limited	2,095.07									
	TOTAL	3,324.37									
	(With further O/s. of OARPL and other lenders recoverable along with interest, cost & expenses as applicable from the date mentioned above)		Pallapatti – 22-07-2022								
		Naickampatti – 21-05-2025									

Last date and time for submission of bid Document and Proof of EMD	12-11-2026 up to 6:00 p.m.
Date of E-Auction & Time	13-11-2026 from 11:00 a.m. to 12:00 noon
Date of Inspection	Pallapatti – 06-11-2026 from 10:00 a.m. to 2:00 p.m. Naickampatti – 06-11-2026 from 3:00 p.m. to 5:00 p.m.
Contact Person for Inspection	Shri Vignesh Shedge – 8451899507 vignesh.shedge@omkaraarc.com
Known Liabilities	None known
Account: 055505019145, Name of the Beneficiary: Omkara PS 01/2025-26 Trust, Bank Name – ICICI Bank, Branch: ICICI Bank Towers, IFSC Code: ICIC0000555	

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>. The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (by way of NEFT/ RTGS) is 12-11-2026 by 6:00 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. C1 India Pvt Ltd”, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937, E mail – maharashtra@c1india.com and for any property related query contact the Authorized Officer. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT)

RULES ,2002.

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This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s)/Guarantors/Mortgagors of the above loan account under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The 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 further interest and all costs and expenses within the time stipulated as per the provisions of Section 13(8) of SARFAESI Act, 2002. 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: 22-10-2026

Place: Salem, Tamil Nadu

Sd/-

Aman Morarka

Chief Manager

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 01/2025-26 Trust)