

OMKARA ASSETS RECONSTRUCTION PVT LTD

MEMORANDUM TO THE MANAGEMENT RESOLUTION COMMITTEE

FOR APPROVAL

PROPOSAL FOR FIXATION OF RESERVE PRICE FOR

SALE OF SECURED ASSET UNDER SARFEASI ACT

Date: 29.05.2025

1.	NAME OF THE ACCOUNT	NANI DERANGULA
2.	CONSTITUTION	Individual
3.	NAME OF PARTNERS/DIRECTORS IN THE ACCOUNT	NANI DERANGULA (Borrower) ROJA RANI DERANGULA (Co-Borrower)
4.	NAME OF GUARANTORS	VEERANJANEYULU YADALA.
5.	PRINCIPAL DUES OF THE BANK	Rs.4,35,042/-
6.	Total Dues of the Bank	Rs.19,13,781/– as on (30-04-2025) along with further contractual interest and penal other charges.
7.	ACQUISITION DETAILS	
	- Acquired from	IREP Credit Capital Private Limited
	- Date of Acquisition	January 25, 2022
	- Amount of Acquisition	Rs.4,35,042/-
	- Trust No. & Amount	Omkara PS 33/2021-22 Trust
8.	Date of Last Inspection	20/1/2023

10. BRIEF HISTORY:

The Mortgage loan was availed by Mr. NANI DERANGULA from **IREP Credit Capital Private Limited** against the security of residential site SY NO:572/3A WARD NO:4 A S PETA BODDANAPALLI AGIRIPALLE KRISHNA ANDHRA PRADESH PINCODE - 521211, Account categorized as NPA on 10-09-2021, and subsequently assigned to OARPL acting in its capacity as Trustee of Omkara PS 33/2021-2022 Trust vide Assignment Agreement dated 25.01.2022. After due process of law, Omkara Assets Reconstruction Private Limited took the Physical possession of the property on 20/1/2023.

11. VALUATION OF AVAILABLE SECURITIES:

Valuation of the Property:

(Rs. In lakhs)

Security	Description of security	Name of the Valuer & Date	Amount of valuation		
			FMV	RSV	DSV
RESIDENTIAL OPEN PLOT	Residential Open Plot situated at Sy No 572/3A, Ward no :- 4 , A.S Peta Boddanapalli , Agiripalle, Krishna, Andhra Pradesh, Pin Code 521211 Total Area:- 242 Square yards	K.Durga Rao Dated: 30-01-2019 (Valuation at the time of Acquisition)	12,58,400	0	9,43,800
		N.SUNEETH Dated: 19-03-2025 (Current Valuation)	12,58,400	10,06,720	11,32,560

Guideline Value: - Rs.8,47,000 Lacs. (Rs. 3,500 per square yard) as on 19/3/2025 - Provided by N.SUNEETHA

12. Steps taken & Observation as per valuation.

- Omkara Assets Reconstruction Private Limited (OARPL) invoked section 13(2) on 2/7/2022 subsequently taken physical possession on 20/1/2023.
- The borrower, **Mr. NANI DERANGULA**, has defaulted in repayment of the loan, which has resulted in the account being classified as **Non-Performing Asset (NPA)** on 10-09-2021. Despite multiple notices and reminders, there has been **no payment** made towards settlement of dues.
- All actions under the SARFAESI Act, including issuance of demand notice under Section 13(2), possession notice, and valuation, have been duly completed, making the asset ready for auction in compliance with legal provisions.
- The open plot has remained unutilized for a considerable time since possession was taken. Holding such an asset without income generation or recovery benefits the Trust neither financially nor operationally. Auctioning enables asset monetization and reduces holding costs.
- Open plots are subject to market fluctuations and external factors (e.g., regulatory zoning changes, local disputes, or infrastructure delays). Delaying auction may lead to **erosion of value** or reduced market interest over time therefore, It would be appropriate to try for auction of the said property at RSV.

Particulars	Amount Rs lakh
Reserve Price for the proposed auction	10,06,720

Bid Incremental value would be Rs.20,000/-

13. Recommendation:

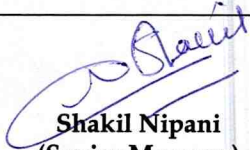
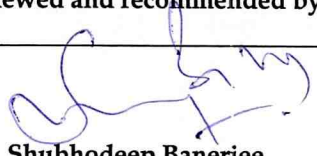
In view of the above we recommend for:

- a) Approval for putting up the subjected property for sale through Public Auction on "As is where is "As is what is "and whatever there is basis" and "without recourse bases".
- b) Fixation of Reserve Price of the property at **Rs.10,06,720/- at RSV** "As is where is "As is what is ", whatever there is basis" and "without recourse bases".
- c) To allow Authorised officer to confirm the sale in favour of H1 bidder and do all such act for execution & registration of sale certificate and release of registered mortgage (if any).

14. DELEGATION:

The approval falls within the delegated authority of the Management Resolution Committee.

Submitted for approval, please.

Submitted By	Reviewed and recommended by
 Shakil Nipani (Senior Manager)	 Shubhodeep Banerjee (DVP)

Photos of the Property: -

