



OMKARA

ASSETS RECONSTRUCTION PVT. LTD.

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PRECISION PLAZA - THIRD FLOOR.

OLD No. 281, New No. 397,
ANNA SALAI, TEYNAMPET,
CHENNAI - 600 018.

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohnoor Square, 47th Floor, N.C. Kelkar Marg R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028

Email: mumbai@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) & Mortgageor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omikara Assets Reconstruction Pvt Ltd (OARPL) is proposed to be sold by e-auction. Further, Omikara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omikara 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 Guarantors/ Mortgagors	Borrower(s)/
	Mr. Mani M.S and Mrs. Rampalli Suryalakshmi Bhavani



Details of the Secured Asset

Property of Mr. Mani M.S, S/o Mr. M.S.V. Chiranjeevi Rao Sale Deed Document No.13980/2012, dated 10.12.2012 of SRO, Guduvanchery

All that piece and parcel of house site, bearing Shop No.C, forming part of "JAWAHARALAH NAGAR" (Layout Approval No.CSAR/DTCPM No.86/128,LP/103) comprised in Survey No.362 (Part) sited at Old No.193 New No.112 Adhanur Village at an extent of 2910 Sq feet, situated within the Sub Registration District of Guduvanchery, Registration District of Chennai South (Planning permit Approval vide No.78/2011-2012 from Adhanur Panchayat)

Bounded on the

North by : 40 Feet Road

South by : T.T.C.E. Nagar

East by : Shop -D

West by : Shop -B

Measurement

East to West on the Northern side : 60 feet

East to West on the Southern side : 60 feet

North to South on the Eastern Side : 48 feet 6 inches

North to South on the Western side : 48 feet 6 inches

SCHEDULE B

307 Sq feet of Undivided share of land in and out of Schedule A property hereinabove

SCHEDULE C

R.C.C. Terraced building in First Floor, Block No.C2 Flat No.B2 admeasuring 682 Sq feet in "SAISARAN AVENUE" in "Jawaharalah Nagar" built in the Schedule A Property

Owner of the property Mr. Mani M.S

Demand Notice Date 27.07.2020

Physical Possession Date 12.12.2022

Reserve Price (in Lacs.) Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only)

EMD Rs.1,85,000/- (Rupees One lakh Eighty Five Thousand Only)

Bid Increment Amount Rs.10,000/- (Rupees Ten Thousand Only)

Date & Time of Inspection of Property 03.04.2024 from 11.00 AM to 12.00 Noon

Outstanding dues as on 25.03.2024 Rs.36,07,251.58/- (Rupees Thirty Six Lakhs Seven Thousand Two Hundred Fifty One and paise Fifty Eight only)

