



**OMKARA**  
ASSETS RECONSTRUCTION Pvt. Ltd.

## OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100TZ2014PTC020363

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607. Ph No. 04212221144

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

Mumbai - 400028 Email: mumbai@omkaraarc.com, Authorised Officer Mobile.: +91 98840 62068 / +91 93446 84194

### [Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION FOR 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:

<b>Name of Borrower(s)/ Guarantors/ Mortgagors:- Mr. Mani M.S and Mrs. Rampalli Suryalakshmi Bhavani</b>	
<b>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 "JAWAHARAIAH NAGAR" (Layout Approval No.CSAR/DTCPM No.86/128,LP/103) comprised in Survey No.362 (Part) sitated 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</b>	
<b>SCHEDULE B:-307 Sq feet of Undivided share of land in and out of Schedule A property hereinabove</b>	
<b>Schedule C:- R.C.C. Terraced building in First Floor, Block No.C2 Flat No.B2 admeasuring 682 Sq feet in "SAISARAN AVENUE" in "Jawaharaiah Nagar" built in the Schedule A Property</b>	
<b>Owner of the property:- Mr. Mani M.S Demand Notice Date:- 27.07.2020 Physical Possession Date:- 12.12.2022</b>	
<b>Reserve Price (in Lacs):- Rs.20,50,000/- (Rupees Twenty Lakh Fifty Thousand Only)</b>	<b>Bid Increment Amount:- Rs.10,000/- (Rupees Ten Thousand Only)</b>
<b>EMD:- Rs.2,05,000/- (Rupees Two Lakh Five Thousand Only)</b>	<b>Date &amp; Time of Inspection of Property:- 22.08.2023 from 11.00 AM to 01.00 PM</b>
<b>Outstanding dues as on 31.07.2023:- Rs.33,89,336.99/- (Rupees Thirty Three Lakh Eighty Nine Thousand Three Hundred Thirty Six and paise Ninety Nine only)</b>	
<b>Account Details:- Account No: 344905000929, Name of the Beneficiary: Omkara PS22/ 2020-21 Trust, Date of E-Auction &amp; Time:- 05th September 2023 (Tuesday)</b>	
<b>Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai,IFSC Code: ICIC0003449 Between 11.00 A.M and 12.00 Noon</b>	
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- 02nd September 2023 on or before 4:00 pm</b>	

**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 30 (Thirty) 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 the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 01.08.2023 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.

(Karthi Govindasamy), Mobile No.9344684194  
Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

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

Date: 04.08.2023

Place: Chennai